



BOARD OF ADJUSTMENT

428 60TH STREET
WEST NEW YORK, NJ 07093

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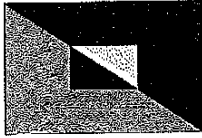
TOWN CLERK'S OFFICE
WEST NEW YORK, N.J.

To: Carmela Riccio, Town Clerk
Date: April 24, 2012
From: Maria Varela, Board Secretary
Re: Tracking # 3663

Please be advised that I have included a copy of the document regarding the specific request. If you have any further questions feel free to contact me.

Sincerely,

Maria Varela
Board Secretary



ECO EARTH, LLC

2017-41st Street, North Bergen, NJ 07047 *Tel.: 201-446-5491 *Fax: 201-866-8032

April 17, 2012

Mr. Henry Szwed
Meridia Le Boulevard, LLC
142 Route 23
Pompton Plains, NJ 07444

Re: Status of Environmental Investigation and Remediation Activities
Steve's Skyline Servicer, 6609-6615 Boulevard East (Block 2, Lot 10), West New York, New Jersey
9 67th Street (Block 2, Lot 9), West New York, New Jersey

Dear Mr. Szwed:

As you are aware, Eco Earth LLC has been retained to complete an environmental investigation and remediation of soil and ground water conditions for the above referenced properties. In accordance with your request, a summary of the investigation completed to date is provided below. Some conceptual information regarding how the contamination will be addressed is also provided.

Steve's Skyline Servicer, 6609-6615 Boulevard East (Block 2, Lot 10)

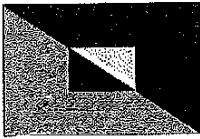
A Preliminary Assessment, which is a review of the available information regarding the past uses and activities that have occurred at the property, was completed in February 2012. A Preliminary Assessment Report was then submitted to NJDEP. The report found twenty-one (21) areas of concern that had the potential to be contaminated, which is not uncommon for a property where a gasoline station has existed since about 1930. These areas include, but are not limited to, underground storage tanks (current and former), hydraulic lifts, etc. Of those twenty-one (21) areas, twelve (12) areas required further investigation with soil and/or ground water testing.

In late March 2012, soil conditions at seven (7) of the areas of concern were investigated. Soil contamination above New Jersey's Residential Direct Contact Soil Remediation Standards was detected at only one (1) of these areas (a hydraulic lift within the repair garage). The remaining five (5) areas of concern represent the four (4) existing underground storage tanks and the dispenser island. Soil conditions shall be investigated at the time of removal. The conceptual remediation plan is to remediate any contaminated soil by excavation and off-site disposal.

Ground water was found to be contaminated at low-to-moderate concentrations with mostly gasoline constituents. Additional monitoring wells will be required. Any buildings that are proposed to be constructed may require a vapor mitigation system, which is similar to a radon mitigation system, to prevent any gasoline vapors from entering the building at unacceptable levels.

9 67th Street (Block 2, Lot 9)

A Preliminary Assessment, which is a review of the available information regarding the past uses and activities that have occurred at the property, was completed in February 2012. A Preliminary Assessment Report was then submitted to NJDEP. The assessment found that the property was undeveloped until circa 1959 when the currently existing single-family residence was built. One (1) area of concern that had the potential to be contaminated was identified. Specifically, since the building was constructed prior to 1978, the potential for lead-based paint to have washed down (or scraped down) to the soil around the perimeter of the single-family residence required further investigation.



ECO EARTH, LLC

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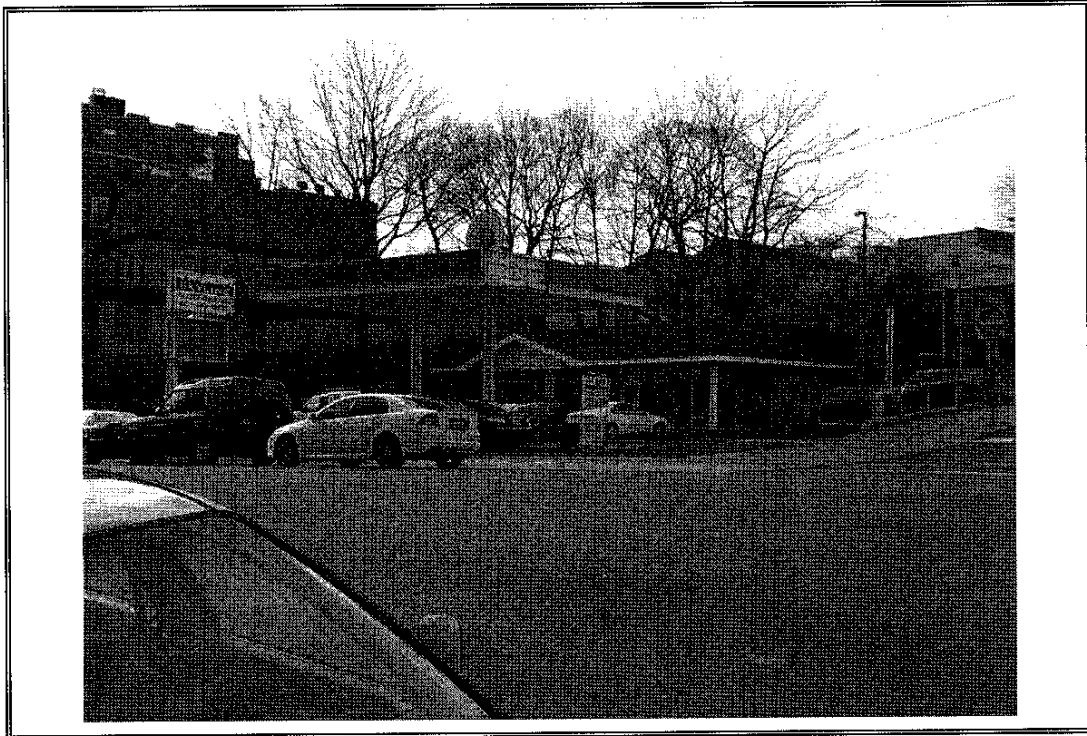
In early March 2012, soil samples were collected on two (2) sides of the residence. The laboratory results found that the soil is contaminated with lead at concentrations that exceed the Residential Direct Contact Soil Remediation Standard. Additional soil testing will be required to determine the horizontal and vertical extent of the lead contamination. At present, there is no trigger for a ground water investigation at this property. The conceptual remediation plan is to remediate any contaminated soil by excavation and off-site disposal.

Photographs of each site are enclosed. If you have any questions or concerns, the undersigned can be reached by cell phone at (862) 397-9387 or by electronic mail at Joseph.Novelli@nj-pe-lsrp.com.

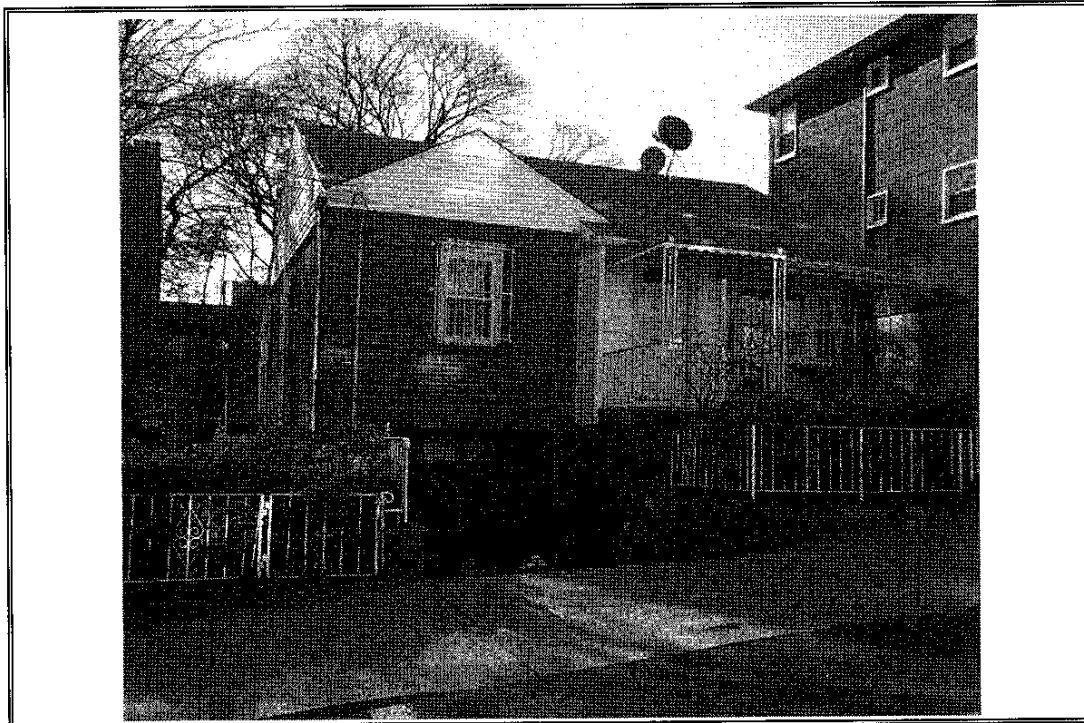
Sincerely,

Joseph P. Novelli, P.E., LSRP
New Jersey Licensed Site Remediation Professional #505632

Enclosure: Site photographs (one page)



Gas station property at 6609-6615 Boulevard East, West New York, New Jersey



Single-family residence at 9 67th Street, West New York, New Jersey