

Field Inspection Report

Incident Number: 17-09-02-1139-33; 18-05-04-0857-16; 18-06-07-1139-02
Site Name: Former D'Angelo Farms
Address: 511 & 546 Washington Avenue, Dumont, Bergen County
Date of Inspection: Thursday, June 14, 2018, 2:30 PM
Inspector's Name: Victoria Vella, Bureau of Field Operations - Northern
Field Inspection Requested by: Rafael Rivera, Bureau of Case Assignment & Initial Notice
Gary Greulich, Bureau of Field Operations – Northern

Reason for Field Inspection Request:

☒ Referral – *citizen complaint*

☐ Accuracy of Areas of Concern identified in the PA

☐ Remedial Action Work; Actual vs. Proposed

☐ LSRP's RI and RA work; installation and/or sampling of monitor wells, delineation wells

☐ Verification of Receptor Evaluation data; potable wells, basements etc.

Field Inspector's Findings:

Multiple calls into the NJDEP hotline detailed contaminated soil being moved around a construction site.

The Inspector went on-site to check in at the mobile office. No one was present and the doors were locked. An excavator and dump truck were observed at the site. Two piles of asphalt millings were observed. One worker confirmed that a large pile of asphalt millings was being moved to another location so that area can be accessed for upcoming construction activities. The worker noted that an underground water tank had been unearthed earlier in the day and another tank was discovered and subsequently pulled and staged on plastic. *See photos.*

The Inspector attempted to reach the LSRP for the site and/or a representative of Matrix to discuss the case and no one was immediately available. The Inspector walked to the residence of the citizen on Essex Place who called in the complaint. Since the details of the site were not attainable, the Inspector noted that the piles of asphalt millings were not considered pesticide contaminated soil, the large tank unearthed was a water storage tank and no other detailed information was available. The citizen noted that dust can be an issue at the construction site and it usually blows towards Washington and across the street to the residences. The citizen also mentioned muddy water had previously traveled along the northern end of the site into his backyard. At the time of the inspection, the muddy water was no longer an issue and silt fencing had been installed.

After the inspection was completed, the LSRP reached out to the Inspector and provided a factsheet from April 2018, which gives a detailed summary of the site (see attached). Based on the status of the construction site and the information provided by the LSRP, the Department has confirmed that the pesticide contaminated soil hot spots with slight exceedances have been excavated and removed from the site. If any soil is moved from one parcel to the other during development, the soil will be sampled as per the NJDEP SRP Fill Material Guidance for SRP Sites dated April 2015 (http://www.nj.gov/dep/srp/guidance/srra/fill_protocol.pdf)

If further concerns arise during the construction/development phase, any concerned citizen should reach out to the LSRP (Edward Sullivan, (973)585-5261, esullivan@matrixnewworld.com) directly for up-to-date information.



PERMITS FOR:

- soil moving at both properties
- demo
- trailer
- stormwater
- soil erosion/sediment control

546 Washington, asphalt millings being moved
from larger pile to smaller pile



546 Washington, view from an accessible yard at Essex
Place, office trailer and construction vehicles are visible



546 Washington, UST discovered, removed and staged on plastic for inspection



546 Washington, exposed water tank, corrugated black piping utilized to cover & protect irrigation well during tank excavation. Well to be decommissioned.



546 Washington, concrete pad removed and staged at excavation of the water tank



511 Washington, No active construction at the time of the inspection, entire lot is fenced



Former D'Angelo Farms Site Fact Sheet

Former D'Angelo Farms Site, Borough of Dumont, Bergen County, New Jersey

NJDEP Program Interest (PI) Number 776791

April 2018

Site Contacts:

Councilman Andrew LaBruno

(201) 387-5022

Licensed Site Remediation Professional (LSRP)

Edward Sullivan

(973) 585-5261

The former D'Angelo Farms site is being redeveloped into residential housing by Dumont Washington Promenade Urban Renewal, LLC. Soils at the site have been impacted by the historic use of pesticides by the former garden center operations. The impacted soils are being remediated under the direct oversight of a Licensed Site Remediation Professional (LSRP) in accordance with New Jersey Department of Environmental Protection (NJDEP) regulations and guidance and as dictated by the settlement agreement between Dumont Washington Promenade Urban Renewal, LLC and the Borough of Dumont. This fact sheet is designed to provide updated information about the remedial actions associated with the former D'Angelo Farms site.

Background

The site had previously been used as a farm/garden center since the 1920s. The Site consists of two (2) parcels, which total approximately 7.1 acres. One parcel is located on the western side of Washington Avenue and is approximately 6.1 acres. The second parcel is located on the eastern side of Washington Avenue and is approximately 1 acre. Numerous greenhouses have been located at the Site since at least the 1950s. The eastern parcel of the Site is vacant, open land with several small garden plots. A soil sampling program conducted by the previous property owner in 2013 indicated that at two locations, the pesticide chlordane was detected with elevated concentrations above the NJDEP Residential Direct Contact Soil Remediation Standard (RDSCRS) in soil samples at the site. The site was sold to Dumont Washington Promenade Urban Renewal, LLC in 2017.

In December 2017 Dumont Washington Promenade Urban Renewal, LLC contracted Matrix New World Engineering, P.C. (Matrix) to conduct additional investigations and to remediate the chlordane soil contamination. The investigation and remediation activities are being completed in accordance with the current NJDEP *Historically Applied Pesticide Site Technical Guidance (August 2016)*.

Current and Future Remediation Activities for Chlordane Impacted Soil

The soil sampling completed in 2013 along with the sampling completed by Matrix in 2018 showed that low levels of chlordane (mostly at concentrations below the NJDEP RDCSRS) exist in soils across both parcels. Two areas of the site were identified with chlordane concentrations that exceeded the RDCSRS. One area on each parcel. In March and April 2018 approximately 500 tons of chlordane impacted soils were excavated and stockpiled on-site for future off-site disposed at a NJDEP licensed facility. Post-excavation soil samples were then collected, and the results were evaluated for compliance with the RDCSRS using the NJDEP *Technical Guidance for the Attainment of Remediation Standards and Site-Specific Criteria* (September 24, 2012). The evaluation showed that the remaining soils at the site now comply with the RDCSRS for pesticides.

In the future, soils may be graded and moved as part of the redevelopment activities. Any soils that are moved from one lot to another will be sampled to ensure that those soils comply with the RDCSRS.

Additional Environmental Activities

In addition to the remediation of pesticide impacted soil outlined above Matrix also completed or will complete the following environmental activities at the site in 2018:

- Soil sampling at the location of a former 275-Gallon Fuel Oil Above ground storage tank (AST);
- Removal of an existing 550-gallon gasoline underground storage tank (UST) and 1,000-gallon No. 2 heating oil UST and associated soil sampling;
- Removal of all ASTs associated with the former D'Angelo Farms operations; and
- Decommissioning and removal of the former irrigation well associated with the former D'Angelo Farms operations.

Soil sampling associated with the former 275-gallon fuel oil AST, 550-gallon gasoline UST and 1,000-gallon No. 2 heating oil UST indicated all concentrations were below the NJDEP's applicable soil remediation standards.

If you have any questions please contact the LSRP for the site, Edward Sullivan, at (973) 585-5261.