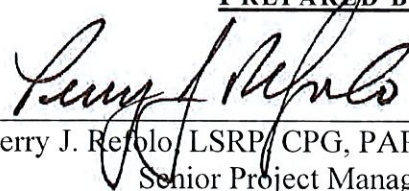




PHASE I – ENVIRONMENTAL **SITE ASSESSMENT**

2116 Leitz Lane
Block: 204; Lot: 3 (formerly Block 202, Lot 5)
Waterford Township
Camden County, New Jersey 08004

PREPARED FOR:
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March 5, 2020

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EXECUTIVE SUMMARY

CURREN Environmental, Inc. (CURREN) was contracted by Mr. Brian Chimielewski, to conduct a Phase I Environmental Site Assessment of a site addressed 2116 Leitz Lane (C. William Haines Blvd.) in Waterford Township, Camden County, New Jersey. The subject site is a squarish shaped approximately 3.96 acre parcel of land identified by Waterford Township as Block 205, Lot 3 (formerly Block 202, Lot 5).

The subject site is CURRENTly an undeveloped and unimproved partially wooded tract with no ongoing site operations. Former site operations are identified as Dale Miller Contracting (no dates of operation). One block wall garage structure is located centrally on the property. Access to the site is currently from CW Haines Blvd. which abuts the site along the northern property line. Site access via Leitz Lane from State Route 30 is blocked.

The assessment was conducted in general accordance with the protocols as set forth in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13), prepared by ASTM International. The following Recognized Environmental Conditions (REC) were identified on the subject site.

- **2,000 and 500 Gallon #2 Oil USTs** - CURREN recommends further action for this REC in the form of a site GPR investigation or placements of test pits on the property. CURREN considers this a high risk.
- **NJ Spills and NJ Release Case Numbers** – Case numbers 00-10-04-1155-26 and 02-08-08-1503-01 were assigned to the site from the NJ Spills and NJ Release databases respectively. As no other description of the locations of these incidents it is difficult to present a course of action. The NJDEP Communication Center Notification Report references a Mr. Richard Katz as the consultant. Communication with Mr. Katz as a start is recommended. CURREN considers this a moderate risk.
- **Soil Piles/Landfill Areas** - During the site inspection CURREN identified two (2) areas of disturbed soil located on the subject site. County documents also refer to landfill areas on the site being 10 feet x 10 feet x ¼ mile in size. NJDEP DataMiner did identify the presence of a landfill on the subject site. CURREN recommends further action for this REC in the form of test pits and the removal of the on-site observed piles of debris. CURREN considers this a high risk.
- **Numerous NJDEP Case Numbers** – Associated with the subject site are several NJDEP Case Numbers as follows: 98-05-13-1248, 00-10-04-1155-26 (NJ Spills), 02-08-08-1503-01 (NJ Release), 00-10-02-1300, and 00-10-04-1158. No final closure documents for any of these case numbers was identified in any of the OPRA documents obtained for this project. CURREN recommends additional inquiries to be made to Camden County and the NJDEP to perhaps identify investigative documents associated with these case numbers. CURREN considers this a moderate to high risk.
- **Miscellaneous** – As part of the OPRA documents received by CURREN a letter (dated 10/25/2002) stated “upon an inspection of the property, new motor oil, waste oil and a hydraulic oil spill was noted on the ground near the out building that has been demolished”. This letter also noted other areas of the site needing environmental cleanup, however no



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maps of these areas were included or documentation that this work had been conducted. CURREN recommends additional inquiries to be made to perhaps identify investigative documents associated with these case numbers. CURREN considers this a moderate to high risk.