

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**1301 HADDON AVENUE
BLOCK 1322, LOT 55
CAMDEN CITY
CAMDEN COUNTY, NEW JERSEY**

Prepared for:

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2. December 2009 Site Investigation Report
3. December 2013 Remedial Investigation /Remedial Action Workplan / Remedial Action Report
4. December 16, 2013 Response Action Outcome

1.0 INTRODUCTION

1.1 Scope of Work

Environmental Resolutions, Inc. (ERI) has conducted a Phase I Environmental Site Assessment (Phase I) of 1301 Haddon Avenue situated on Block 1322, Lot 55 in Camden City, Camden County, New Jersey (the Site). The Phase I was initiated at the request of Conifer Realty, LLC.

The Phase I has been completed in general accordance with ASTM Document E1527-21, "Standard Practice for Environmental Site Assessments." The purpose of the Phase I was, to the extent feasible, to identify potential recognized environmental conditions (RECs) on the property. The Phase I involved a visual above ground site reconnaissance, records review, and interviews. The findings of the Phase I are summarized in this report.

The scope of Phase I has been expanded to satisfy diligent inquiry requirements for a Preliminary Assessment completed pursuant to the Technical Requirements for Site Remediation (Technical Regulations) at N.J.A.C. 7:26E-3.1 and 3.2 to determine if there may be potentially contaminated Areas of Concern (AOCs) that require further investigation. The inquiry was completed pursuant to the New Jersey Department of Environmental Protection's (NJDEP's) Preliminary Assessment Guidance (April 2013).

This report has been prepared to satisfy Preliminary Assessment reporting requirements (N.J.A.C. 7:26E-3.2) in addition to satisfying the Phase I standard. The report includes the identification of potential AOCs. Recommendations are presented for each AOC identified at the site. No further actions are recommended if the AOC is not suspected to contain contaminants above the applicable remediation standards. Further investigation or remediation is recommended if the AOC is suspected to contain contaminants above the applicable remediation standards.

As documented in this report, the following AOCs have been identified:

- AOC-A: Historic Dry Cleaners and Automotive Service
- AOC-B: Potential Offsite Sources

Previous site operations may have included a dry cleaner and an automotive service business. This AOC is also considered to be a REC. It is recommended that a Site Investigation be completed for this AOC/REC that includes the collection of soil and groundwater samples for laboratory analysis.

There is a potential that discharges from an adjacent property have impacted soil at the Site and there is a potential that contaminated groundwater and contaminant vapors associated with the adjacent and nearby properties have encroached on to the Site. This AOC is also considered to be a REC and a Vapor Encroachment Condition (VEC). It is recommended that a Site Investigation be completed for this AOC/REC/VEC that includes the collection of soil, soil-gas, and groundwater samples for laboratory analysis.

1.2 Environmental Professional

Marc H. Selover, LSRP, PG., was the Environmental Professional responsible for this Phase I. A copy of Mr. Selover's resume is included in **Appendix A** with the Environmental Professional's statements required by ASTM Practice E1527-21.

2.0 PHYSICAL SETTING

2.1 Site Description

The site property consists of Block 1322, Lot 55 in the City of Camden, Camden County, New Jersey and comprises approximately 0.72 acres. The Site is located south of Liberty Street, north of Mechanic Street, and southwest of Haddon Avenue. This location is depicted on **Figure 1: USGS Location Map**, **Figure 2: New Jersey GIS Base Map**, and **Figure 3: 2020 Aerial Photograph**.

The Site is vacant except for several building foundations.

2.2 Topography

The Site is generally flat. The topographic gradient of the immediate surrounding area is generally toward the west.

2.3 Surface Waters

There were no surface waters on the Site property. The Site is located approximately 0.5 miles southwest of the Cooper River and approximately 1.5 miles east of the Delaware River.

2.4 Adjoining Properties

The properties adjoining the Site are mixture of retail commercial and residential.

2.5 Hydrogeologic Setting

Surficial deposits underlying the Site consist of Pleistocene Age marine-estuarine terrace deposits (Cape May Formation), which are ringed by recent estuarine/marsh deposits associated with the Delaware River and adjoining estuary channels. According to the New Jersey Geologic Survey, the Cape May Formation is composed of quartz sand and pebble gravel and is less than 40 feet thick.

The Cape May Formation overlies the Magothy Formation, which is composed of a fine to coarse grained, locally gravelly especially in updip areas, typically cross stratified, massive, horizontally bedded, light gray to white with carbonized wood and mica scattered throughout. The Magothy Formation is part of the Potomac-Raritan-Magothy aquifer system.

2.6 Potable Water Supply

Public water is available at the Site.

2.7 Sewage Disposal System

Public sewer is available at the Site.

3.0 USER PROVIDED INFORMATION

Conifer Realty, LLC provided a copies documents related to remediation completed at by Parkside Business and Community in Partnership, Inc. The following documents were included:

- Remedial Investigation /Remedial Action Workplan / Remedial Action Report (RI/RAW/RAR) for 1274 Liberty Street, Dresdner Robin, December 2013
- December 16, 2013 Response Action Outcome (RAO) for 1274 Liberty Street

Copies of these documents are presented in **Attachment 1**. At the time that remediation was completed, the Site consisted of Block 1322, Lots 55, 56, 57, 58, 59, 60 & 61 (1274 - 1286 Liberty Street); Block 1322, Lots 71, 72, 73, 74, 75, 76, 77 and 80 (Mechanic Street); and Block 1322, Lot 82 (1307-09 Haddon Avenue). These parcels were later consolidated into the current Lot 55 of Block 1322.

The RAO and the RI/RAW/RAR were limited to the former 1274 Liberty Street property, which consisted of former Lot 55 of Block 1322. However, attachments to the RI/RAW/RAR, included a May2009 Preliminary Assessment Report (PAR) and a December 2009 Site Investigation Report (SIR), which were completed for the entire Site (current Lot 55). An abridged copy of the May 2009 PAR is included in **Attachment 1**, an abridged copy of the December 2009 SIR is included in **Attachment 2**, an abridged copy of the December 2013 RI/RAW/RAR is included in **Attachment 3**, and a copy of the December 16, 2013 RAO is in included in **Attachment 4**.

4.0 RECORDS REVIEW

A review of records was conducted to identify previous uses of the Site and surrounding area and the likelihood that these uses resulted in the identification of RECs and AOCs. The review of historical records included:

- ◆ Historic Insurance Maps
- ◆ City Directories
- ◆ Ownership Information
- ◆ Aerial Photographs
- ◆ Topographic Maps
- ◆ Federal, State, County and Local Records

4.1 Historic Insurance Maps

A Sanborn Fire Insurance Map Search of the site area was obtained from Environmental Data Resources, Inc. (EDR). Sanborn Maps were identified for the years 1891, 1906, 1926, 1950, 1977, 1982 and 1994. Copies of maps are included in **Appendix B**.

The 1891 map depicted 4 dwellings on the Liberty Street parcels. The Mechanic Street and Haddon Avenue site parcels were vacant.

The 1906 map depicted an additional dwelling on the Liberty Street parcels. A two-story structure with a store, 2 stables, and 2 sheds were shown on the Mechanic Street parcels. The Haddon Avenue site parcels were vacant.

The 1926 map depicted 5 dwellings, a two-story structure with a store, and 2 garages on the Liberty Street parcels. The two-story structure on Mechanic Street was indicated to be plumbing and shop with an auto garage in the rear. An additional shop and auto garage were also shown on the Mechanic Street parcels. Two (2) two-story storefronts were shown on the Haddon Avenue site parcels. .

The 1950 map indicated that the use of the two-story structure on Mechanic Street had changed to roofing and that the shed and stable structures on the Mechanic Street parcels had been removed. No significant changes to the Liberty Street and Haddon Avenue parcels were evident.

The 1977 map indicated that the use of the two-story structure on Liberty Street had changed to public and that a concrete block store building had been constructed on Mechanic Street. No other significant changes were evident.

The 1982 and 1994 did not depict any significant changes to the Site parcels.

The maps indicate that the surrounding properties were sparsely developed in 1891 and development of these properties occurred primarily between 1906 and 1950. The 1891 map depicted a building labeled as “manufacturing of musical instruments” south of Mechanic Street. The 1926 map depicted a gasoline tank (GT) and an auto showroom at the corner of Haddon Avenue and Liberty Street approximately 60 feet north of the Site. and the 1950 map showed a filling station with four gasoline

tanks at this location. The 1950 map also depicted a machine shop approximately 150 feet south of the Site. The 1977, 1981, and 1994 maps showed a dry cleaner approximately 150 feet southeast of the Site at 1327-29 Haddon Avenue.

4.2 City Directories

A City Directory abstract was obtained from EDR. The abstract included a search of city directories at approximately five-year intervals for the years spanning 1922 through 2020. Data was obtained within approximately 1/8th of a mile of the subject properties. A copy of the City Directory Report is included in **Appendix C**.

The following nonresidential listings were identified at Site properties:

1927

1282 Liberty Street – Fleischmann Co. Yeast
1275 Mechanic Street – plumber

1931

1282 Liberty Street – Bakery
1307 Haddon Avenue – Lambert Tire Co.
1275 Mechanic Street – cigars

1940

1286 Liberty Street – real estate.
1307 Haddon Avenue – Arrow Cleaners
1309 Edw Sachs Used Cars

1947

1282 Liberty Street – Workman Circle School

1961

1282 Liberty Street– National Ceramic Studios
1286 Liberty Street – Stefanski’s Hardwood Floors

4.3 Ownership Information

A copy of deed records for the Site obtained from Camden County is presented in **Appendix D**. The records indicate that the Site is currently owned by Parkside Renew, LLC and that the purpose of the deed was to consolidate Lots 55, 56, 57, 59, 60, 71, 72, 73, 75, 75, 76, 77, 80 and 82 of Block 1322 into one legal description as Block 1322, Lot 55. Acquisition dates and former owner of these lots are summarized below. Additional ownership history is included in the May 2009 PAR.

<u>Parcel</u>	<u>Grantor</u>	<u>Date</u>
Lot 55	Robert and Elsie Lucas	January 13, 2011
Lot 57	Robert Lucas	January 13, 2011
Lots 56 & 59	Robert and Elsie Lucas	October 1, 2010

Lot 60	Quba School and Islamic Center	June 21, 2010
Lot 73	Joseph Perez	June 21, 2010
Lots 74, 76 & 77	Kevin Q. Jackson	June 28, 2010
Lot 82	Quba School and Islamic Center	June 21, 2010
Lot 71, 72, 75 & 80	Parkside Business & Community Partnership	July 2015

4.4 Aerial Photographs

Historic aerial photographs for the years 1931, 1940, 1951, 1956, 1957, 1963, 1967, 1970, 1973, 1981, 1995, 2002, 2004, 2006, 2007, 2008, 2010, 2012, 2013, 2015, and 2017 and 2019 were reviewed at www.historicaerials.com. Aerial photographs were also downloaded from njgin.nj.gov/njgin/edata/imagery for the years 1930, 1980-1987, 1995, 2002, 2007, 2012, 2015, 2017 and 2020. Copies of the downloaded historic aerials are provided in **Appendix E**.

Historic aerials photographs show the presence of several buildings on the Site from 1930 to 1995 along Liberty Street, Mechanic Street and Haddon Avenue. The photographs indicate that two buildings, along Mechanic Street were removed by 2002, that the buildings along Haddon Avenue were removed by 2010, and that all buildings were removed from the Site by 2012.

4.5 Historical Topographic Maps

Historic topographic maps for the years 1891 to 2019 were reviewed at www.historicaerials.com. The topographic maps show that Liberty Street, Mechanic Street and Haddon Avenue have been present since at least 1891 and that the area of the Site to the southwest of Haddon Avenue has been developed since at least 1896.

4.6 Agency Communication

ERI searched available environmental records concerning the Site using online databases, and when appropriate, requested records from government agencies. Related documents are included in **Appendix F**.

4.6.1 New Jersey Department of Environmental Protection

An Open Public Records Act (OPRA) request was submitted to the NJDEP for all identifiable remedial, permitting, enforcement violations/records, air permits and inspections, hazardous waste, water quality and allocation, land use, solid waste, and Right to Know Surveys, spills, cleanups, underground storage tank records, TCPA, DPCC, No Further Actions, correspondence, maps, and reports on the subject property. The NJDEP indicated that responsive Site Remediation Program records were identified for the Site. Conifer Realty, LLC has provided a copy of the key documents associated with the NJDEP records. The completed remediation is summarized in Section 5.0 of this report.

ERI also reviewed information available through NJDEP's GeoWeb server. As indicated on the ArcGIS Web Map included in **Appendix F**, the subject property was identified as a New Jersey Environmental Management System (NJEMS) site. The subject property was not identified as a

Known Contaminated Site, an Autobody Shop, a Dry Cleaners, a Gas Service Station, a NJPDES Regulated Facility, a NJPDES Surface Water Discharge Point, a Solid and Hazardous Waste Facility, and a Solid Waste Landfill. It was also found that the Site is not located within a Deed Notice Area or within a Groundwater Classification Exception Area and is not located within an area of mapped Historic Fill.

ERI also reviewed available NJDEP DataMiner records for the Site. Copies of DataMiner records are included in **Appendix F**. The records indicate that remediation for the 1274 Liberty Street property was completed under the oversight of a Licensed Site Remediation Professional (LSRP); that the remediation included a Preliminary Assessment, a Site Investigation, a Remedial Investigation, and Remedial Actions; and that the LSRP issued a Response Action Outcome for the 1274 Liberty Street property.

4.6.2 Camden County

An OPRA request was submitted to Camden County for all identifiable environmental documents or records on the subject property. The County provided a copy of a “Report of Concern” associated with the Site that was assigned Case Number 20-12-14-1200-55. The report indicates an alleged oil discharge from a basement sump was reported to the NJDEP on December 14, 2020, that the County assigned an inspector, and that the case was closed. It should be noted the no buildings and basements were present on the Site in December 2020 and that the address for the discharge was listed as 1801 Haddon Avenue.

4.6.3 Camden City

An OPRA request was submitted to Camden City for all identifiable environmental documents or Building Department records on the subject property. The City indicated that no documents or records were identified.

4.7 Environmental Database Report

An environmental database report was obtained from EDR for this review. A summary of the database report is presented in **Appendix G**. The report indicates that it was designed to assist parties seeking to meet the search requirements of United States Environmental Protection Agency’s (EPA’s) Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528-22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate. The report includes a listing of the reviewed records. Significant findings are summarized below.

4.7.1 Target Property Listings

The EDR database report included one (1) listing that is associated with the remediation completed for 1274 Liberty Street.

4.7.2 Adjacent and Nearby Facilities

The EDR database report included the following listings for adjacent and nearby properties:

- 1311 Haddon Avenue (adjacent), Max Bernstein, Historic Auto, Gasoline and Oil Service Station (1940)
- 1311 Haddon Avenue (adjacent), Louis Kauffman, Historic Cleaner, Clothes Pressers & Cleaners (1947)
- 1225 Haddon Avenue, Harry S. Pont, Historic Auto, Gasoline and Oil Service Station (1927-1947)
- 1280 Mechanic Street, Thos Galiazzi, Historic Cleaner, Clothes Pressers & Cleaners (1947)
- 1325 Haddon Avenue, Phillip Imbesi, Historic Cleaner, Hat Cleaners and Blockers, (1940-1947)
- 1327 Haddon Avenue, Juliani Cleaners, Historic Cleaner, Drycleaning Plants (1969-1997)
- 1266 Haddon Avenue, Sami Sussman, Historic Cleaner, Clothes Pressers & Cleaners (1931)
- 1228 Haddon Avenue, OK Dry Cleaners, Historic Cleaner, Drycleaning Plants (1994-2008)

4.7.3 Other Facilities of Concern

Several additional regulatory sites were identified in the EDR report. However, these facilities are not a concern since they are unlikely to impact the environmental quality of the Site given their distance from the Site, topographic relation to the Site, and/or regulatory status.

4.7.4 Orphan Summary

The EDR report includes an orphan sites list, which contains sites that could not be located due to poor or inadequate address information. Review of the names and address information for unmapped properties revealed no evidence of records likely to be associated with the subject Site.

5.0 REMEDIAL HISTORY

Remedial activities were completed at the Site from 2009 to 2013 pursuant to NJDEP regulations and under LSRP oversight. Remediation included a Preliminary Assessment, a Site Investigation, a Remedial Investigation, and Remedial Actions. The LSRP issued a Response Action Outcome for the 1274 Liberty Street property.

Remediation was documented in the following reports that were submitted to the NJDEP:

- Preliminary Assessment Report (PAR), Dresdner Robin, May 2009 (**Attachment 1**)
- Site Investigation Report (SIR), December 2009 (**Attachment 2**)
- Remedial Investigation /Remedial Action Workplan / Remedial Action Report (RI/RAW/RAR) for 1274 Liberty Street, Dresdner Robin, December 2013 (**Attachment 3**)
- December 16, 2013 Response Action Outcome (RAO) for 1274 Liberty Street (**Attachment 4**)

A summary of the completed remediation is provided below.

The May 2009 PAR indicates that Dresdner Robin was retained by Parkside Business & Community in Partnership (PBCP). It was reported that the Site consisted of sixteen lots improved with (3) three two-story brick dwellings, a two-story brick building with a one-story addition, a one-story cinderblock garage and the remnants of a four-bay garage; that the Site was vacant except for one dwelling occupied by “house sitters” and a second dwelling occupied by homeless squatters; and that the rear of former Lot 57 and Lot 58 were in-use for the storage of a boat and several abandoned cars.

It was reported that historic non-residential uses identified for the Site included a Church, bakery, trade school and ceramic studio (1282 Liberty Street), real estate and hardwood floors (1286 Liberty Street), tire company and cleaners (1307 Haddon Avenue), pharmacy or apothecary (1307-1309 Haddon Avenue), and plumbing contractor or supplies and cigars (1275 Mechanic Street). Used car sales was identified as a usage for 1309 Haddon Avenue in 1940, though it was indicated that it was likely the cars were stored and sold elsewhere due to the lack of space on the parcel. It was also found that parts of the Site had been used for the parking of automobiles.

Eight (8) potential Areas of Concern (AOC) were identified during the Preliminary Assessment and further investigation was recommended for five (5) of these AOCs. It has been reported that the Site Investigation included a geophysical survey consisting of ground penetrating radar (GPR) and an electromagnetic (EM) survey and the advancement of eight (8) soil borings (SB-55A, SB-55B, SB-58A, SB-58B, SB-58C, SB-71A, SB71B and SB-74) to evaluate the subsurface soils. Soil contamination exceeding NJDEP remedial standards was detected in a sample collected from boring SB-55B at the 1274 Liberty Street property. A RI and soil remedial actions were completed at the SB-55B location. The identified AOCs and completed investigations and remediation are described below/

AOC 1A – Aboveground Storage Tanks:

Heating oil ASTs were observed in the basements of the structures at 1274 Liberty Street (former Lot 55) and 1282 Liberty Street (former Lot 59). Since the tanks were located on concrete, no further investigation was recommended for this AOC.

AOC 1B – Underground Storage Tanks or Buried Former Aboveground Storage Tanks

It was suspected that USTs could have been located on former Lots 56, 57, 58 and 73. Indications of two (2) USTs were detected during the geophysical investigation on former Lots 57 and 58 along the side of a vacant building on Liberty Street and on former Lot 71 in the sidewalk adjacent to Mechanic Street. It was reported that the USTs were closed by removal on June 15, 2010, and that soil samples were collected and analyzed for diesel range organics. The reported results ranged from not detected to 134 mg/kg, which did exceed NJDEP remedial criteria and do not exceed current criteria.

It was reported that a UST was not encountered on former Lot 73 during demolition and that the findings of site inspection following demolition of buildings and site clearings, on February 9, 2012, indicated that it was unlikely USTs existed on former Lots 56, 60/61, 75, and 82.

Based on these findings, no further actions were recommended.

AOC 2 – Loading and Unloading Areas

It was reported that the front of the garage on Lot 73 likely was a loading area. No further action was recommended because the concrete surface in this area did not appear to be stained.

AOC 3 – Historic Fill or Any Other Fill

It was suspected that soil imported from off-site may have been present in a disturbed area on former Lot 73 and that demolition debris and/or soil imported from off-site could have been used as a backfill after building demolition on former Lots 60, 61, 75, and 82. Subsequent site inspection of former Lots 60, 61, 73, 75, and 82 following clearing of the properties indicated that there was likely that no debris/ import soil was present.

It was reported that results for a soil sample collected from boring SB-55B indicated that arsenic was detected above the NJDEP Residential Soil Remediation Standard of 19 mg/kg (RSRS), and beryllium was detected above the NJDEP default Impact to Groundwater Soil Screening Level. This contamination was attributed to the presence of historic fill.

It was reported that a remedial investigation was conducted to fully delineate the arsenic and beryllium impact in soil. On October 1, 2010 and November 10, 2010, twelve soil borings (SB-55B-N1, SB-55B-N2, SB-55B-E1, SB-55B-E2, SB-55B-S1, SB-55B-S2, SB-55B-W1, SB-55B-W2, SB-55B-E3, SB-55B-E4, SB-55B-S3, and SB-55B-S4) were advanced to enable the collection of samples for laboratory analysis. Samples collected during this investigation were analyzed for beryllium after extraction via the Synthetic Precipitate Leaching Procedure (SPLP) to enable determination of a site-

specific Impact to Groundwater Soil Remediation Standard (SS-IGWSRS). A SS-IGWSRS of 0.816 mg/kg calculated. SI/RI results did not exceed this SS-IGWSRS.

It was reported that 12.92 tons (48 cubic yards) of impacted soil at the SB-55B location was remediated by excavation with offsite disposal and the excavation was backfilled with imported clean fill. The December 16, 2013 RAO issued after completion of this remedial action at 1274 Liberty Street.

AOC 4 – Electrical Transformers and Capacitors:

It was indicated that pole-mounted transformers were located on the streets adjacent to the Site and that no evidence of leakage was observed. Therefore, no investigations were recommended.

AOC 5 – Discolored or Spill Areas:

It was reported that petroleum staining was observed on concrete beneath the AST in the basement of former Lot 59 (1282 Liberty Street). No further action was recommended because the concrete in this area was intact.

AOC 6 – Hazardous Material Storage or Handling Areas:

It was reported that the presence of a discarded watercraft and several discarded motor vehicles on former Lots 57 and 58 suggested the possible handling of motor fuels, engine lubricants, degreasers and other hazardous materials and that former Lots 71, 72, 76 and 77 appeared to have been used for parking . Soil sampling was recommended to identify potential impacts from the presence of automobiles on Lots 71, 72, 76 and 77.

Site Investigation results from soil samples collected on former Lot 58 did not identify any impacts associated with the discarded vehicles/watercraft and geophysical investigations conducted on Lots 76 and 77 did not identify anomalies of environmental concern or surficial staining associated with automotive spills/releases. Due to access constraints associated with high vegetation, investigations on Lots 71 and 72 could not be performed during the Site Investigation field activities. Subsequent site inspection following vegetative clearing of the properties indicated that there was no hazardous material storage or handling on these lots.

AOC 7 – Previous Site Operations:

It was reported previous site operations at 1307 Haddon Avenue may have included a dry cleaner and an automotive related business. Soil testing was recommended for this location. The completed Site Investigation did not include this AOC.

AOC 8 – Potential Impact from Adjacent or Near-by Properties:

It was reported that adjacent or nearby properties had the potential to impact the Site. Limited site investigations targeted at the north side of the Site, northeast corner of the Site and southeast corner of the Site were recommended. The completed Site Investigation did not include this AOC.

6.0 SITE RECONNAISSANCE

A site reconnaissance was conducted on March 4, 2024 by Marc Selover of ERI. Site photographs are included in **Appendix H**.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Site and adjoining properties as viewed from the Site. On the day of the site reconnaissance, the weather was sunny and clear, and visibility was good.

6.2 General Property Characteristics

It was observed that the Site was vacant except for several building foundations. Manholes that appeared to be associated with stormwater management were also observed. Piles of soil and asphalt were observed at the perimeter of the Site near Mechanic Street.

6.2.1 *Source of Heating*

Natural gas is available at the Site location.

6.2.2 *Solid Waste Disposal*

ERI did not observe a dumpster or other containers of solid waste on the Site during the reconnaissance.

6.2.3 *Sewage Discharge and Disposal*

A public sewage system is available at the Site location.

6.2.4 *Wastewater*

ERI did not observe evidence of wastewater discharges during the reconnaissance.

6.2.5 *Wells and Cisterns*

ERI did not observe evidence of wells or cisterns during the reconnaissance.

6.2.6 *Septic Systems*

ERI did not observe evidence of a septic system during the reconnaissance.

6.3 Potential Concerns

6.3.1 *Aboveground and Underground Storage Tanks (ASTs/USTs)*

ERI did not observe evidence of existing ASTs and USTs during the reconnaissance.

6.3.2 Drums and Containers

ERI did not observe evidence of drums and containers during the reconnaissance.

6.3.3 Pools of Liquid

ERI did not observe evidence of pooled liquids during the reconnaissance.

6.3.4 Sumps, Drains and Clarifiers

ERI did not observe evidence of sumps, drains or clarifiers during the reconnaissance.

6.3.5 Pits, Ponds, or Lagoons

ERI did not observe evidence of pits, ponds, or lagoons during the reconnaissance.

6.3.6 Polychlorinated Biphenyls (PCBs)

ERI observed pole-mounted transformers adjacent to the Site that may contain PCBs or may have contained PCBs. No evidence of leakage was observed.

6.3.7 Staining

ERI did not observe evidence of significant staining.

6.3.8 Stained Soil/Stressed Vegetation

ERI did not observe evidence of stained soils or stressed vegetation during the reconnaissance.

6.3.9 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the Site were observed during the reconnaissance.

6.3.10 Strong, Pungent or Noxious Odors

ERI did not detect evidence of strong, pungent, or noxious odors during the reconnaissance.

6.3.11 Additional Potential Concerns

Piles of soil and asphalt were observed at the perimeter of the Site near Mechanic Street.

7.0 INTERVIEWS

Lauren Williams of Conifer Realty, LLC, was interviewed as the Phase I user. Ms. Williams has indicated that she was not aware of any additional environmental issues associated with the property and requested information on environmental conditions from Parkside Business & Community in Partnership (PBCP), the property owner. PBCP has indicated that the existing building foundations were constructed during an initial phase of site redevelopment, that soil and asphalt piles were generated during on-site during clearing activities, and that there are no known environmental issues associated with the site.

8.0 FINDINGS & OPINIONS

8.1 Site History Summary

The available information indicates that the Site consisted of 16 parcels that were consolidated into a single parcel (Block 1322, Lot 55) after 2012. Prior to site clearing and demolition in 2012, the Site contained (3) three two-story brick dwellings, a two-story brick building with a one-story addition, an one-story cinderblock garage and the remnants of a four-bay garage. Two (2) other buildings had been demolished prior to 2009. Previous site usage consisted of a mixture of residences and commercial retail.

8.2 Areas of Concern

The following AOCs have been identified:

- AOC-A: Historic Dry Cleaners and Automotive Service
- AOC-B: Potential Offsite Sources

AOC locations are depicted on **Figure 4: AOC Map**. Recommendations for the AOCs are provided below.

AOC -A: Historic Dry Cleaners and Automotive Service

Previous site operations at the former 1307 Haddon Avenue parcel may have included a dry cleaner and an automotive service business. Therefore, there is a concern that discharges of dry-cleaning chemicals and/or petroleum products have adversely impacted soil and groundwater. A Site Investigation for this potentially contaminated AOC was also recommended in the May 2009 PAR. However, the recommended Site Investigation was not completed.

This AOC is also considered to be a REC. It is recommended that a Site Investigation be completed for this AOC/REC that includes the collection of soil and groundwater samples for laboratory analysis.

AOC-B: Potential Offsite Sources

The following adjacent and nearby potentially contaminated sites have been identified:

- 1311 Haddon Avenue (adjacent), Historic Dry Cleaner and Automotive Service
- 1225 Hadon Avenue, Historic Gasoline Service Station
- 1280 Mechanic Street, Historic Dry Cleaner
- 1325 Haddon Avenue, Historic Dry Cleaner
- 1327 Haddon Avenue, Historic Dry Cleaner
- 1266 Haddon Avenue, Historic Dry Cleaner
- 1228 Haddon Avenue, Historic Dry Cleaner

There is a potential that discharges from the adjacent 1311 Haddon Avenue property have impacted soil at the Site and there a potential that contaminated groundwater and contaminant vapors associated with the adjacent and nearby properties have encroached on to the Site. A Site Investigation for this potentially contaminated AOC was also recommended in the May 2009 PAR. However, the recommended Site Investigation was not completed.

This AOC is also considered to be a REC and a Vapor Encroachment Condition (VEC). It is recommended that a Site Investigation be completed for this AOC/REC/VEC that includes the collection of soil, soil-gas, and groundwater samples for laboratory analysis.

8.3 Recognized Environmental Conditions

As indicated above, ERI has identified the following RECs at the Site:

- Historic Dry Cleaners and Automotive Service
- Potential Offsite Sources

8.4 Controlled Recognized Environmental Conditions

ERI has not identified Controlled RECs at the Site.

8.5 Historic Areas of Concern and Recognized Environmental Conditions

Investigations and remedial activities for previously identified AOCs are summarized in Section 5.0. Based on our review of the completed activities, ERI considers the following to be Historic AOCs (HAOCs) that do not warrant further actions:

- HAOC 1A – Aboveground Storage Tanks:
- HAOC 1B – Underground Storage Tanks or Buried Former Aboveground Storage Tanks
- HAOC 2 – Loading and Unloading Areas
- HAOC 3 – Historic Fill or Any Other Fill
- HAOC 4 – Electrical Transformers and Capacitors
- HAOC 5 – Discolored or Spill Areas
- HAOC 6 – Hazardous Material Storage or Handling Areas

These HAOCs are also considered to be Historic Recognized Environmental Conditions (HRECs).

8.6 De Minimis Conditions

ERI has not identified De Minimis conditions at the Site.

8.7 Data Gaps

No significant data gaps have been identified.

9.0 CONCLUSIONS

ERI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Historic Dry Cleaners and Automotive Service
- Potential Offsite Sources

Previous site operations at the former 1307 Haddon Avenue parcel may have included a dry cleaner and an automotive service business. It is recommended that a Site Investigation be completed for this AOC/REC that includes the collection of soil and groundwater samples for laboratory analysis.

There is a potential that discharges from the adjacent 1311 Haddon Avenue property have impacted soil at the Site and there a potential that contaminated groundwater and contaminant vapors associated with the adjacent and nearby properties have encroached on to the Site. This REC is also considered to be a VEC. It is recommended that a Site Investigation be completed for this AOC/REC/VEC that includes the collection of soil, soil-gas, and groundwater samples for laboratory analysis.

10.0 LIMITATIONS

Environmental Resolutions, Inc. has performed this Phase I in general conformance with ASTM Practice E-1527-21. This report was prepared using information obtained through government agencies and interviews at the time of the investigation. Environmental Resolutions, Inc. has reviewed the information provided but makes no guarantees or warranties as to the accuracy or completeness of the information.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this Phase I was intended to reduce, but not eliminate, uncertainty regarding the potential for RECs.

FIGURES

FIGURES

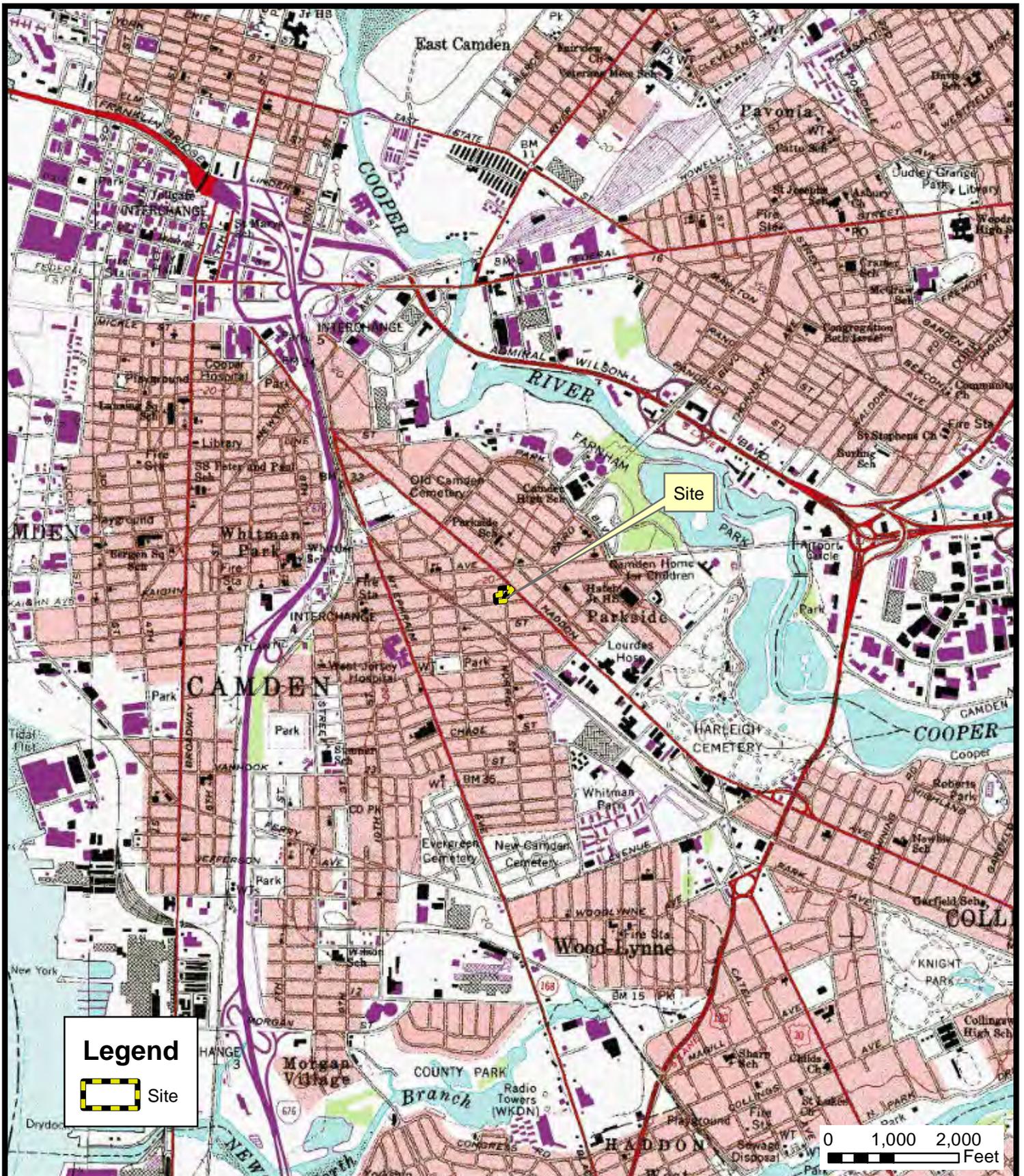


FIGURE 1: USGS LOCATION MAP



BASEMAP SOURCE:

<https://img.nj.gov/imagerywms/ColorTopo24K?>

SCALE: 1 INCH = 2,000 FT



**1301 HADDON AVENUE
BLOCK 1322, LOT 55
CAMDEN CITY
CAMDEN COUNTY, NEW JERSEY**

ENVIRONMENTAL RESOLUTIONS, INC.



FIGURE 2: NEW JERSEY GIS BASE MAP



BASEMAP SOURCE:

<https://maps.nj.gov/arcgis/services>

SCALE: 1 INCH = 500 FT



**1301 HADDON AVENUE
BLOCK 1322, LOT 55
CAMDEN CITY
CAMDEN COUNTY, NEW JERSEY**

ENVIRONMENTAL RESOLUTIONS, INC.



FIGURE 3: 2020 AERIAL PHOTOGRAPH



BASEMAP SOURCE:

<https://img.nj.gov/imagerywms/BlackWhite1930?>
New Jersey Black White 1930

SCALE: 1 INCH = 100 FT



**1301 HADDON AVENUE
BLOCK 1322, LOT 55
CAMDEN CITY
CAMDEN COUNTY, NEW JERSEY**



Legend

 AOC-1: PHistoric Dry Cleaners & Automotive Service

 AOC-2: Potential Offsite Sources

 Site

0 50 100
Feet

FIGURE 4: AOC MAP



BASEMAP SOURCE:

<https://img.nj.gov/imagerywms/Natural2020?>

SCALE: 1 INCH = 100 FT

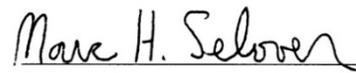


**1301 HADDON AVENUE
BLOCK 1322, LOT 55
CAMDEN CITY
CAMDEN COUNTY, NEW JERSEY**

ENVIRONMENTAL RESOLUTIONS, INC.

APPENDIX A
QUALIFICATIONS

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in black ink that reads "Marc H. Selover". The signature is written in a cursive style with a horizontal line underneath the name.

Marc H. Selover, PG



MARC H. SELOVER, LSRP, PG

Partner

REGISTRATION:

Pennsylvania Professional Geologist,
1995, PG-02180-G

NJDEP Licensed Site Remediation
Professional, 2012, #576436

AFFILIATIONS:

New Jersey Licensed Site Remediation
Professionals Association

Association of Ground Water Scientists
and Engineers - National Water Well
Association

Association of Engineering Geologists

EDUCATION:

University of Arizona, Bachelor of
Science, GeoSciences, 1978

50 + Continuing Education Credits in
Technical Subjects

SUMMARY:

Mr. Selover is the manager of Site Remediation services for Environmental Resolutions, Inc. He is responsible for the management and technical quality of environmental corrective action and hydrogeologic projects including Environmental Site Assessments, Remedial Investigations, Remedial Selection Studies, Groundwater Modeling, and Groundwater and Soil Remedial Actions. He is responsible for all phases of Project Management including cost control, regulatory liaison, and quality control.

EXPERIENCE:

Mr. Selover has managed site remediation projects at sites contaminated by petroleum hydrocarbons, chlorinated solvents, heavy metals, PCBs, and pesticides. He is proficient at assessing risks and negotiating clean-up targets with regulatory agencies. Remedial expertise includes groundwater pump & treat, soil vapor extraction, air sparging, bio-remediation and soil excavation. He has conducted aquifer tests to evaluate hydrogeologic parameters and has modeled groundwater and contaminant flow. Mr. Selover has provided expert opinions and testimony for legal and administrative actions. He has been certified as an expert in Superior Court. He has a thorough working understanding of EPA, NJDEP and PADEP regulations including NJAC 7:26E, PADEP ACT 2, ISRA, and UST regulations. He is proficient at completing Phase I Environmental Site Assessments pursuant to ASTM and applicable regulatory standards.

RELEVANT EXPERIENCE:

Gardiner's Basin, City of Atlantic City, Atlantic County, NJ

Weekes Memorial Park, City of Atlantic City, Atlantic County, NJ

Ankokas Mills, Mount Holly Township, Burlington County, NJ

Apartment Complex, Deptford Township, NJ

Burlington Heights Development, Burlington City, NJ

Camden Gateway to the Garden State, Camden City and Pennsauken Twp., NJ

Essex Street and Route 17, Bergen County, NJ

Foreclosed Commercial Property, Burlington Township, NJ

Former Orchard, Elk Township, NJ

Hollingshead Oil Facility, Moorestown Township, NJ

Machine Shop, Palmyra Borough, NJ

Pennsauken Mart, Pennsauken Township, Camden County, NJ

Stokes Cannery, Southampton Township, Burlington County, NJ

Expert Testimony, Various Planning Boards

Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054
Phone: 856.235.7170
Fax: 856.273.9239
Website: erinj.com



APPENDIX B
HISTORIC INSURANCE MAPS

1301 Haddonfield Ave

1301 HADDON AVE

Camden, NJ 08104

Inquiry Number: 7602584.3

March 21, 2024

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/21/24

Site Name:

1301 Haddonfield Ave
1301 HADDON AVE
Camden, NJ 08104
EDR Inquiry # 7602584.3

Client Name:

Environmental Resolutions Inc.
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054
Contact: Marc Selover



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Certified Sanborn Results:

Certification # 7E5A-4308-B52B
PO # 31497-13
Project 1301 Haddon Ave

Maps Provided:

1994
1982
1977
1950
1926
1906
1891



Sanborn® Library search results

Certification #: 7E5A-4308-B52B

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- Library of Congress
- University Publications of America
- EDR Private Collection

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1994 Source Sheets



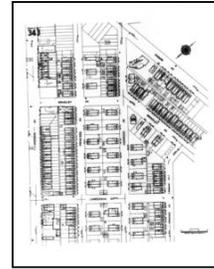
Volume 3, Sheet 330
1994



Volume 3, Sheet 341
1994



Volume 3, Sheet 342
1994



Volume 3, Sheet 343
1994



Volume 3, Sheet 331
1994

1982 Source Sheets



Volume 3, Sheet 331
1982



Volume 3, Sheet 341
1982



Volume 3, Sheet 343
1982



Volume 3, Sheet 342
1982



Volume 3, Sheet 330
1982

Sanborn Sheet Key

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1977 Source Sheets



Volume 3, Sheet 330
1977



Volume 3, Sheet 341
1977



Volume 3, Sheet 342
1977



Volume 3, Sheet 343
1977



Volume 3, Sheet 331
1977

1950 Source Sheets



Volume 3, Sheet 331
1950



Volume 3, Sheet 342
1950



Volume 3, Sheet 343
1950



Volume 3, Sheet 330
1950



Volume 3, Sheet 341
1950

Sanborn Sheet Key

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1926 Source Sheets



Volume 3, Sheet 330
1926



Volume 3, Sheet 341
1926



Volume 3, Sheet 342
1926



Volume 3, Sheet 343
1926



Volume 3, Sheet 331
1926

1906 Source Sheets



Volume 2, Sheet 34
1906



Volume 2, Sheet 35
1906



Volume 2, Sheet 45
1906



Volume 2, Sheet 46
1906

1891 Source Sheets



Volume 1, Sheet 51
1891



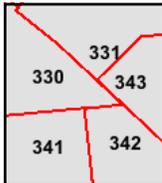
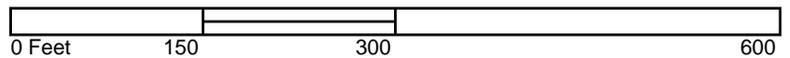
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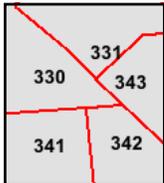
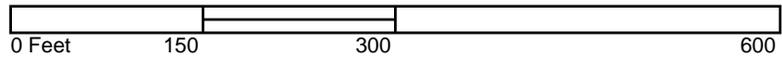
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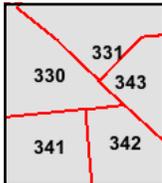
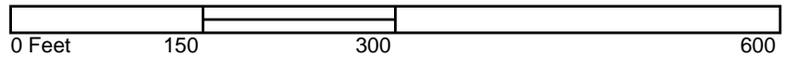
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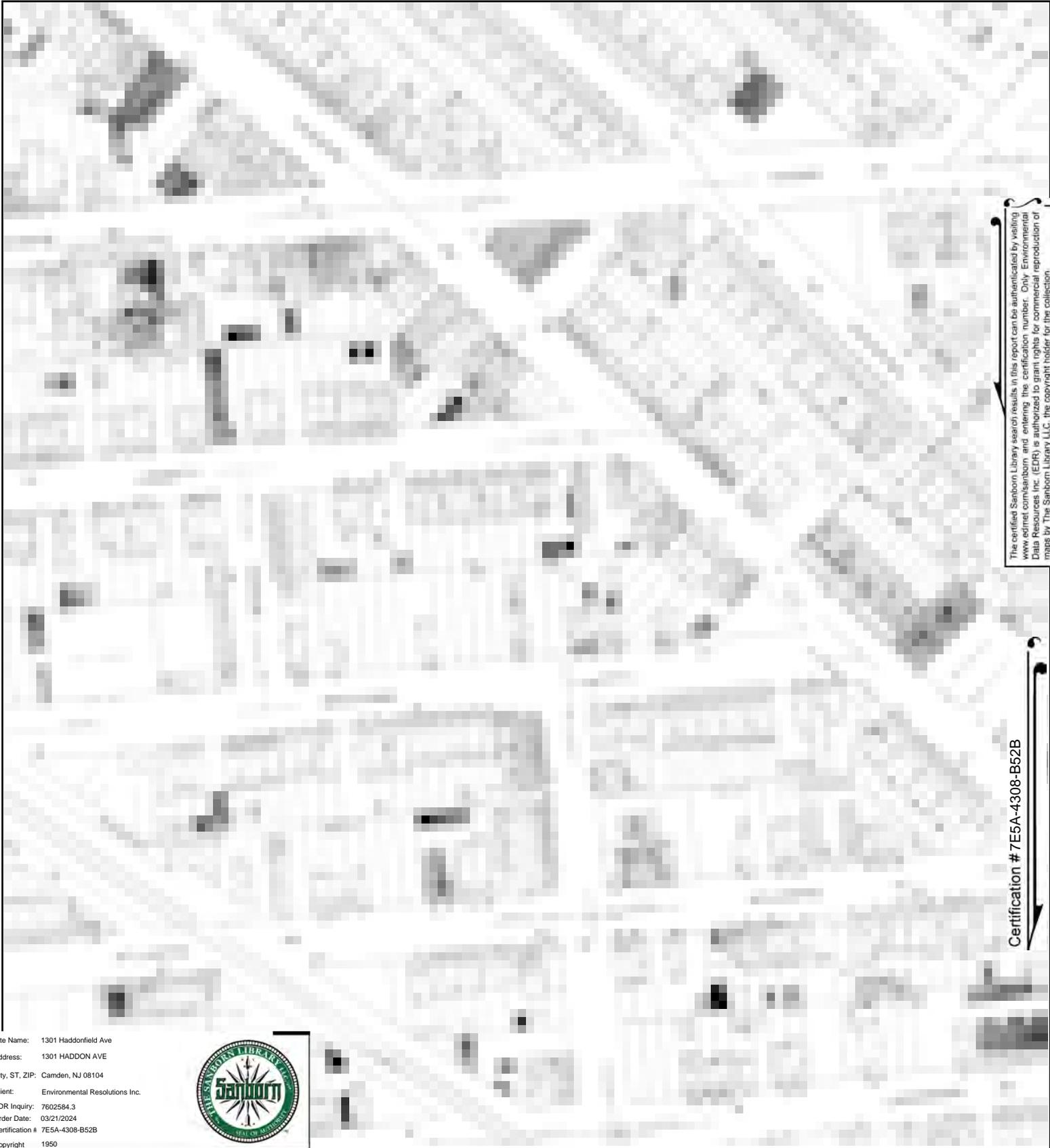


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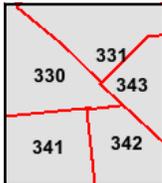
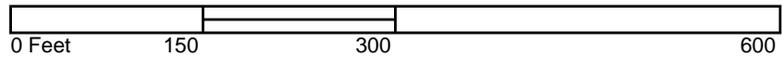
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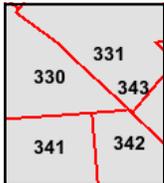
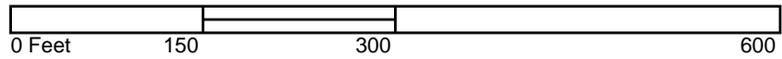
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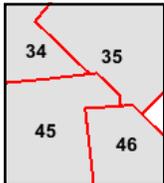
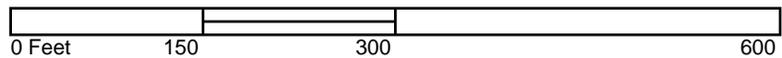
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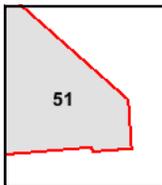
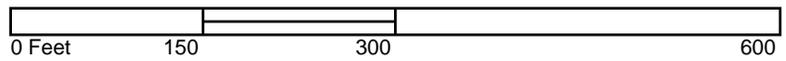
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Volume 1, Sheet 51



APPENDIX C
CITY DIRECTORIES

1301 Haddonfield Ave

1301 HADDON AVE

Camden, NJ 08104

Inquiry Number: 7602584.5

March 21, 2024

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2020	EDR Digital Archive	-	X	X	-
2017	Cole Information	-	X	X	-
2014	Cole Information	-	X	X	-
2010	Cole Information	-	X	X	-
2005	Cole Information	-	X	X	-
2004	Verizon Communications	-	X	X	-
2000	Cole Information	-	X	X	-
1995	Cole Information	-	X	X	-
1992	Cole Information	-	X	X	-
1990	New Jersey Bell Telephone Co	-	X	X	-
1984	New Jersey Bell Telephone Co	-	X	X	-
1980	New Jersey Bell Telephone Co	-	X	X	-
1970	New Jersey Bell Telephone Co	-	X	X	-
1965	New Jersey Bell Telephone Co	-	X	X	-
1961	New Jersey Bell Telephone Co	-	X	X	-
1951	New Jersey Bell Telephone Company	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1947	R.L. Polk & Co Publishers	-	X	X	-
1943	R.L. Polk & Co Publishers	-	X	X	-
1940	R.L. Polk & Co Publishers	-	X	X	-
1931	R.L. Polk & Co Publishers	-	X	X	-
1927	R.L. Polk & Co Publishers	-	X	X	-
1922	C. E. Howe Addresskey & Printing Co.	-	X	X	-