



# TERMS

Environmental Services, Inc.

599 Springfield Avenue, Berkeley Heights, NJ 07922

September 12, 2011

Stephanie R. Santos, P.E.  
Project Manager  
Neglia Engineering Associates  
34 Park Avenue  
Lyndhurst, NJ 07071

Re: Summary Report-Surface Soils  
Veterans Park  
Edgewater, NJ

Dear Ms. Santos:

Per your request, TERMS Environmental Services, Inc. (TERMS) performed test pit excavations and soil sampling/analysis investigations at the above referenced site and prepared this letter summarizing the activities that were performed.

The site located at 1167 River Road, Edgewater, Bergen County, New Jersey, is also known as Block 30, Lot 1. The site is an approximate 27.58 acres. Review of historical maps indicates the site was once covered by water associated with the Hudson River. Fill soils were utilized to developed the entire site to current grade.

On January 11, 2011, representatives from TERMS were on site to advance test pits in the areas located between the walk pathway and the shoreline in order to evaluate these soils for historic fill characteristics. Ten test pits were advanced at equal distances along this area. Evidence of non native fill materials were observed, including brick, concrete metal and wood. A total of two samples were collected from these test pits based on a five to one composite. The samples were analyzed for Target Compound List/Target Analyte List (TCL/TAL) Analytical Parameters

The results of the laboratory analysis for the sampling conducted by TERMS revealed that the concentration of Semi Volatile Organic Compounds (Specifically PAHs) were in excess of residential and nonresidential direct contact soil remediation standard in both samples. Polychlorinated Biphenyls (PCBs) were also slightly in excess of residential direct contact soil remediation standard. Based on these results, additional investigations were performed in order to further characterize and assist in delineating the extent of the contaminated historic fill.

On July 7, 2011, a representative from TERMS was onsite to collect six surface soil samples to determine if PAHs or PCBs were present in the surface soils in other areas of the site. These samples were analyzed for Semi Volatile Organic Compounds (PAHs) and Polychlorinated

Biphenyls (PCBs). TERMS recently received the full laboratory report and the results revealed that all grass covered areas contained several PAH compounds that were in excess of the most stringent standards. Sample S4 collected from the infield of the one of the ball fields exhibited PAH levels below the limits. PCB concentrations were below the residential standard at five of the six locations (S-1 through S-5). The PCB results for soil sample S6, collected in outfield grass area revealed a very slight exceedance (0.21 parts per million) of the NJDEP residential standards is 0.20 parts per million. re in excess of the limits. Sample summary tables, laboratory report and a figure of sample locations have been provided as an Attachment.

The findings of the investigation activities at 1167 River Road, Edgewater, NJ. revealed several contaminants associated with the historic fill in excess of NJDEP residential standard at several surface locations. These results indicate that historic fill utilized across a majority of the site to raise the natural grade contains some of the typical contaminants associated with this type of material. It is not clear if any "clean soil" was imported a placed on the surface of this site in the past but it is appears clear that the historic fill is impacted the surface soils.

Based on the results, there are basically 2 options available to properly address the historic fill:

1. Complete the horizontal and vertical delineation of the fill and remove the material and return the site to it's current grade using "certified clean fill. This approach would almost certainly be cost prohibitive and it should be noted that the NJDEP does not require a property owner to remediate historic fill unless the owner was responsible for placing the fill at the site.
2. Install an Engineering Control (i.e. Cap the site) with either an impervious material (which is costly and would render the site unusable for most of the current recreational activities available at the site) or with "certified clean fill. This seems to be the most practical solution but would require raising the grade of the entire site by 1 or 2 feet. This option would also require that an institutional control, in the form of a Deed Notice for the entire site, be prepared and recorded. This will also require an annual Remedial Action Permit for the soil as well as biennial certifications of the site conditions.

In the interim of determining the most desirable course of action, TERMS recommends restricting access to the site to the unpaved areas of the site as a prudent interim measure.

Please feel free to contact our office with any questions or concerns.

Sincerely,  
**TERMS Environmental Services, Inc.**

*Pete Lakatos*

Pete Lakatos  
Project Manager