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EXECUTIVE SUMMARY

Subject Property: Vacant Forested Land
Block 601, Lots 44 and 45
Cooper Road and Lelache Avenue
Atco, New Jersey

RJS Environmental LLC (RJS) conducted a Phase I Environmental Site Assessment of the subject property in accordance with the scope and limitations of ASTM Practice E-1527-13. The following is a summary of findings.

Site Description: The subject property is two vacant contiguous forested lots located along Cooper Road (Lot 44) and at the end of Lelache Avenue (Lot 45). The lots are bordered by an active rail line on the southwestern side and are a total of 22.31 acres in size. There are no site improvements of any kind on the subject lots. The only access to roads is the end of Lelache Avenue and a narrow strip of Lot 44 that borders Cooper Road.

Historical Review: The majority of the subject property was farm fields and small orchard areas from at least 1931 until about the 1940s. The property became forested in the 1950s through 1970s and was densely forested by 2006. The property was always vacant land with no former structures or site improvements until the present time.

Regulatory Review: The subject property was not identified as a regulatory case and a regulated facility. Research performed by RJS and a report issued by an environmental risk management data research company did not identify any regulated facilities or regulatory cases within one mile of the subject property that represent a significant concern for impact to the subject property.

**Recognized
Environmental
Conditions:**

The assessment performed by RJS did not identify any recognized environmental conditions associated with the subject property. As such, there is no recommendation for any further investigation at this time.

1.0 INTRODUCTION

RJS Environmental LLC (RJS) was contracted by Town Square Communities LLC to conduct a Phase I Environmental Site Assessment of a property located in the Atco section of Waterford Township, Camden County, New Jersey.

The assessment was conducted in general conformance with the protocols, scope and limitations set forth in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13)*, issued by the American Society for Testing and Materials (ASTM). The purpose of the assessment was to determine the presence or absence of any recognized environmental conditions (RECs). The ASTM standard defines a REC as: "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to 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. *De minimis* conditions, defined as conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not RECs."

The assessment was conducted by performing the following tasks:

- . Physical site inspection
- . Interviews with persons familiar with the site, if available
- . Federal, State and local regulatory document review and personnel contact
- . Review of aerial photographs, topographic maps, site plans, etc.
- . Geologic and hydrogeologic data review
- . Cursory inspection of adjacent properties

Mr. Richard Schneidreit, Senior Project Manager conducted the onsite inspection on April 3, 2019. The qualifications and experience of the individual who performed the assessment is provided as Appendix A and any correspondence or records of communication associated with the assessment are provided as Appendix B.

2.0 SITE DESCRIPTION

The subject property is two vacant contiguous forested lots located along Cooper Road (Lot 44) and at the end of Lelache Avenue (Lot 45). The lots are bordered by an active rail line on the southwestern side and are a total of 22.31 acres in size. There are no site improvements of any kind on the subject lots. The only access to roads is the end of Lelache Avenue and a narrow strip of Lot 44 that borders Cooper Road.

The property is located in Waterford Township Planning Zone PHB, Planned Highway Business. A residential development is planned for the subject property.

The location of the subject property is depicted in Figure 1.0 - Regional Site Location Map¹ and in Figure 2.0 – Regional Aerial Photograph. A copy of a portion of a Waterford Township Tax Map² that includes the subject property is provided as Figure 3.0.

The subject property is located in a semi-rural suburban residential use setting. A summary of the properties immediately surrounding the subject property is provided below in Table 1.0.

Table 1.0: Adjacent/Abutting Properties		
Property	Description	Location
Forested Land	Vacant	Abutting property to the northwest along the dirt extension to Anderson Avenue
Single Family Homes	Residential	Abutting property to the north along Anderson Avenue and Jackson Road
Single Family Homes	Residential	Abutting property to the east along Lelache Avenue
Single Family Homes	Residential	Abutting property to the east along Cooper Road
Sapling Run Development	Residential	Adjacent property across the rail line to the south and southwest of the subject property
Waterbridge Townhome Development	Residential	Adjacent property across the rail line to the west of the subject property



FIGURE 1.0:
USGS Topographic Map

Vacant Forested Land
Cooper Road and LeLache Avenue
Atco, New Jersey

RJS Environmental LLC
15 Oakwood Drive Medford New Jersey 08055
609-654-4020 Fax 609-654-4080 www.rjsenv.com

Scale
1 in. = 2,000 ft.
Date
1967, PR 1981

Source
USGS/Clementon, NJ

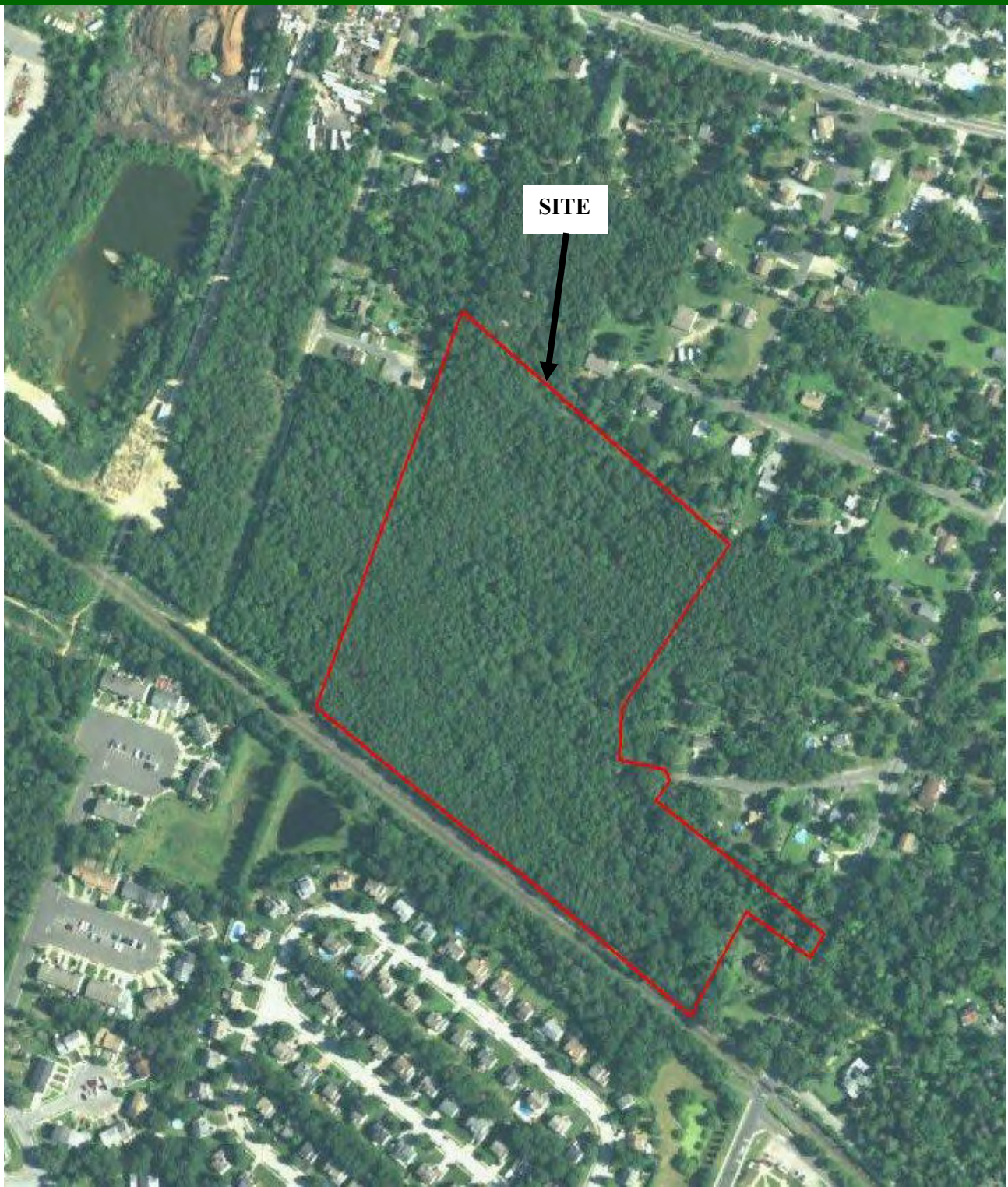


FIGURE 2.0:
Regional Aerial Photograph

Vacant Forested Land
Cooper Road and Lelache Avenue
Atco, New Jersey

RJS Environmental LLC

15 Oakwood Drive Medford New Jersey 08055
609-654-4020 Fax 609-654-4080 www.rjsenv.com

Scale
1 in. = 400 ft.

Date
7/31/2017

Source
New Jersey/USDA

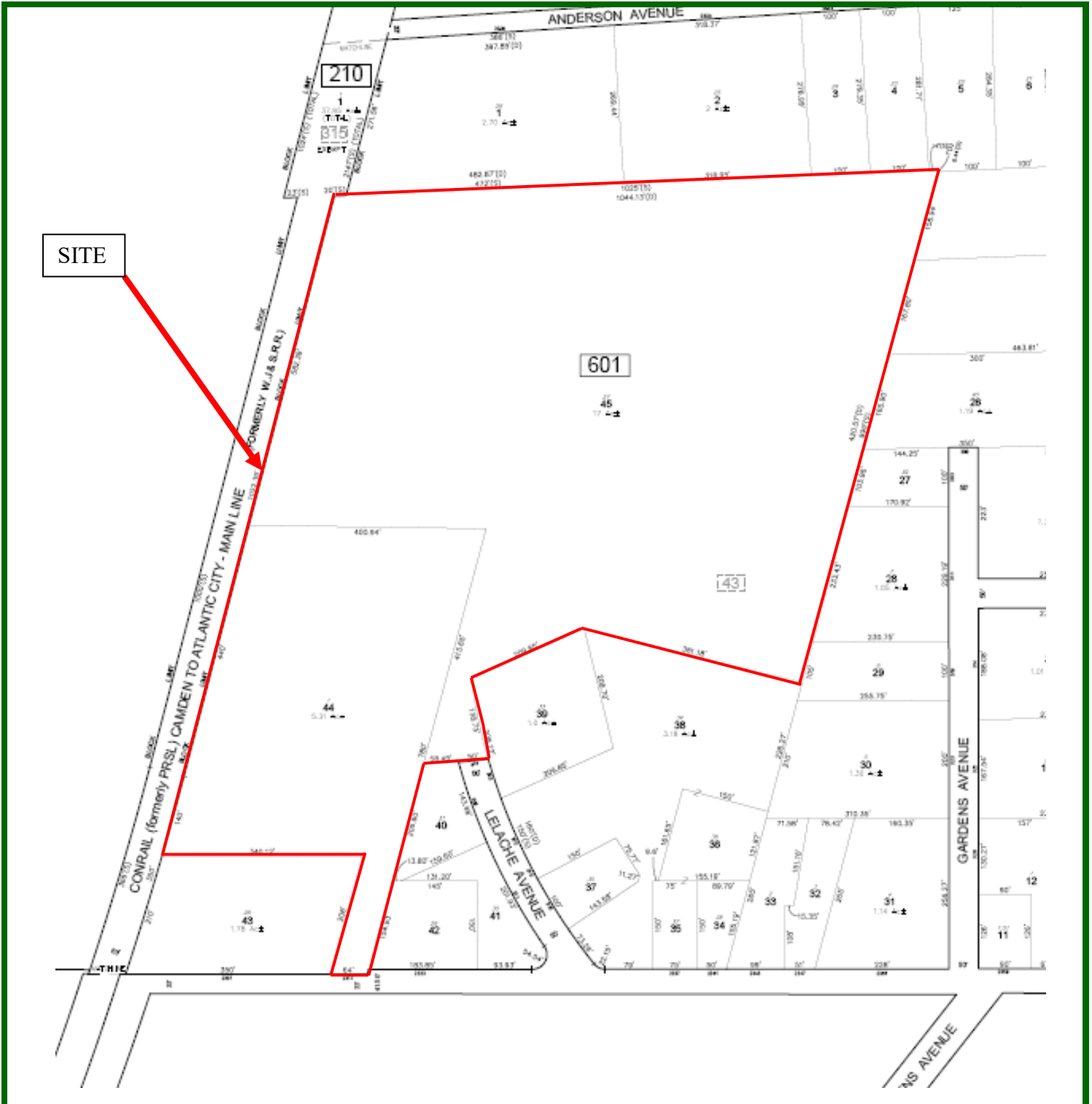


FIGURE 3.0:
Tax Map

Vacant Forested Land
Cooper Road and LeLache Avenue
Atco, New Jersey

RJS Environmental LLC
15 Oakwood Drive Medford New Jersey 08055
609-654-4020 Fax 609-654-4080 www.rjsenv.com

Scale
As Shown
Date
9/9/2013

Source
**Waterford Township
Tax Assessor's Website**

3.0 SITE HISTORY

Current Ownership/Historical Use

According to information provided by the Waterford Township Tax Assessor's office and the Camden County Property Records website, the subject property is owned by GSV Pliner LLC having acquired the property from Paul and Deborah Fernoff on September 16, 1998. The fernoffs' purchased Lot 44 on May 10, 1972 from Kenneth D. and Mildred W. Shaw. Lot 45 was acquired by the Fernoffs' on September 26, 1972 from Robert E. and Etta M. LeLache. No transactions prior to 1972 were available in the county records accessed.

The majority of the subject property was farm fields and small orchard areas from at least 1931 until about the 1940s. The property became forest in the 1950s through 1970s and was densely forested by 2006. The property was always vacant land with no former structures or site improvements until the present time.

Historical Fire Insurance Maps

RJS attempted to obtain Sanborn Fire Insurance Maps that include the subject property from Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. A search performed by EDR determined that there is no Sanborn Fire Insurance Map coverage for the subject property. A copy of this determination is included in Appendix C.

Review of Historical Aerial Photographs

RJS submitted a request to EDR for copies of historical aerial photographs that include the subject property. RJS received copies of aerial photographs corresponding to the years 1940, 1951, 1954, 1961, 1965, 1970, 1974, 1983, 1989, 1995, 2006, 2010, 2013 and 2017. Copies of these aerial photographs are included as Appendix D. RJS also reviewed aerial various photographs available on the website historicaerials.com that correspond to the years 1931 through 2015.

The subject property is observed in the 1940, 1951 and 1954 photographs show the majority of the property to be apparent inactive farm fields with small orchard areas on the southeastern side of each lot. There is an area of exposed soil in the northeast central portion of Lot 45. The surrounding area is active and inactive farm fields and forested sections with scattered dwellings. LeLache Avenue is a dirt road leading to an existing neighboring dwelling. There is also a large sand and gravel pit operation to the northwest some distance beyond Anderson Avenue. The 1961, 1965, 1970 and 1974 photographs show no change in the subject property except that is becoming overgrown by trees in some portions. LeLache Avenue is paved in 1974. The surrounding area shows in increase the number of dwellings and other buildings and most of the former farm fields are either inactive or contain dwellings.

The 1983, 1989 and 1995 photographs show that the subject property is becoming forested throughout the entire property. An existing townhome development to the southwest is present and the sand pit operation to the northwest has expanded in size. There are also no remaining active farm fields in the surrounding area and a significant increase in residential development. The 2006, 2010, 2013 and 2017 photographs show that the entire property is densely forested land similar to current conditions.

Historical Recognized Environmental Conditions

During the research process of this project, RJS did not obtain any historical environmental documents or become aware of any historical environmental conditions associated with the subject property.

4.0 PHYSICAL SETTING^{1, 4, 5}

Topography

Physiographic Province:	Outer Atlantic Coastal Plain
Site Elevation (ft. AMSL):	Approximately 151 feet with relatively flat terrain
Major Watershed:	Mullica River
Nearest Surface Water Body:	The Mullica River flowing east is located about 1,000 feet to the northeast of the subject property
Flood Zone:	The subject property lies outside of the 500 year flood zone area

Geology

Age:	Cenozoic/Tertiary/Miocene
Rock/Sediment Type(s):	Sand and Gravel

Soils

Series:	Woodstown Sandy Loam; Evesboro Clay Loam; Downer Sandy Loam
Description:	Moderately to excessively drained coarse grained soils with fines and clayey sand; 0 to 2% slopes.

Hydrogeology

Aquifer:	Kirkwood-Cohansey Aquifer System
Consolidated/Unconsolidated:	Unconsolidated
Depth to Groundwater:	Estimated at 10 to 15 feet below grade
Site Specific Flow Direction:	Estimated toward the northeast

Radon Gas Information

Radon is a colorless and odorless gas that results from the decay of natural uranium and radium. It is a known risk to human health and is suspected to be a common cause of lung cancer nationwide. Radon is a particular danger to occupants of buildings constructed over or near uranium and radium deposits.

The EPA classifies Camden County, New Jersey under EPA Radon Zone 2 which corresponds to an indoor average level of Radon gas of greater than or equal to 2 picoCuries per liter of air (pCi/L_(air)) but less than or equal to 4 pCi/L. A total of 361 sites tested in Waterford Township revealed 93% to be less than 4 pCi/L. Based on these results, the subject site would be considered to be a low risk for the presence of radon gas at a level of concern (greater than 4 pCi/L). The NJDEP designates Waterford Township as a Tier 2 community regarding the need for radon mitigation with respect to new construction. Mitigation is not required for new construction in areas outside of the Tier 1 designation.

5.0 SITE INSPECTION

Mr. Richard Schneiderei, Senior Project Manager conducted the onsite inspection on April 3, 2019. The property boundaries were not well defined in any way but RJS used the tax map, a recent aerial photograph and neighboring property features to approximate the boundaries. The narrow portion of Lot 44 near Cooper Road was so thickly overgrown that this area could not be accessed for inspection. Each of the adjacent/abutting properties was inspected along their perimeters where possible to evaluate their potential for containing any areas of potential environmental concern that may impact the subject property. Selected photographs taken by RJS during the site inspection are provided as Appendix E.

The following is a list of specific areas of environmental concern that were investigated on the subject property by RJS during the site inspection.

Buildings, Other Structures, Foundations and Old Ruins

There is no evidence of any former structures on the subject property or any site improvements.

Wooded and Vegetative Areas

The entire subject property is forested.

Water Bodies, Springs, Lagoons, Swamps, Rivers, Lakes, etc.

No evidence of these items was observed to be present on site during the site inspection.

Railroad Spurs and Electrical Tower Transmission Lines

The subject property is bordered by an active rail line on the southwest side and there is an overhead electric transmission line that runs along the rail line right of way..

Transformers and PCB Equipment

No evidence of these items was observed to be present on site during the site inspection.

Utilities

It appears that municipal water and sewer service along with natural gas would be available to the planned residential construction.

Aboveground/Underground Storage Tanks (AST/USTs)

RJS found no evidence of any historical or existing ASTs or USTs on the subject property.

Floor Drains, Sumps, Vent Lines, Pits and Pipe Chase Trenches

No evidence of these items was observed by RJS during the site inspection.

Asbestos Containing Materials (ACMs)/ Lead Based Paint (LBP)

No evidence of these items was observed by RJS during the site inspection.

On-Site Hazardous Substances

No evidence of any hazardous substances was observed by RJS during the site inspection.

Heavy Equipment, Tankers or Spray Rigs

No evidence of these items was observed by RJS during the site inspection.

Smells of Chemical Gases, Petroleum Products or Foul Odors

No evidence of these items was observed by RJS during the site inspection.

Evidence of Surface Impoundments or Holding Ponds

No evidence of these features was observed by RJS during the site inspection.

Evidence of Any Air Emissions or Waste Water Discharges

No evidence of these items was observed by RJS during the site inspection.

Evidence of Stained or Discolored Surfaces

No evidence of any stained or discolored surfaces was observed by RJS during the site inspection.

Evidence of Landfill, Dumping, Disturbed Soil or Direct Burial Activity

There was no evidence of any of these activities on the subject property. There is an area in the northern side of Lot 45 that appears to be a kid's fort area where there is some scattered miscellaneous debris. RJS did observe several recently dug test pits most likely for a geotechnical survey.

Evidence of Leachate or Seeps

No evidence of these features was observed by RJS during the site inspection.

Evidence of any Industrial or Manufacturing Activities

There was no evidence of any of these activities historically being performed on the subject property as they would relate to the need for compliance with the New Jersey Industrial Site Recovery Act (ISRA).

Evidence of any Monitoring Wells or Remedial Activities

No evidence of any monitor wells or remedial activities was observed by RJS during the site inspection.

Evidence of any Areas of Distressed, Discolored or Stained Vegetation

No evidence of these vegetative features was observed by RJS during the site inspection.

Evidence of any Chemical Spills and/or Releases

No evidence of these occurrences was observed by RJS during the site inspection.

Evidence of Groundwater or Surface Water Contamination

No evidence of these occurrences was observed by RJS during the site inspection.

Evidence of any Oil or Gas Well Exploration, Extraction or Refinery Activities

No evidence of any of these activities was observed by RJS during the site inspection.

Evidence of Agricultural Use Including the Use or Misapplication of Pesticides, Herbicides, Soil Conditioners and/or Fertilizers

The majority of the property was used for agricultural purposes from at least 1931 until about the 1940s including field crops and small orchard areas.

Evidence of Discharges, Leachate Migration or Run-Off of Potential Contaminants from an Off-Site Source onto the Subject Property

No evidence of any of these items was observed by RJS during the site inspection.

Other Known or Observed Environmentally Sensitive or Suspect Conditions On-Site

No evidence of these conditions was observed or noted by RJS during the site inspection.

Area Reconnaissance

The subject property is located in a semi-rural suburban residential use setting. The neighboring and adjacent properties consist of single family homes, a single family home development, a townhome development and vacant forested land. RJS did not observe any characteristics of any of the other neighboring properties that would represent a concern for causing an environmental impact to the subject property.

6.0 LIMITED SITE INVESTIGATION

In order to determine the presence or absence of residual agricultural pesticides in the soils of the property at concentrations of regulatory concern, RJS conducted a limited soil investigation. The investigation consisted of the collection and laboratory analysis of soil samples from representative areas of the property given the current site conditions. The investigation was conducted in general conformance with the New Jersey Department of Environmental Protection's (NJDEP's) *Historically Applied Pesticide Site Technical Guidance, December 2018*.

The review of historical aerial photographs indicated that the majority of the property (about 20 acres) had been historically used for agricultural purposes from at least 1931 until about the 1940s. On April 3, 2019 RJS collected a total of 7 representative surficial (0-6 inches) soil samples throughout the former agricultural use areas of the property. Soil samples were collected with dedicated stainless steel scoops and submitted to ALS Environmental Laboratory (NJDEP Certification No. PA010) in Middletown, PA for analysis. Soil sample locations were field staked and identified by coordinates obtained by use of a handheld GPS unit with the approximate locations shown in Figure 4.0. The analyses included pesticides by EPA Method 8081B and total arsenic/total lead by EPA Method 6010C. The analytical results are summarized in Table 2.0 below and a copy of the laboratory's analytical testreport (No. 3026272) is included as Appendix F.

Table 2.0: Topsoil Sample Analytical Results								
Parameter (mg/kg)	Sample ID / Depth Below Grade (inches)							NJDEP Soil Criteria
	SO - 1 0 - 6	SO - 2 0 - 6	SO - 3 0 - 6	SO-4 0 - 6	SO-5 0 - 6	SO - 6 0 - 6	SO - 7 0 - 6	
Pesticide Compounds	ND	ND	ND	ND	ND	ND	ND	---
Arsenic	2.8	1.5 J	2.3	2.2	1.6 J	1.9	5.3	19
Lead	13.2	32.6	20.1	29.5	7.0	14.5	35.1	400
mg/kg: milligrams per kilogram ND: Not Detected J: Indicates an estimated value between the MDL and PQL for the analyte NJDEP Soil Criteria: Residential Direct Contact Soil Remediation Standards Source: ALS Test Report No. 3026272 (Appendix F)								

The analytical results in Table 2.0 revealed no detectable concentrations of any pesticide compounds. All of the arsenic concentrations were trace level and lead concentrations were low. The concentrations reported for lead and arsenic were probably indicative of naturally occurring concentrations in the soils of the property. All reported concentrations for lead and arsenic were well below the applicable NJDEP Soil Remediation Standards. Based on these sampling and analytical results, no further investigation is necessary.



FIGURE 4.0:
Soil Sample Location Diagram

Vacant Forested Land
Cooper Road and LeLache Avenue
Atco, New Jersey

RJS Environmental LLC

15 Oakwood Drive Medford New Jersey 08055
609-654-4020 Fax 609-654-4080 www.rjsenv.com

Scale
1 in. = 300 ft. (approx.)

Date
4/17/2019

Source

Google Earth
5/24/2016

7.0 ENVIRONMENTAL/REGULATORY AGENCY INQUIRIES

RJS contacted various regulatory agencies as part of the assessment process. Information contained in this section was obtained through correspondence, review of documents, personal interviews and information provided to RJS by an environmental risk management data research company.

Local Governmental Agencies

RJS completed and submitted an Open Public Records Act (OPRA) Request Form on March 26, 2019 to the Waterford Township Clerk in order to review any property records and construction permit files. RJS received a response by email on March 29 with the property record cards attached and a note indicating that there was no construction permits issued for the subject property. The property record cards contained basic property information including that both lots are vacant and listed the current as well as the date of sale.

Federal and State Regulatory Agencies

EDR was used by RJS to provide a regulatory database review of the area surrounding the subject site in accordance with the ASTM Standard. The purpose of the regulatory database review is to identify regulatory cases and/or regulated facilities in the area of the subject site that may have recognized environmental conditions that have the potential to impact the subject property. A regulatory database review is also utilized to determine if the subject property is or was previously regulated and/or if the property has been the subject of a regulatory case.

Regulated facilities are facilities that are registered with the NJDEP or other governmental agencies based on their operations or based on characteristics of their facility and are not necessarily sites that have confirmed contamination and/or releases. Regulatory cases are sites that have confirmed contamination and/or releases to the environment that have been reported to the NJDEP or other governmental agency.

Table 3.0 is a complete listing of the databases utilized by EDR in performing the regulatory database review along with the corresponding ASTM search distances. A description of each individual database is included in the EDR Report.

Table 3.0: Regulatory Databases Reviewed	
Database	Search Distance (miles)
<i>Federal Records</i>	
NPL	1.0
Proposed NPL	1.0
Delisted NPL	1.0
NPL Recovery	Target Property
CERCLIS/ CERC-NFRAP	0.5
CORRACTS	1.0
RCRA-TSDF	0.5
RCRA Large/ Small Quantity Generators	0.25
ERNS/ HMIRS	Target Property
US ENG/ INST Controls	0.5
DOD/ FUDS	1.0
US Brownfields	0.5
CONSENT/ ROD	1.0
ODI/ UMTRA	0.5
TRIS/ TSCA	Target Property
SSTS/ FTTS	Target Property
PADS/ ICIS	Target Property
MLTS	Target Property
MINES	0.25
FINDS/RAATS	Target Property
<i>State and Local Records</i>	
State Hazardous Waste & Re-Evaluation	1.0
CHROME	0.5
NJ PF	Target Property
State Landfill	0.5
HIST LF	0.5
SWRCY	0.5
LUST/ HIST LUST	0.5
UST	0.25
LIENS	Target Property
NJ Major Facilities/ HIST Major Facilities	0.5
NJ Release/ NJ SPILLS	Target Property
RAATS	Target Property
MANIFEST	0.25
ENG/INST Controls	0.5
VCP	0.5
DRYCLEANERS	0.25
Brownfields	0.5
ISRA	0.5
NJPDES	Target Property
<i>Tribal Records</i>	
Indian Reservation	1.0
Indian LUST	0.5
Indian UST	0.25
<i>EDR Proprietary Records</i>	
Manufactured Gas Plants	1.0
EDR Historical Auto Stations	0.25
EDR Historical Cleaners	0.25

The regulatory cases/regulated facilities identified within the corresponding search distances are provided in the complete EDR Report⁵ (EDR Inquiry No. 5622603.2s) included as Appendix G. Table 4.0 below provides a summary of the identified regulatory cases/regulated facilities that are in close proximity to the subject site and/or those that would represent the highest concern for impact to the subject property.

Site/Address	Type	Location
Residence 2345 Cooper Rd., Waterford Twp.	SHWS, NJEMS NJ Release	Neighboring property to the east along Cooper Road

The subject property was not identified as a regulated facility or regulatory case. One neighboring property was a former regulatory case identified in the database search. The former case at 2345 Cooper Road is associated with the removal of a leaking residential 290 gallon heating oil UST in March 2005. The NJDEP issued a no further action determination on May 25, 2005.

RJS also reviewed several other current regulatory databases maintained on the OPRA website⁵ as part of the assessment process. Databases reviewed include the following:

- Known Contaminated Sites Lists (updated January 20, 2016)
- New Case Report
- Closed Case Report
- Sites with Institutional Controls List
- Sites with Active UST Remediations List
- Facilities with Regulated USTs List
- Known and Suspected Sites
- General listings under Dataminer
- Well Permit Records
- NJDEP GeoWeb Map

Information contained in these lists identifies many current and historical regulatory cases and/or regulated facilities in the area of the subject site. The review indicated no listings for the subject property.

The EDR Report did provide a list of several orphan sites. Orphan sites are sites for which EDR did not have enough information or information was inadequate to determine their exact location. RJS screened all of the orphan sites through administrative investigation or field reconnaissance and determined that either the sites were not located within the appropriate ASTM search distance or the site did not serve as a concern for impact to the subject property.


8.0 CONCLUSIONS AND RECOMMENDATIONS

RJS performed a Phase I Environmental Site Assessment of the subject property in order to identify historical, existing and/or potential areas of environmental concern associated with the subject site. The assessment was conducted in general conformance with the protocols, scope and limitations set forth in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13)*, issued by the American Society for Testing and Materials (ASTM).

The assessment performed by RJS did not identify any recognized environmental conditions associated with the subject property. As such, there is no recommendation for any further investigation at this time.

9.0 QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL

I declare that to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 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 *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Richard Schneidreit
President/Senior Project Manager
NJDEP License No. 0012205

REFERENCES

- 1) United States Department of the Interior Geological Survey, 7.5 Minute Series Topographic Map, Clementon, NJ, 1967 photorevised 1981.
- 2) Waterford Township Tax Map obtained from the Tax Assessor's Office website.
- 3) NJDEP GeoWeb Map – Geology, Physiographic Provinces and Surficial Aquifers of New Jersey.
- 4) Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. EDR Radius Map with Geocheck[®], Inquiry No. 5622603.2s dated April 16, 2019.
- 5) www.nj.gov/dep/opra, New Jersey Department of Environmental Protection, Open Public Records Act.

APPENDIX A:

Qualifications & Experience

QUALIFICATIONS AND EXPERIENCE

RICHARD J. SCHNEIDEREIT PRESIDENT

EXPERIENCE:

President of RJS Environmental LLC. Now with over 36 years experience in all aspects of environmental consulting, remediation and laboratory analyses, in July 2004 Mr. Schneidereit established a new full service environmental consulting and remediation company. His responsibilities include managing all aspects of the business and performing all consulting, investigative and remedial oversight services. In March 2004 Mr. Schneidereit was pre-qualified by the New Jersey Department of Environmental Protection (NJDEP) as a Cleanup Star and in October 2007 as an environmental professional within the Unregulated Heating Oil Tank Program. These NJDEP programs allow qualified consultants to administer certain regulatory cases and obtain no further action determinations in a timely manner without the involvement of a NJDEP case manager.

Mr. Schneidereit's areas of expertise include:

- Projecting project status reports, personnel and equipment requirements, workload forecasts, budget allocations and sales.
- Designing site audits and assessments to comply with ISRA, RCRA, NPDES, Safe Drinking Water, SARA Title III and UST Regulations. Mr. Schneidereit prepares all Phase I/II Environmental Assessment and Site/Remedial Investigation Reports. He has performed several hundred of these reports since 1989 for various types of clients, including industrial, institutional, educational and governmental.
- Review of Aboveground Storage Tank Inspection Reports prepared in accordance with API 653, API 570, SPCC/DPCC and regulatory programs implemented by various states.
- Development and design of Indoor Air Quality Assessments/Remedial Specifications. These activities include air borne chemical and microbiological contaminants, particularly mold and fungus in residential, commercial and institutional buildings.
- Development, design and implementation of Health & Safety Plans for large-scale remedial projects including Baseline Air Monitoring Programs and Real Time Air Monitoring during the remedial phase.
- Designing and implementing detailed sampling and analysis plans utilized in remedial investigations.
- Consulting clients on statutory requirements, remedial alternatives, waste characterization procedures and disposal options, permit processes and material handling and storage procedures.
- Collecting, organizing and disseminating information on government regulations, recent technological advances and operating procedures.