



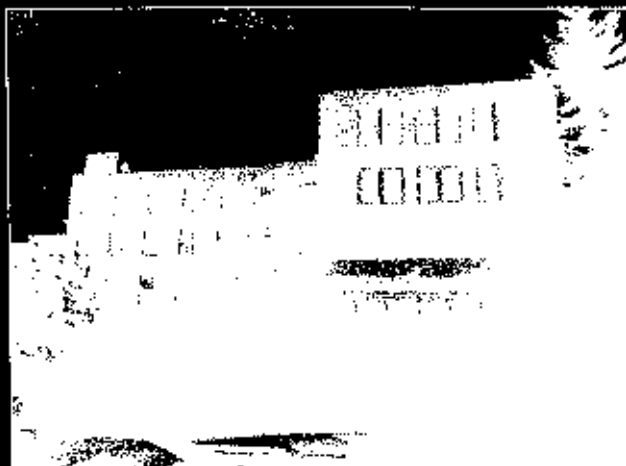
**TERMS**  
Environmental Services, Inc.

599 Springfield Avenue, Berkeley Heights, NJ 07922

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**128-134 S. 10th Street and 101 S. 9<sup>th</sup> Street  
Newark, New Jersey 07107**

**November 20, 2013**



**Prepared For:**

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## **EXECUTIVE SUMMARY**

### **PROPERTY DESCRIPTION:**

The subject property located at 128-134 S. 10th Street and 101 S. 9<sup>th</sup> Street, Newark, Essex County, New Jersey, is also known as Block 1827, Lots 70 and 12, on the City of Newark tax map. The site is an approximate 0.3-acre property developed with a four-story vacant hospital/nursing home building and associated lot improvements. The site also includes a vacant residential lot in the rear that fronts along S. 9<sup>th</sup> Street. The building is brick construction on a block foundation and dates from 1927. The building was vacant and in disrepair at the time of the inspection. The site is located in a mostly residential area south of Central Avenue, approximately ¼-mile northwest of the central downtown district. The site vicinity has been developed as such since the early 1900s.

TERMS performed a site inspection of the subject property on October 3, 2013. A complete visual inspection was performed given the site conditions. TERMS was accompanied by Kristin Ford, the site contact, at the time of the inspection. During the inspection, the interior and exterior areas of the building and exterior areas of the lot were inspected. The interior was in very poor condition at the time of the inspection. There is a basement where some mechanicals are located. There is a paved driveway at the north side of the building and a concrete patio area at the northeast corner. The lot on 9<sup>th</sup> Street, behind the hospital building, was vacant and vegetated. Utilities to the site are all municipal.

TERMS observed two suspect vent pipes on the north side of the building. It is unknown whether these pipes were related to a former heating oil AST that may have been located in the basement, or a former UST located in the vicinity outside the building. The site was listed in the NJDEP UST database for having one 3,000-gallon #2 heating oil UST removed in 1995. A public records request to the City of Newark did not yield additional records, such as permits, pertaining to tanks from construction department. The user provided TERMS with a Letter of Findings from an electromagnetic tank search done previously at the site in June 2013 by A-J Tank Service, Inc. The electromagnetic sweep of the area in question at the north side of the building was inconclusive, and the letter recommended further investigation of the two suspect vent pipes to determine if they are connected to underground tanks.

### **FINDINGS AND CONCLUSIONS:**

Following a site reconnaissance, records review and interview with owner/operator and state and/or local agency representatives, one recognized environmental condition was identified for the site. Suspect vent pipes were observed at the north side of the building. Given this observation, the absence of additional records regarding the reported 3,000-gallon UST that was listed as removed, and the inconclusive results of the previously conducted tank survey, TERMS recommends further investigation of this area to determine whether any USTs are present on the site.

Although not required by the ASTM standard, it should also be noted that an ACM survey and bulk sampling was conducted at the site. The results are provided under separate cover. In addition, radon testing was requested, however, in order to obtain a proper representative sample, "closed-house" conditions must be maintained. Due to the current poor condition of the building, these conditions cannot be maintained at this time. Finally, lead-based paint and mold may be present in the building.

Below is the Assessment Summary of our recommendations for the subject property. Additional information regarding recommendations is provided in Section 7.0.

ASSESSMENT SUMMARY TABLE				
Report Component	Section (s)	Concern Noted or Reported	Recommended Actions	Estimated Cost
Current Tenant or Property Use Concerns	2.3	No	None	None
ASTs/USTs	5.3.2	Yes	Phase II investigation of suspect vent pipe area	\$2,500**
Radon*	5.4.2	Yes	Radon testing once closed-house conditions can be maintained	\$200
Lead Based Paint*	5.4.3	Yes	None at this time	None
Mold*	5.4.4	Yes	None at this time	None
Suspected Asbestos Containing Material*	5.4.1	Yes	ACM survey results provided under separate cover	None
Suspect PCB Containing Equipment	5.3.8	No	None	None
Historical Use of Subject Property	4.4	No	None	None
Potential Off Site Sources	4.5	No	None	None
Federal, State and Local Agency Concerns	4.1.1	No	None	None

\*Not required by ASTM E 1527-05

\*\*It should be noted that this is an estimated cost only, and the final cost would be dependent on actual work performed. This estimate also does not include removal or remediation of any USTs that may be found.

## 1.0 PURPOSE & LIMITATIONS

### 1.1 Purpose

TERMS Environmental Services, Inc. (TERMS) was directed by Parkmont Housing and Redevelopment LLC to perform a Phase I Environmental Site Assessment to evaluate the extent, if any, of past usage and/or distribution of hazardous materials or wastes at the subject site. TERMS performed this ESA in conformance with the scope and limitations of *ASTM Standard Practice E.1527-05*, for the subject site located at 128-134 S. 10th Street and 101 S. 9th Street, Newark, New Jersey, and all the properties that were located within the minimum search distances specified under the *ASTM Standard*.

The objective of the Phase I Assessment was to identify areas representing a significant environmental concern through a review of the site history, site reconnaissance, current and historical maps and photographs, and regulatory agency reviews. This survey was performed in a manner designed to identify environmental concerns at the site, which were discerned through visual observations and information gathering procedures. Visually obtained information acquired during the site reconnaissance is subject to limitations such as bodies of water, dense vegetation, adjacent buildings or other obstacles.

This practice does not include collecting and/or analyzing samples using invasive techniques of the various environmental media during this portion of the evaluation. The scope of services utilized to successfully complete this Phase I Assessment was employed with the intent to satisfy requirements under "Due Diligence" practices as outlined under *CERCLA Section* as amended by the Small Business Liability Relief and Brownfields Revitalization Act (the Brownfields Amendments).

### 1.2 Scope of Services

The above stated objectives were met by the following the scope of work as described below:

- Task 1: Review of reasonably available historical records including aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories and or other historical records.
- Task 2: Review of available Standard Environmental Records sources contained in Federal, State and County Regulatory Agency files. The following federal files were reviewed were practical: the NPL Site List, Delisted NPL site list, CERCLIS list, CERCLIS NTRAP site list, RCRA CORRACTS facilities list, RCRA non-CORRACTS TSD facilities list, RCRA generators list, institutional control/engineering control registries and the ERNS list. In addition, state and tribal files were reviewed where practical; lists of hazardous waste sites identified for investigation or remediation, state and tribal equivalent NPL, State or tribal equivalent CERCLIS, landfill and/or solid waste disposal site lists, leaking storage tank lists, registered storage tank lists, institutional control/engineering control registries, voluntary cleanup sites, and Brownfield sites. Additional local, state or tribal records were checked when such records are reasonably ascertainable, useful, accurate and or complete.

- Task 3: Interviews with current owners/occupants of the property and or local government officials were conducted when possible. Interviews with neighboring or nearby property owners or occupants were conducted if possible.
- Task 4: Perform site inspections and reconnaissance including the systematic traversing of the site to provide an overlapping field of view. Where needed, photographs were taken to document environmental conditions of concern.

The observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general environmental assessment of the subject site. TERMS warrants that the results of this Phase I Assessment were accomplished in accordance with generally accepted practices of the professionals undertaking similar studies with regard to time and geographical area. TERMS adhered to the same degree of care and skill exercised by the profession under similar circumstances. These environmental methods were developed to identify adverse environmental conditions relating to the subject site, and were necessarily limited to the conditions observed at the time of the site visit.

### 1.3 Assumptions

Information provided by others is assumed to be true, correct, and reliable. A reasonable effort was made to verify all information whenever possible. However, no responsibility for its accuracy is assumed by TERMS. The passage of time may result in a change of the environmental characteristics at this site and surrounding properties; therefore, this report does not warrant against future operators or conditions, nor does this warrant operations or conditions of a type or at a location not investigated. This report is not a regulatory compliance audit.

TERMS' observations, findings, and opinions must not be considered as scientific certainties, but only as opinion based on our professional judgment concerning the significance of the data gathered during the course of the site assessment. Specifically, TERMS does not and cannot represent that the site contains no hazardous or toxic material, or other latent conditions, beyond that observed by TERMS personnel during the site assessment and disclosed within the body of this report.

### 1.4 Limitations and Exceptions

This report has been prepared in accordance with the generally accepted professional standard and is subject to the following limitations. As stated in Section 4.5.1 of ASTM 1527-05, under Uncertainty Not Eliminated, a Phase I is "intended to reduce, but not eliminate, the uncertainty regarding the potential for recognized environmental conditions in connection with a property", and recognize "reasonable limits of time and cost". In addition, TERMS does not assume responsibility for any conditions which did not constitute a recognized environmental concern at the time the Phase I report was prepared. TERMS cannot draw conclusions regarding the presence or absence of environmental concerns beneath the property surface or otherwise hidden from view. No other warranty, expressed or implied is made. The report has been prepared for the sole use and benefit of *Parkmont Housing and Redevelopment LLC* and is not to be reproduced or used in a manner without the express written permission of TERMS and *Parkmont Housing and Redevelopment LLC*.

In addition:

- No soil and/or groundwater samples were collected by TERMS.

## **1.5 Terms & Conditions**

This study and report have been prepared for the exclusive use of *Parkmont Housing and Redevelopment LLC* solely for the use in environmental evaluation of the site. The scope of service performed in the execution of this evaluation may not be appropriate to satisfy the needs of other users. Therefore, this report shall not be disseminated or conveyed to any other party, without the prior consent of *Parkmont Housing and Redevelopment LLC* and TERMS Environmental Services, Inc.

The conclusion and recommendations of this report are based on the information available at the time of the inspection. This report is provided for the purpose of identifying areas of concern located at the subject property. Although we provide general information and recommendations more specific recommendations are available through TERMS Environmental Services, Inc. who will provide a proposal for such a scope of work upon request.

## **1.6 User Reliance**

This Phase I Environmental Site Assessment has been prepared for the use and reliance of *Parkmont Housing and Redevelopment LLC*.

## **2.0 SITE DESCRIPTION**

### **2.1 Location and Legal Description**

According to the City of Newark Tax Assessor's property records, the subject site located at 128-134 S. 10<sup>th</sup> Street and 101 S. 9<sup>th</sup> Street is known as Block 1827, Lots 70 and 12. The site is located south of Central Avenue on the block between S. 10<sup>th</sup> Street to the west and S. 9<sup>th</sup> Street to the east. The site location can be seen on Figure 1 in *Appendix I*. A parcel map provided by the user is included as Figure 2.

### **2.2 Site and Vicinity Characteristics**

The site is an approximate 0.3-acre commercial property developed with a four story former hospital/nursing home building and associated lot improvements. The site also includes a vacant residential lot at the rear of the hospital that fronts along S. 9<sup>th</sup> Street. The site is located in a mostly residential area off Central Avenue approximately ¼-mile northwest of the downtown business district. Residential properties lie to the east, south, and west along S. 9<sup>th</sup> and S. 10<sup>th</sup> Streets, and a former hospital building lies to the north. The site vicinity has been developed as such since the early 1920s.

### **2.3 Current Use of the Property**

The site was not in use and the building was not occupied at the time of the inspection. Historical uses of the site included offices and hospital/nursing home.

### **2.4 Description of Structures, Roads, Other Improvements on the Site**

The building on the site is four-story brick construction on a block foundation with a basement, and dates from around 1927. The interior was in very poor condition at the time of the inspection. There is a basement where some mechanicals are located. There is a paved driveway at the north side of the building and a concrete patio area at the northeast corner. The lot on S. 9<sup>th</sup>



Street, behind the hospital building, was vacant and vegetated. Utilities to the site are all municipal.

## **2.5 Current Uses of Adjoining Properties**

The nearby properties are currently being used for mostly residential purposes with some retail/commercial mixed in. Descriptions of the properties are listed below:

North	Former hospital building along Central Avenue
East	Residential along S. 9 <sup>th</sup> Street
South	Residential along S. 10 <sup>th</sup> Street
West	Residential and commercial across S. 10 <sup>th</sup> St.

## **3.0 USER PROVIDED INFORMATION**

### **3.1 Title Records**

The user did not provide any title information.

### **3.2 Environmental Liens or Activity and Use Limitations**

An environmental lien search was not conducted during the preparation of this Phase I. The user is required by ASTM E 1527-05 to conduct an environmental lien search to qualify for the innocent landowner protection, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

### **3.3 Specialized Knowledge**

The user provided TERMS with a copy of a Letter of Findings for an electromagnetic tank survey that was previously conducted on the site in June 2013 by A-1 Tank Service, Inc. During the exterior search, two suspect vent pipes were observed on the north side of the building. The electromagnetic tank sweep was inconclusive, and A-1 recommended further investigation of these pipes to determine if they are connected to underground tanks. A copy of the Tank Search letter is included in *Appendix 6*.

### **3.4 Commonly known or Reasonably Ascertainable Information**

The user is not aware of any commonly known or reasonable ascertainable information regarding the subject site.

### **3.5 Valuation Reduction for Environmental issues**

The user did not report any potential valuation reduction issues related to the use or storage of hazardous substances or petroleum products.

### 3.6 Owner, Property Manager, and Occupant Information

According to the City of Newark Tax Assessor's property records, the owner of the site was listed as the City of Newark. The site was not occupied at the time of the inspection. Historical occupants included offices and a hospital/nursing home. Industrial uses were not identified for the site. A copy of the property detail is included in *Appendix 4*.

### 3.7 Reason for Performing Phase I

This Phase I Environmental Assessment has been performed at the request of *Parkmont Housing and Redevelopment LLC* in an effort to identify potential environmental liabilities associated with past use of the subject site. This report is intended to satisfy the "all appropriate inquiry" requirement into the previous ownership and uses of the property and qualify for the innocent landowner protection, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

### 3.8 Other

No other information was provided by the user in the preparation of this Phase I ESA.

## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Records Sources

Environmental Data Resources, Inc. (EDR) conducted a search of available environmental records. This search meets the government records search requirements of ASTM Standard Practice for Environmental Assessments, E-1527-05. A full report of the search findings is included as *Appendix 3*. A summary is provided below.

#### 4.1.1 Federal, State and Tribal Listed Sites

Review of state, tribal and federally listed potential contamination sites followed standard procedures recommended by ASTM for conducting Phase I Environmental Site Assessments. A list of ASTM potential contamination sites is presented in *Appendix 3* and summarized below. A map showing the radii screened for the contaminated sites is presented in *Appendix 3*.

The target property was listed in the following databases searched by EDR.  
NJDOC Newark House, 134 10<sup>th</sup> Street S. - NJEMS, FENDS, UST. The site was listed in the UST facility database under Facility ID #015982. The owner/organization name was listed as Lydell Sherrer/NJDOC (Department of Corrections). One 3,000-gallon #2 heating oil UST was listed as installed in 1952 and removed in 1995. No additional information was available on the NJDEP database. A copy of the facility listing is included with the database report in *Appendix 3*.

#### **4.1.1.1 National Priorities List (NPL)**

The NPL includes sites prioritized for clean up under the Superfund program. The database report listed no facilities on the National Priorities List (NPL) within one mile of the subject property. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.2 CERCLIS/CERCLIS NFRAP**

A site identified by the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) is a known or suspected uncontrolled/abandoned hazardous waste site. These sites are being or have been investigated by the United States Environmental Protection Agency (USEPA). The database report listed no CERCLIS facilities within 0.50 miles of the subject property.

A CERCLIS-NFRAP site is an archived site that has been removed from the inventory of CERCLIS sites. The archived status indicates that, to the best of EPA's knowledge, assessment at the site has been completed and USEPA has determined that no further steps will be taken to add this site to the NPL. This decision does not necessarily indicate that there is no hazard associated with the site only that it is not judged to be a potential NPL site. The database report listed three CERCLIS-NFRAP facilities within 0.50 miles of the subject property. Based on regulatory status, apparent topographic conditions, and/or distance from the site, none of the facilities appears to present a concern for the site. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.3 Resource Conservation & Recovery Act (RCRA) CORRACTS**

The CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity. The database report identified no CORRACTS facilities within one mile of the subject site. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.4 Resource Conservation & Recovery Act (RCRA) TSD**

The RCRA Treatment Storage Disposal (TSD) facilities database includes information on sites that transport, store, treat and/or dispose of hazardous waste, which is defined under the Resource Conservation and Recovery Act (RCRA). The database report listed no RCRA-TSD facilities within 0.5 miles of the subject site. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.5 Resource Conservation & Recovery Act (RCRA) Generators**

The RCRA Generators database includes information on sites that generate hazardous waste as defined by RCRA. This database further defines generators as Small or Large Quantity Generators (SQG/LQG). The search listed no LQG facilities or SQG facilities within ¼ mile of the subject site. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.6 Federal Institutional/Engineering Database**

This database lists sites with institutional or engineering controls in place. 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 at the site. Deed restrictions are generally required as part of the institutional control. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter the environmental media or affect human health. No institutional controls or engineering controls are identified for the subject property. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.7 Federal Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances. The subject property is not identified in this database. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.8 State or Tribal Hazardous Waste Sites (SHWS)**

The SHWS list includes sites where soil or groundwater contamination has been confirmed and where cleanup efforts have either begun or are pending. The database report listed 129 SHWS facilities within one mile of the subject site. Based on regulatory status, apparent topographic conditions, and/or distance from the site, none of the listings appears to present a concern for the site. The complete list can be found in *Appendix 3*.

#### **4.1.1.9 State and Tribal Solid Waste Facilities/Landfill Sites**

Solid Waste Facility/Landfill sites type records typically contain an inventory an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. No Solid Waste Facility/Landfill facilities were identified within 0.5 miles of the subject site. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.10 State and Tribal Leaking Underground Storage Tanks (LUSTS) and Historical Leaking Underground Storage Tanks (HIST LUST)**

The Leaking Underground Storage Tank program listed 11 leaking underground storage tank (LUST) facilities and 32 Historical Leaking Underground Storage Tank (HIST LUST) facilities within 0.50 miles of the subject site. Based on regulatory status, apparent topographic conditions, and/or distance from the site, none of the facility listings appears to present a concern for the site. The complete list and additional information on this database can be found in *Appendix 3*.

#### **4.1.1.11 State and Tribal Registered Underground Storage Tanks (UST)**

The Underground Storage Tank (UST) Database contains registered UST's. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the NJDEP. The EDR database report listed 13 UST facility listings within ¼ mile of the subject site. None of these facilities was identified as the site or the adjoining properties. The complete list can be found in *Appendix 3*.

#### **4.1.1.12 State and Tribal Institutional Control/Engineering Control Registries**

A Classification Exception Area (CEA) is an institutional control providing notice that groundwater contamination exists at a particular location above State standards. A Declaration of Environmental Restriction, or Deed Restriction, is an institutional control that restricts the use of the contaminated property, holds owner(s) to the regulatory and statutory requirements for cleanup. The subject property is not registered in this database. Additional information on this database can be found in *Appendix 3*.

#### **4.1.1.13 VCP**

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. The database search identified 18 VCP facilities within ½ mile of the subject property. Based on regulatory status, apparent topographic conditions, and/or distance from the site, none of the listings appears to present a concern for the site. The complete list can be found in *Appendix 3*.

#### **4.1.1.14 State and Tribal Brownfield Sites**

Brownfields are identified as former or current commercial or industrial sites that are presently vacant or underutilized, on which there is a suspected to have been a discharge of contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria. The database search report identified 14 Brownfields facilities within ½ mile of the subject site. Based on regulatory status, apparent topographic conditions, and/or distance from the site, none of the listings appears to present a concern for the site. The complete list and additional information on this database can be found in *Appendix 3*.

#### **4.1.1.15 Other Databases Noted/Orphan Facilities**

The database report listed approximately 20 orphan facilities. Evaluation of these facilities is not included in the ASTM scope of services. However, none of these facilities was identified as the site or the adjoining properties. The complete list is included in *Appendix 3*.

### **4.2 Additional Environmental Records Sources**

TERMS requested information from the City of Newark regarding issues of environmental concern for the site. The clerk responded with a letter that a search was conducted in the Department of Engineering/UCC Permits and no records for above or belowground tanks were found. Copies of the OPRA request and response are included in *Appendix 6*.

### **4.3 Physical Setting Sources**

The subject site is located at an elevation of approximately 180 feet above sea level. The general topographic gradient at the site is to the north-northeast. The dominant soil component on the site is Urban land. The closest surface water body appears to be a drainage approximately ¼-mile to the northeast. The physical setting can be seen on a portion of the Elizabeth, NJ topographic map, included as Figure 1 in *Appendix 1* of this report, and on the Physical Setting Source Map included in the database report in *Appendix 3*.

#### **4.4 Historical Use Information on the Site**

Prior uses of the property have been evaluated via historical Sanborn fire insurance maps, topographic maps, aerial photographs, and city directory listings. These historical resources were reviewed in order to assess historical structures and potential recognized environmental conditions associated with the site and surrounding properties.

Sanborn fire insurance maps were reviewed for the years 1892, 1908, 1931, 1950, 1973, 1989, 1994, and 2003. The 1892 map shows the site as undeveloped lots. The 1908 map shows the site developed with three residential buildings along S. 10<sup>th</sup> Street, and one store/residential building on the S. 9<sup>th</sup> Street lot. The 1931 map shows the west side of the site re-developed with the current building, which is labeled a "nurses' home" and shows a build date of 1927. The 1950 map appears similar. The 1973 map shows the building now labeled as Newark House Home for the Aged; the lot on S. 9<sup>th</sup> Street is now vacant. The 1989, 1994, and 2003 maps appear the same.

Topographic maps were reviewed for the years 1891, 1900, 1905, 1947, 1955, 1967, 1981, and 1995. The 1891, 1900, and 1905 maps show the site located in Newark. The 1947 map shows the site in a developed city block. The 1967, 1981, and 1995 maps show the site located in a shaded area in which only landmark buildings are shown, indicating the extent of urban development. Copies of the maps with the property location marked are included in *Appendix 4*.

Aerial photographs were reviewed for the years 1933, 1939, 1946, 1954, 1966, 1969, 1970, 1976, 1984, 1991, 1995, 2006, 2008, and 2010. All of the photographs reviewed show the site developed with one large structure similar in size, location, and footprint to the current building. The 1933, 1939, 1946, and 1954 photographs also appear to show the S. 9<sup>th</sup> Street lot of the site developed with the residential structure corresponding to that shown on the Sanborn maps.

A city directory abstract reviewed for the site address 134 S. 10<sup>th</sup> Street listed residences, nurses, and various public entities including Presbyterian Hospital Nurses' Home, NJ Fellowship Fund for the Aged, Newark House Cooperative Residence Club and Community Service Center, and NJ State Department of Corrections in the years reviewed from 1922 to 1986. Residences were listed at the 101 S. 9<sup>th</sup> Street address in the years reviewed from 1922 to 1958. No industrial uses were identified for the site from review of the city directories.

#### **4.5 Historical Use Information on Adjoining Properties**

Prior uses of the adjoining properties have been evaluated historical Sanborn fire insurance maps, topographic maps, aerial photographs, and city directory listings. These historical resources were reviewed in order to assess historical structures and potential recognized environmental conditions associated with the site and surrounding properties.

Sanborn fire insurance maps were reviewed for the years 1892, 1908, 1931, 1950, 1973, 1989, 1994, and 2003. The 1892 map shows the adjoining properties as undeveloped lots. The 1908 map shows the adjoining properties developed with mostly residential, and a women and children's hospital to the north. The 1931 and subsequent maps show additional residential and also retail development on the adjoining properties.

Topographic maps were reviewed for the years 1891, 1900, 1905, 1947, 1967, 1981, and 1995. The 1891, 1900, and 1905 maps show the adjoining properties located in Newark. The 1947 map shows the adjoining properties on developed city blocks. The 1967, 1981, and 1995 maps show the adjoining properties located in a shaded area in which only landmark buildings are shown, indicating the extent of urban development. Copies of these documents are included in *Appendix 4*.

Aerial photographs were reviewed for the years 1933, 1939, 1946, 1954, 1966, 1969, 1970, 1976, 1984, 1991, 1995, 2006, 2008, and 2010. The aerial photographs show the adjoining properties developed similar to their current state. Copies of the aerial photographs are included in *Appendix 4* of this report.

A city directory abstract reviewed for the nearby properties listed mostly residential with some retail/commercial properties in the surrounding area from the 1920s through the 2000s.

## **5.0 SITE RECONNAISSANCE**

### **5.1 Methodology and Limiting Conditions**

TERMS performed visual inspections of the site on October 3, 2013. A limited visual inspection was performed given the site conditions, which were poor. However, representative interior areas of the building were accessed. TERMS was accompanied by Kristin Ford, the site contact, at the time of the inspection. During the inspection, the interior and exterior areas of the building and exterior areas of the lot were inspected.

### **5.2 General Site Setting**

The site is located in a mostly residential neighborhood south of Central Avenue, approximately ¼-mile northwest of the downtown business district. Residential properties lie to the east and south, and mixed residential with some retail/commercial properties lie to the north and west. The site vicinity has been developed since the early 1900s. No industrial uses were identified in the site vicinity.

### **5.3 Exterior and Interior Observations**

The site is an approximate 0.3-acre commercial property developed with a four story former hospital/nursing home building and associated lot improvements. The site also includes a vacant residential lot at the rear of the hospital that fronts along S. 9<sup>th</sup> Street. The site was not in use and the building was not occupied at the time of the inspection. Historical uses of the site included office and hospital/nursing home. The building on the site is four-story brick construction on a block foundation with a basement, and dates from around 1927. The interior was in very poor condition at the time of the inspection. There is a basement where some mechanicals are located. There is a paved driveway at the north side of the building and a concrete patio area at the northeast corner. The lot on S. 9<sup>th</sup> Street, behind the hospital building, was vacant and vegetated. Utilities to the site are reported to be all municipal.

#### **5.3.1 Hazardous Substances and Petroleum Products (in Connection with Identified Uses)**

No hazardous substances or petroleum products in connection with identified uses were observed on the site at the time of the inspection.

### **5.3.2 Aboveground or Underground Storage Tanks (ASTs/USTs)**

No ASTs were observed on the site at the time of the inspection. Two suspect UST vent pipes were observed at the north side of the building. It could not be determined from visual inspection whether these pipes are connected to former or existing ASTs or USTs.

### **5.3.3 Odors**

A strong odor of mold and mildew was observed throughout the building during the site inspection.

### **5.3.4 Pools of Liquids**

Pools of liquid were not observed on the subject property during the inspection.

### **5.3.5 Drums**

No drums were observed on the site at the time of the inspection.

### **5.3.6 Hazardous Substances and Petroleum Products (Not Necessarily in Connection with Identified Uses)**

No hazardous materials were observed during the site inspection.

### **5.3.7 Unidentified Substance Containers**

There were no unidentified substance containers observed on the subject property during the inspection.

### **5.3.8 PCBs**

No evidence of PCB containing equipment was observed on the site at the time of the inspection.

### **5.3.9 Heating/Cooling**

The building is reportedly heated and cooled by a natural gas fired system.

### **5.3.10 Stains or Corrosion (Interior)**

The interior of the building was in very poor condition with stains and corrosion present throughout.

### **5.3.11 Drains and Sumps**

No floor drains or sumps were observed on the site at the time of the inspection.

### **5.3.12 Pits, Ponds or Lagoons**

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



#### **5.3.13 Stained Soil or Pavement (Exterior)**

Stained soil or pavement was not observed on the subject property during the inspection.

#### **5.3.14 Stressed Vegetation**

Stressed vegetation was not observed on the subject property during the inspection.

#### **5.3.15 Solid Waste**

No evidence of solid waste generation was observed on the site at the time of the inspection.

#### **5.3.16 Waste Water**

No evidence of waste water generation was observed on the site at the time of the inspection.

#### **5.3.17 Wells**

No monitoring or production wells were observed during the inspection. No water wells were observed. Drinking water for the site is provided by the municipality.

#### **5.3.18 Septic Systems**

No evidence of septic systems was observed on the site at the time of the inspection. Sanitary sewer service is provided by the municipality.

### **5.4 Other Environmental Considerations**

The following non-scope topics were considered in the preparation of this Phase I Environmental Assessment. Please note that assessment of these areas is not required by "all appropriate inquiry" or ASTM 1527-05.

#### **5.4.1 Asbestos Containing Material (ACM)**

An ACM survey and bulk sampling was conducted. The results are provided under separate cover.

#### **5.4.2 Radon**

The USEPA Radon Zone for Essex County is 2. Zone 2 areas have average indoor radon levels of greater than or equal to 2 pCi/L and less than or equal to 4 pCi/L. The USEPA tested 765 sites in Essex County, of which 98% tested less than 4 pCi/l in the living area, and 92% tested less than 4 pCi/L in the basement areas. Radon testing was requested, however, in order to obtain a proper representative sample, "closed-house" conditions must be maintained. Due to the current poor condition of the building, these conditions cannot be maintained at this time.

#### **5.4.3 Lead Based Paint**

The manufacture of lead based paint was banned in New Jersey in 1978 and the commercial use ceased thereafter. Based on the age and condition of the building, lead-based paint may be present.

#### **5.4.4 Mold and Microbial Matter**

Evidence of mold and microbial matter was observed throughout the building during the site inspection.

### **6.0 INTERVIEWS**

During the preparation of this Phase 1 report, TERMS attempted to contact local government officials and interview the current property owner.

#### **6.1 Interview with Owner/Operator**

TERMS was not provided with an owner contact, however, TERMS interviewed Kristin Ford, the site contact and representative for the developer, at the time of the inspection. Information provided by Ms. Ford is included in Section 5.

#### **6.2 Interview with Local Government Officials**

A public records request was made with the City of Newark regarding information of environmental concern for the site. Information provided by the City is discussed previously in Section 4.2.

#### **6.3 Interview with Others**

No other persons were interviewed for the preparation of this Phase 1 Environmental Assessment.

### **7.0 FINDINGS**

Following a site reconnaissance, records review and interview with owner/operator and state and/or local agency representatives, the following recognized environmental condition was identified for the site. Suspect vent pipes were observed at the north side of the building. Given this observation, the absence of additional records regarding the reported 3,000-gallon UST that was listed as removed, and the inconclusive results of the previously conducted tank survey, TERMS recommends further investigation of this area to determine whether the pipes are connected to USTs on the site.

Although not required by the ASTM standard, it should also be noted that an ACM survey and bulk sampling was conducted at the site. The results are provided under separate cover. In addition, radon testing was requested, however, in order to obtain a proper representative sample, "closed-house" conditions must be maintained. Due to the current poor condition of the building, these conditions cannot be maintained at this time. Finally, lead-based paint and mold may be present in the building.

## 8.0 CONCLUSIONS

TERMS has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property located at 128-134 S. 10<sup>th</sup> Street and 101 S. 9<sup>th</sup> Street, Newark, New Jersey, identified as the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of a recognized environmental condition in connection with the subject property that warrants additional investigation at this time. A Phase II investigation should be conducted in the area of the suspect vent pipes to determine whether they are connected to underground tanks.

## 9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our knowledge and belief we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

*Daphina Mark*

*Daphina Mark, Project Manager*

*Ronald F. Dooney, Jr.*

*Ronald F. Dooney Jr., President*

## 10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes of the preparers of this report are provided in *Appendix 5*.