



11-13 BROAD STREET, WASHINGTON, NJ 07882
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May 7, 2019

Fair Lawn School District
37-01 Fair Lawn Ave
Fair Lawn, NJ 07410

Attn: Brooke Bartley, Business Administrator

Re: Classification Exception Area (CEA)
31-01 Broadway (a.k.a. Cameo Cleaners; Neat Cleaners)
31-01 Broadway
Borough of Fair Lawn, Bergen County
PI – G000060372

Dear Ms. Bartley,

Practical Environmental Solutions, LLC, on behalf of our client, 31-01 Broadway Associates, LLC, is investigating ground water contamination at the 31-01 Broadway site. During the investigation, elevated levels of PCE, TCE, vinyl chloride and cis-1,2-dichloroethene were detected in the ground water. A ground water Classification Exception Area (CEA) will be implemented as an institutional control based on the area of the contaminant plume in accordance with N.J.A.C. 7:26C Administrative Requirements for the Remediation of Contaminated Sites.

Thank you for your assistance in this matter. If you have any questions about the CEA or remedial activities underway at the 31-01 Broadway site, please contact Laura Antonow at 908-835-2510 or lantonow@practicalenviro.com.

Sincerely,

Laura Antonow, Project Engineer

Enclosure: CEA Fact Sheet Form, CEA Boundary Map



New Jersey Department of Environmental Protection
Site Remediation and Waste Management Program
CLASSIFICATION EXCEPTION AREA / WELL RESTRICTION
AREA (CEA/WRA) FACT SHEET FORM

Date Stamp
 (For Department use only)

SECTION A. SITE INFORMATION

Site Name: 31-01 Broadway a.k.a. Cameo Cleaners; Neat Cleaners

Program Interest (PI) Number(s): G000060372

Case Tracking Number(s) for this submission: 17-09-06-1258-59

**This form must be attached to the Cover / Certification Form
 if not submitted through the Remedial Phase Report Online Service**

1. Indicate the reason for submission of this form (*see instructions*):

- New CEA Revise CEA Reestablish CEA Existing CEA with no changes
 CEA for historic fill CEA for Historically Applied Pesticides (HAP) CEA lift/removal

If you are submitting this form for an existing CEA provide the CEA Subject Item ID: _____

2. Indicate the type of ground water Remedial Action (RA):

- Natural Active Final RA not yet selected

3. Is this form being submitted with a Remedial Action Permit (RAP) Form (for Soil or Ground Water)? Yes No

SECTION B. CEA COMPONENT AND VAPOR INTRUSION INFORMATION

Name of document that includes the CEA Fate and Transport Description: Remedial Investigation Report

Date of document: 05/07/2019

1. **Ground Water Classification:** What is the ground water classification within the CEA as per N.J.A.C. 7:9C?

(Check all that apply)

- Class I-A Class II-A
 Class I-PL Pinelands Protection Area Class III-A
 Class I-PL Pinelands Preservation Area Class III-B

2. **Contaminant Data:** This CEA/WRA applies only to the contaminants listed below with concentrations above, or assumed to be above, numeric values established for the applicable classification area via the [Ground Water Quality Standards](#) (GWQS), N.J.A.C. 7:9C. Except for historic fill CEAs based on assumed ground water contamination, list the maximum contaminant value for all ground water data that could be representative of **current** conditions for any well or sampling point used to establish the CEA. See form instructions before entering data into the below table.

Contaminant	Concentration ⁽¹⁾	GWQS ⁽²⁾	SWQS ⁽³⁾	GWSL ⁽⁴⁾
PCE	609 ug/L	1	N/A	31
TCE	630 ug/L	1	N/A	2
Vinyl Chloride	273 ug/L	1	N/A	1
cis-1,2-dichloroethene	2,340 ug/L	70	N/A	-

- Notes: ⁽¹⁾ Maximum concentration in Micrograms Per Liter
⁽²⁾ New Jersey Ground Water Quality Standards, N.J.A.C. 7:9C-1.7 and 1.9(c)
⁽³⁾ [Surface Water Quality Standards](#), N.J.A.C. 7:9B - Applicable only where contaminants in the CEA may discharge to a surface water body.
⁽⁴⁾ Current NJDEP Vapor Intrusion (VI) Ground Water Screening Levels (GWSL) available at <http://www.nj.gov/dep/srp/guidance/vaporintrusion/>

Check if attaching the form Addendum to list additional contaminants and associated information.

3. CEA Boundaries and VI Pathway Status: Year of tax map used: 2018

Are there volatile contaminants in the CEA?..... Yes No
 Is there LNAPL currently found in the CEA?..... Yes No

For CEA revisions only:

- Check if CEA Boundary has changed (See instructions)
- Check if Block and Lot numbers have changed (See instructions)

List the block(s) and lot(s) included in the areal extent of the CEA and check the appropriate boxes:

Block	Lot(s)	Check if off-site	Check if VI pathway was evaluated *	Check if VI pathway status is indeterminate *
2301	1,2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2301	3,4,5,6,7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2306	9,10,11,12,13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2306	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2306	7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2207	84,85	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2207	83	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Check if attaching an Addendum to list additional Blocks/Lots and associated information. (see instructions)

* Follow instructions for parcels where the vapor intrusion (VI) pathway was evaluated and the status is indeterminate.

Direction of ground water flow: NW (If multiple water bearing zones exist within the CEA and/or there is no predominant flow direction, see instructions.)

Vertical depth of CEA: 100 (ft bgs) and -29 (msl).

Horizontal extent of CEA: 81,544 Indicate units: acres or square feet

Name(s) of the affected Geologic Formation(s)/Unit(s) (see instructions if multiple formations/units affected):

Passaic Formation, Late Wisconsinan Glacial Delta Deposits

Narrative description of proposed CEA boundaries:

Boundary of installed groundwater monitoring wells with no contamination.

4. Projected Term of CEA: (Based on modeling/calculations in the fate and transport description)

Proposed Duration in Years: _____ Anticipated Expiration Date: _____

or Indeterminate (Review instructions before selecting "Indeterminate" for the CEA duration.)

5. ATTACH AND/OR SUBMIT THE FOLLOWING: (see instructions for additional information/requirements)

Exhibit A: Site Location Maps – Based on USGS Quadrangle Map;

Exhibit B: CEA Map and Cross Section Figure – See N.J.A.C 7:26C- 7.3(c)1 and 2 and instructions regarding what is required to be included on the map and the cross-section figure.

Exhibit C: GIS Deliverables – CEA Boundary Extent Map. The CEA Boundary Extent Map shall be submitted via email to srpgis_cea@dep.nj.gov. (See the instructions for detailed GIS deliverable requirements.)

Identify format of CEA Boundary Extent Map being submitted: Shape File CAD File N/A

If there is a CEA map already on NJ-GeoWeb, does it need to be revised? Yes No N/A

SECTION C. CURRENT GROUND WATER USE DOCUMENTATION

- 1. Indicate the year of the most recent well search completed per N.J.A.C. 7:26E-1.14: 2017
 - 2. If this Fact Sheet form is for a revised CEA or an existing CEA with no changes, have new wells been installed since the CEA was established? Yes No N/A
 - 3. Are there any pumping wells (e.g., potable, industrial, irrigation or recovery wells) within the foot print of the CEA? Yes No
- If "Yes" list/attach list of the type and status of any pumping well(s) within CEA:

SECTION D. WELL RESTRICTION INFORMATION

Certain well restrictions relevant to potable ground water use, such as "Double Case Wells", "Sample Potable Wells", and "Evaluate Production Wells", are consistently set within the boundaries of all CEAs established by the NJDEP in Class I and II-A areas (see instructions).

- 1. Are there any other site-specific well restrictions relevant to potable ground water use that should be set within or near the boundaries of the proposed CEA? Yes No
- If "Yes", describe below any such site-specific well restrictions proposed for this CEA:

SECTION E. PUBLIC NOTIFICATION REQUIREMENTS

- 1. Indicate which of the following entities have been notified pursuant to N.J.A.C. 7:26C-7.3(d) and the dates each notification was sent. (check all that apply)
- | | |
|---|---------------------------------|
| <input checked="" type="checkbox"/> Municipal and county clerk(s) | Dated mailed: <u>05/07/2019</u> |
| <input checked="" type="checkbox"/> Local, county or regional health department(s) | Dated mailed: <u>05/07/2019</u> |
| <input checked="" type="checkbox"/> Designated County Environmental Health Act agency (if applicable) | Dated mailed: <u>05/07/2019</u> |
| <input checked="" type="checkbox"/> County Planning Board | Dated mailed: <u>05/07/2019</u> |
| <input type="checkbox"/> Pinelands Commission (if applicable) | Dated mailed: _____ |
| <input checked="" type="checkbox"/> Owners of real property overlying CEA foot print | Dated mailed: <u>05/07/2019</u> |



EXHIBIT B

CEA MAP

CAMEO CLEANERS
 31-01 BROADWAY, FAIR LAWN, NEW JERSEY
 PI: G000060372

PRACTICAL ENVIRONMENTAL SOLUTIONS, LLC
 11-13 BROAD STREET
 WASHINGTON, NJ 07882

Scale: 1" = 80' DRAWN BY: LA MAY 6, 2019

LEGEND

CEA BOUNDARY ———



SOURCE: NJ 2015 ORTHOPHOTOGRAPHY