



TFLSOH-16002

July 1, 2022
Via Email

Charles Terefenko, Borough Administrator
Borough of Tinton Falls
556 Tinton Avenue
Tinton Falls, NJ 07724

**Re: Tinton Falls Department of Public Works Facility
556 Tinton Avenue
Block 100, Lot 1
NJDEP PI #013719
Incident #95-10-04-0858-14
Remedial Action Services – Phase 3
Scope & Fee Estimate**

Dear Mr. Terefenko:

T&M Associates (T&M) has prepared this proposal to present a scope of services and fees associated with the required Remedial Action (RA) services for the active New Jersey Department of Environmental Protection (NJDEP) case associated with the former underground storage tanks (USTs) located at the Department of Public Works Facility (Site) located at 556 Tinton Avenue (Block 100, Lot 1) in the Borough of Tinton Falls, Monmouth County, New Jersey.

In 1995, five (5) USTs (one 10,000-gallon leaded gasoline UST, one 1,000-gallon leaded gasoline UST, one 10,000-gallon diesel UST, one 550-gallon heating oil UST, and one 275-gallon waste oil UST) were decommissioned and removed under UST Closure #TMS-93-1562. During the removal of the 1000-gallon leaded gasoline UST and the 10,000-gallon leaded gasoline UST, as well as through post-excavation soil sampling and analysis, it was confirmed that there is contamination present in the soil. The NJDEP was notified of a release at that time, and incident number 95-10-04-0858-14 was assigned to the Site.

The following scope of services for the Site is based on the findings of the previous investigations and is intended to address the NJDEP Site Remediation Program (SRP) technical requirements. This proposal includes one (1) groundwater sampling event and the preparation of the Remedial Action Permit Application for Soil, Remedial Action Report (RAR), and Response Action Outcome (RAO). Please note, based on the proposed sampling event and further remedial evaluation, additional investigation may be required prior to completing the RAR, which could include horizontal and vertical delineation of groundwater; aquifer characterization for establishing a Classification Exception Area (CEA), etc. The scope of services and cost for any



additional work required beyond this proposal would be submitted under separate cover, if required.

SCOPE OF SERVICES

Item 1: LSRP Management and NJDEP Timeframes

T&M will continue to provide Licensed Site Remediation Professional (LSRP) management services and technical support, including communication with the NJDEP and the Borough for the duration of the proposed scope of service. In addition, T&M's LSRP will be responsible for verification of all work completed and thorough review of all submittals to the NJDEP under the LSRP program.

In accordance with the NJDEP Administrative Requirements for the Remediation of Contaminated Sites (ARRCS) N.J.A.C. 7:26 C-14.2 (a), the person responsible for conducting the remediation shall comply with the statutory requirements for direct oversight, pursuant to N.J.S.A. 58:10C-27, whenever: 2. The person responsible for conducting the remediation has failed to meet: i. A mandatory remediation timeframe established by the Department pursuant to N.J.A.C. 7:26C-3.3, including any extension thereof granted by the Department.

In the event that a mandatory deadline will be missed, T&M will complete the Notice of Failure to Comply with a Mandatory or Expedited Site-Specific Remediation Timeframe Form, which will notify the NJDEP and the Borough in writing that the LSRP in his or her professional judgement based on site history, any one or more applicable mandatory or expedited site-specific timeframe referenced in N.J.A.C. 7:26C-3 is unlikely to be met (pursuant to N.J.A.C. 7:26I-6.8(c)).

Item 2: Monitoring Well Sampling

Based on historical and recent groundwater sampling events, lead is the only compound that has recently exceeded the NJDEP Groundwater Quality Standards (GWQS), which may be related to high turbidity. One (1) groundwater sampling event is proposed for the four (4) site monitoring wells that recently exceeded for lead (MW-5 through MW-8). All groundwater samples will be analyzed for lead by a New Jersey Certified Laboratory. Field and trip blank sampling will also be performed during the groundwater sampling events.

Please note, based on the analytical results of the proposed groundwater sampling, if lead is detected below the NJDEP GWQS, T&M will propose no further action for groundwater. If lead is detected above the GWQS, additional investigation may be required prior to completing the RAR; aquifer characterization for establishing a CEA, a Remedial Action Permit for Groundwater, etc.

Task 3: Groundwater Investigation

The original site monitoring wells MW-1, MW-2 and MW-3 were installed in 2002. Therefore, to confirm the groundwater elevations the entire monitoring well network was recently re-surveyed. Based on the recent contours, additional groundwater samples are necessary to confirm



groundwater delineation to the north of the former excavation area. The investigation will include advancing up to six (6) soil borings/temporary groundwater sampling points utilizing direct-push drilling technologies (Geoprobe®) to an approximate depth of 25 feet below surface grade (bsg). Groundwater samples will be submitted to a NJDEP-certified analytical laboratory and analyzed for VO+15. All samples will be analyzed on a standard turn-around-time of ten (10) business days.

All sample collection and management will be performed in accordance with the NJDEP Field Sampling Procedures Manual, August 2005. A field quality assurance program consisting of field and trip blank samples will also be implemented during the sampling to demonstrate the integrity of the decontamination procedures and to assess any potential cross-contamination encountered during the handling and shipment of the samples to the analytical laboratory.

Item 4: Preparation of Remedial Action Permit for Soil

T&M will prepare and submit a Soil Remedial Action Permit Application for Soil as required for the soil contamination to remain in-place at the Site. The NJDEP permit application fee of \$1,760.00 is required and included in this proposal. T&M will also prepare the Deed Notice (DN) and exhibit documents to allow contaminated soils to remain on-site. In accordance with the NJDEP model DN document, T&M will provide a metes and bound description as one of the exhibits. The DN will be prepared and submitted to the Borough for review and approval. The Borough is advised to seek legal counsel to assist with the review and filing of the DN document. A copy of the recorded DN document with the stamped book number and pages shall be included in the submission with the Remedial Action Report and Soil Remedial Action Permit Application.

Item 5: Remedial Action Report (RAR)

T&M will prepare a RAR which will present the results of environmental related activities to achieve compliance with N.J.A.C. 7:26E and the Administrative Requirements for the Remediation of Contaminated Sites (“the ARRCs Rule”) at the AOC presented above. The RAR will detail the historical activities conducted and the scope of work presented herein. The report will present a narrative containing the results of the remedial investigations and the remedial actions, will present the tabulated laboratory test results, and present the proposed remedial actions, no further action for groundwater and a Deed Notice/Remedial Action Permit for soil. It should be recognized that this document will be formatted for submission to the NJDEP, as the Site will be under the direction of an LSRP and would therefore need to be reported to the NJDEP.

T&M’s LSRP, in accordance with Site Remediation Reform Act (SRRA), will also prepare and submit the following required NJDEP forms associated with the remedial action activities:

- Cover/Certification Form;
- Case Inventory Document (CID);
- Updated Receptor Evaluation;



- Electronic Data Deliverables; and,
- RAR form (online); and
- AOC specific RAO form (if no further investigation or remediation is required).

Please note, upon NJDEP review of the RAR and proposed Remedial Action Permit Application for Soil, the NJDEP may request additional investigation, clarification, and/or further remedial evaluation, prior to approving the permits. The scope of work and cost for any additional work required that are not included in this proposal, would be submitted under separate cover.

Item 6: Response Action Outcome (RAO)

T&M's LSRP will issue AOC specific RAOs for each of the former USTs after completion of all required investigation and remedial activities, and upon NJDEP approval of the Remedial Action Permits. The remedial actions will include a Deed Notice (DN) for soil and no further action for groundwater (pending the results of the proposed groundwater sampling), which will result in a Restricted Use RAO and a Remedial Action Permit.

The goal is to issue an AOC specific RAO for each of the former USTs. The RAO may be issued once the LSRP of record has determined that the investigation and remediation is fully protective of public health, safety and the environment.

In accordance with the SRRA, the LSRP is authorized to memorialize completion of the remediation by issuing an RAO to the entity responsible for conducting the remediation. The RAO renders the LSRP's opinion that the Site or AOC specific area has been remediated in accordance with all applicable statutes, regulations, and guidance.

The RAO will be issued to the NJDEP and the Borough along with a RAO form that will represent the LSRP's professional opinion that:

- There are no discharged hazardous substances or hazardous wastes present at the Site or area of concern; or,
- There are discharged hazardous substances or hazardous wastes present at the Site, area of concern and/or migrating from the Site that have been remediated in accordance with all applicable statutes, regulations, and guidance; and,
- The remedial action undertaken is protective of public health, safety and the environment.

T&M's LSRP will use the standard format RAO form document posted by the NJDEP to ensure content consistency. T&M's LSRP is prohibited from modifying the content of an RAO except as explicitly provided for in the NJDEP guidance.

NOTE: This proposal includes the Remedial Action Permit fee but does not include the NJDEP annual remediation fees which the NJDEP bills directly to the responsible party. The Borough should anticipate a NJDEP annual fee of approximately \$3,260.00, which is the current fee. The RAO cannot be issued until all applicable NJDEP fees are paid in full.



NOTE: Upon submission of the RAR, NJDEP approval of the Remedial Action Permit and the issuance of the AOC specific RAO, the next remedial phase, which is not included in this proposal, will be the long-term Maintenance and Monitoring for the Remedial Action Permit for Soil. The DN and the Remedial Action Permit for Soil are required to be monitored on an annual basis with documentation (e.g., photographs, field inspection logs, etc.) of its condition and reported on a biennial basis. In addition, a Remedial Action Protectiveness/Biennial Certification Form including documentation of the annual monitoring will be required to be submitted by an LSRP to the NJDEP every two (2) years after the approval date of the Remedial Action Permit as long as the permit is active. The scope of work and cost associated with the annual monitoring and biennial reporting is not included in this proposal.

SCHEDULE OF FEES

Based on the above-referenced scope of work, we estimate a total fee of **\$24,500.00** to complete this work. This fee includes approximately \$11,750.00 for a NJ certified laboratory analysis and certified sampling contractor.

The fee will be billed monthly based on time expended, utilizing our current billing rate schedule in accordance with our current contract as Borough Engineer. We are prepared to proceed upon your authorization.

BOROUGH RESPONSIBILITIES

The Borough shall be fully responsible for obtaining the necessary authorization to allow T&M, its agent, subcontractors, and representative to have access to the Site and structures thereon at reasonable times throughout the term of this agreement.

On behalf of T&M Associates, I would like to thank you and the Governing Body for the opportunity to submit this Proposal and look forward to working with you and members of your staff in the future.

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, PE, PP, CME, CFM
TINTON FALLS BOROUGH ENGINEER

PCM:TPN



cc: Thomas Fallon, CFO
Michelle Hutchinson, Borough Clerk
Shanon Rathyen, Purchasing Agent
Pearse C. Mackle, P.E., LSRP, T&M Associates

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