

PRACTICAL



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11-13 BROAD STREET, WASHINGTON, NJ 07882 PHONE: 908-835-2510 FAX: 908-835-2514

September 19, 2017

VIA CERTIFIED MAIL

Mr. Tom Senko  
Director of Buildings and Grounds  
Fair Lawn Board of Education  
5-01 Bergen Avenue  
Fair Lawn, New Jersey 07410

**Re: Sub-Slab Soil Gas and Indoor Air Sampling at:  
Warren Point Elementary School  
30-07 Broadway  
Fair Lawn, Bergen County, New Jersey  
Block 2301, Lot 1 and Lot 2  
Sampling Date: August 17, 2017**

**For: 31-01 Broadway (aka Cameo Cleaners / Neat Cleaners)  
31-01 Broadway  
Fair Lawn, Bergen County, New Jersey  
NJDEP Program Interest (PI) No.: G000060372**

Dear Mr. Senko:

I am writing on behalf of 31-01 Broadway Associates, LLC, to provide you with the analytical results for sub-slab soil gas and indoor air samples collected at your property on August 17, 2017. The samples were collected as part of a vapor intrusion investigation due to the presence of volatile organic compounds in the ground water at the 31-01 Broadway site.

The samples were analyzed for volatile organic compounds according to USEPA Method TO-15. The primary contaminants of concern associated with the 31-01 Broadway site that could affect indoor air quality within your building are chlorinated solvents, including tetrachloroethene and trichloroethene. Since this is the first time vapor intrusion testing was performed at your property, the New Jersey Department of Environmental Protection (NJDEP) requires that the samples be analyzed for the full list of volatile organic compounds and all analytical results be included in this letter and summary table. Therefore, if contaminants unrelated to the 31-01 Broadway site were detected, these compounds are also reported for your information.

Summarized below and in the attached table are the analytical results of the sub-slab soil gas and indoor air samples collected from your building as well as the analytical results for an ambient (outdoor) air sample. The NJDEP Indoor Air Screening Levels referenced in the attached indoor air sampling results table are based upon typical exposure factors and assume the occupants of the building are exposed to the indoor air over a 25 to 30 year period. Any sampling result that exceeded an applicable NJDEP screening level is presented in bold type and shaded.

RESULTS:

Tetrachloroethene was detected in the sub-slab soil gas at a concentration above NJDEP's Residential Soil Gas Screening Level. As noted above, this is a contaminant associated with the 31-01 Broadway site. However, this contaminant was not detected in the indoor air at a concentration above NJDEP's Residential Indoor Air Screening Level.

Although these findings indicate that vapor intrusion is not occurring at your building at this time, due to the elevated level of site-related contamination in the sub-slab soil gas at your property, periodic monitoring of the indoor air is needed. You will be contacted to arrange a mutually convenient date and time to conduct the testing.

The New Jersey Department of Health (NJDOH) is responsible for evaluating indoor air quality issues. Therefore, if you have questions regarding the quality of the indoor air and/or require information about potential health effects, please contact NJDOH's Indoor Environments Program at (609) 826-4920.

Please note that pursuant to New Jersey's Open Public Records Act (OPRA), all building surveys and vapor intrusion sampling results provided to NJDEP during this investigation become part of the public record for the 31-01 Broadway site. NJDEP is obligated to make this information available to any interested party that requests access to it through its Office of Record Access.

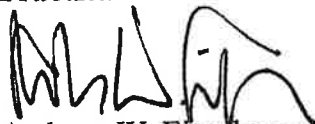
**Mr. Tom Senko**  
**September 19, 2017**  
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If you have any questions regarding this correspondence or remedial activities at the 31-01 Broadway site, please contact Andreas W. Eisenberger, Senior Project Manager, at 908-835-2510 / [aeisenberger@practicalenviro.com](mailto:aeisenberger@practicalenviro.com). For information about vapor intrusion, please see NJDEP's web page at [www.nj.gov/dep/srp/guidance/vaporintrusion/indoor\\_air.htm](http://www.nj.gov/dep/srp/guidance/vaporintrusion/indoor_air.htm).

Sincerely,

**Practical Environmental Solutions, LLC**



Andreas W. Eisenberger, LSRP  
Senior Project Manager

Enclosure: Table 1 – Sub-Slab Soil Gas and Indoor Air Sampling Results Summary Table

cc: Ms. Carol Wagner, Director/Health Officer, Fair Lawn Health Department  
Mr. William Koba, New Jersey Department of Environmental Protection  
Richard J. Conway Jr., Esq., Attorney for the Fair Lawn Board of Education  
Mr. Robert Greco, 31-01 Broadway Associates, LLC  
Each w/ Enclosure

**Table 1 - Sub-Slab Soil Gas and Indoor Air Sampling Results Summary Table**

Sample Location:

Warren Point Elementary School  
30-07 Broadway, Fair Lawn, New Jersey

Samples Collected For:

31-01 Broadway (aka Cameo Cleaners / Neat Cleaners)

NJDEP PI No. G000060372

Sample Name: Lab ID: Sample Type: Date Sampled:	Warren Pt Slab			Warren PT Indoor			Warren Pt Ambient			NJDEP SCREENING LEVELS			
	E17-06759-06			E17-06759-01			E17-06759-02			Soil Gas	Indoor Air	Indoor Air	
	Sub-Slab			Indoor Air			Ambient Air			(SGSL)	(IASL)	Residential	
	08/17/2017			08/16/2017			08/16/2017			Residential	Residential	Residential	
Compound	CAS	Q	Conc ug/m3	RL ug/m3	Q	Conc ug/m3	RL ug/m3	Q	Conc ug/m3	RL ug/m3	Residential ug/m3	Residential ug/m3	Residential ug/m3
Acetone	67-64-1	Y	7	5		76	0.5		6	0.5	1600000	32000	64000
Allyl Chloride	107-05-1		ND	6		ND	0.6		ND	0.6	20	2	2
Benzene	71-43-2		ND	6		ND	0.6		ND	0.6	16	2	30
Bromodichloromethane	75-27-4		ND	13		ND	1		ND	1	34	3	7
Bromoform	75-25-2		ND	21		ND	2		ND	2	110	5	200
Bromomethane	74-83-9	Y	ND	8	Y	ND	0.8	Y	ND	0.8	260	5	10
1,3-Butadiene	106-99-0	Y	ND	4		ND	0.4	Y	ND	0.4	11	1	4
Chlorobenzene	108-90-7		ND	9		ND	0.9		ND	0.9	2600	52	100
Chloroethane	75-00-3	Y	ND	5	Y	ND	0.5	Y	ND	0.5	520000	10000	20000
Chloroform	67-66-3		ND	10		ND	1		ND	1	24	2	10
Chloromethane	74-87-3	Y	ND	4	Y	ND	0.4	Y	ND	0.4	4700	94	190
Carbon disulfide	75-15-0		ND	6		ND	0.6		ND	0.6	36000	730	1500
Carbon tetrachloride	56-23-5		ND	13		ND	1		ND	1	31	3	40
2-Chlorotoluene	95-49-8		ND	10		ND	1		ND	1	NS	NS	NS
Cyclohexane	110-82-7		ND	7		ND	0.7		ND	0.7	310000	6300	13000
Dibromochloromethane	124-48-1		ND	17		ND	2		ND	2	43	4	9
1,2-Dibromoethane	106-93-4		ND	15		ND	2		ND	2	38	4	4
1,2-Dichlorobenzene	95-50-1		32	12		2	1		ND	1	10000	210	420
1,3-Dichlorobenzene	541-73-1		ND	12		ND	1		ND	1	NS	NS	NS
1,4-Dichlorobenzene	106-46-7		ND	12		1	1		ND	1	30	3	20
Dichlorodifluoromethane	75-71-8		ND	10		ND	1		ND	1	5200	100	200
1,1-Dichloroethane	75-34-3		ND	8		ND	0.8		ND	0.8	76	2	200
1,2-Dichloroethane	107-06-2		ND	8		ND	0.8		ND	0.8	20	2	9
1,1-Dichloroethene	75-35-4		ND	8		ND	0.8		ND	0.8	10000	210	420
1,2-Dichloroethene (cis)	156-59-2		ND	8		ND	0.8		ND	0.8	NS	NS	NS
1,2-Dichloroethene (trans)	156-60-5		ND	8		ND	0.8		ND	0.8	3100	63	130
1,2-Dichloropropane	78-87-5		ND	9		ND	0.9		ND	0.9	23	2	8
1,3-Dichloropropene (cis)	10061-01-5		ND	9		ND	0.9		ND	0.9	NS	NS	NS
1,3-Dichloropropene (trans)	10061-02-6		ND	9		ND	0.9		ND	0.9	NS	NS	NS
1,3-Dichloropropene - TOTAL	542-75-6		ND	9		ND	0.9		ND	0.9	30	2	42
1,2-Dichlorotetrafluoroethane	76-14-2		ND	14		ND	1		ND	1	NS	NS	NS
1,4-Dioxane	123-91-1		ND	7		ND	0.7		ND	0.7	NS	NS	NS
Ethanol	64-17-5	Y	ND	4	EY	190	0.4	Y	ND	0.4	NS	NS	NS
Ethylbenzene	100-41-4		ND	9		ND	0.9		ND	0.9	49	2	100
4-Ethyltoluene	622-96-8		ND	10		ND	1		ND	1	NS	NS	NS
n-Heptane	142-82-5		ND	8		ND	0.8		ND	0.8	NS	NS	NS
1,3-Hexachlorobutadiene	87-68-3		ND	21		ND	2		ND	2	53	5	10
n-Hexane	110-54-3		ND	7		0.7	0.7		ND	0.7	36000	730	1500
Isopropanol	67-63-0		ND	5	Y	30	0.5		ND	0.5	NS	NS	NS
Methylene chloride	75-09-2		ND	7		3	0.7		8	0.7	4800	96	1300
Methyl ethyl ketone	78-93-3		ND	6		7	0.6		0.6	0.6	260000	5200	10000
Methyl isobutyl ketone	108-10-1		ND	8		ND	0.8		ND	0.8	160000	3100	6200
Methyl methacrylate	80-62-6		ND	8		ND	0.8		ND	0.8	NS	NS	NS
Methyl tert-butyl ether	1634-04-4		ND	7		ND	0.7		ND	0.7	470	9	900
Styrene	100-42-5		ND	9		1	0.9		ND	0.9	52000	1000	2000
Tert-butyl alcohol	75-65-0		ND	6		4	0.6		ND	0.6	NS	NS	NS
1,1,2,2-Tetrachloroethane	79-34-5		ND	14		ND	1		ND	1	34	3	4
Tetrachloroethene	127-18-4		810	14		2	1		ND	1	470	9	84
Tetrahydrofuran	109-99-9	Y	ND	6		ND	0.6		ND	0.6	NS	NS	NS
Toluene	108-88-3		ND	8		3	0.8		0.8	0.8	260000	5200	10000
1,2,4-Trichlorobenzene	120-82-1		ND	15		ND	2		ND	2	100	4	18
1,1,1-Trichloroethane	71-55-6		ND	11		ND	1		ND	1	260000	5200	10000
1,1,2-Trichloroethane	79-00-5		ND	11		ND	1		ND	1	27	3	3
Trichloroethene	79-01-6		17	11		ND	1		ND	1	27	3	4
Trichlorofluoromethane	75-69-4		ND	11		4	1		ND	1	36000	730	1500
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1		ND	15		ND	2		ND	2	1600000	31000	62000
1,2,4-Trimethylbenzene	95-63-6		ND	10		2	1		ND	1	NS	NS	NS
1,3,5-Trimethylbenzene	108-67-8		ND	10		ND	1		ND	1	NS	NS	NS
2,2,4-Trimethylpentane	540-84-1		ND	9		ND	0.9		ND	0.9	NS	NS	NS
Vinyl bromide	593-60-2		ND	9	Y	ND	0.9		ND	0.9	22	2	6
Vinyl chloride	75-01-4	Y	ND	5		ND	0.5	Y	ND	0.5	13	1	20
Xylenes (m&p)	179601-23-1		ND	17		ND	2		ND	2	NS	NS	NS
Xylenes (o)	95-47-6		ND	9		ND	0.9		ND	0.9	NS	NS	NS
Xylenes - TOTAL	1330-20-7		ND	17		ND	2		ND	2	5200	100	200

**BOLD Concentration** Indicates a concentration that exceeds the NJDEP Vapor Intrusion Screening Levels  
**BOLD Concentration** Indicates a concentration that exceeds the NJDEP Residential Indoor Air Screening Levels  
**BOLD Concentration** Indicates a concentration that exceeds the NJDEP Residential Rapid Action Levels (indoor air only)  
**BOLD RL** Indicates RL that exceeds applicable criteria

ND = Analyzed for but Not Detected at the RL  
NS = No Standard Available  
D = Extra dilution required for this compound  
E = Concentration exceeds upper level of calibration range for instrument  
Y = Compound failed in RLCS  
RAL = Rapid Action Level, used for Indoor air (IA) only