

JOAN'S CLEANERS
1529 ROUTE 206 SOUTH
TABERNACLE, BURLINGTON COUNTY, NEW JERSEY
EPA ID NO. NJD98187482

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SITE INVESTIGATION REPORT

PART I: GENERAL INFORMATION

Site Name: Joan's Cleaners
Address: 1529 Route 206 South
Municipality: Tabernacle **State:** NJ **Zip Code:** 08088
County: Burlington
EPA ID No.: NJD98187482
Block: 320 **Lot(s):** 5
Latitude: +39.853376 **Longitude:** -74.733866
USGS Quadrangle: Indian Mills, NJ
Acreage: 2 **SIC Code:** 7216

Current Owner: HAAS Plaza, L.L.C.
Mailing Address: P.O. Box 2209
City: Southampton **State:** NJ **Zip Code:** 08088
Telephone No.: (609) 859-2440

Current Operator: Subway Restaurants
Mailing Address: 1529 Route 206 South
City: Tabernacle **State:** NJ **Zip Code:** 08088
Telephone No.: (609) 268-6363

Owner/Operator History:

NAME	OPERATOR/ OWNER	DATES	
		FROM	TO
HAAS Plaza, L.L.C.	Owner	February 10, 2005	Present
Kenwar & Chander Satija	Owner	August 31, 1981	February 10, 2005
Robert W. and Dorothy M. Schwarzwaldner	Owner	March 28, 1974	August 31, 1981
Subway Restaurant	Operator	2005	Present
Joan & Donald Gibson	Operator	1983	2005

(Attachment A)

Surrounding Land Use (zoning, adjacent properties): The surrounding land used is mixed residential and commercial. Cramer road is the northern boundary of the site. Route 206 is the eastern boundary of the site. There is a Sunoco service station (formerly Highway Petroleum) on the northbound lane of Route 206 downgradient from the site. The site has residential properties to the west and south.

Distance to Nearest Residence or School: 0.03 miles (137 feet)

Direction: South

Population Density (residents per square mile): 145 (Attachment B)

PART II: SITE OPERATIONS

Discuss all current and past operations at the site. Include a description of the buildings or structures on site and their physical condition. In addition, tabulate all areas of concern (AOC) and provide the waste source type for each AOC. Include the physical state of waste at each AOC as stored or disposed, the condition of containers and the presence or absence of secondary containment and the volume of waste stored or disposed, or the volume or area of contaminated soil or water.

From approximately 1984 to 2005 Joan's Cleaners operated a dry cleaning facility as one of several tenants of a small strip mall at the subject site. The strip mall currently known as Celebration Plaza was formerly known as Pine Edge Shopping Center. It is not known when the building was constructed. The building was renovated in late 2005/early 2006. The space once occupied by Joan's Cleaners is currently a Subway Restaurant. Prior to operations by Joan's Cleaners the subject portion of the building was occupied by a retail operation. Former uses of the remainder of the strip mall were retail stores and office space. Sandy's Market, DMN Video Rental and Sales, True Value Hardware, a tuxedo rental store and Satson Engineering (office) were former tenants. There is also a 1,500 square foot apartment and an additional 2,000 square feet of commercial space on the second floor of the building. (Attachment C)

According to NJDEP Air Enforcement records, the same Multimatic Dry-to-Dry system 25-35 lbs capacity machine (using PCE) was operated at the site from approximately 1984 until the cessation of operations in February 2005. NJDEP records indicate that Joan's Cleaners used tetrachloroethylene (PCE) at the site to perform dry cleaning of clothing. According to manifest records approximately 3,300 lbs of waste solvent was manifested off site from Joan's Cleaners between April 1988 and December 1994. There is no record for waste being manifested from the Joan's Cleaners site prior to 1988 and after 1994 (approximately 14 years). The site has always been serviced by a septic system. The septic system was replaced in 1988 and again in 2005. The site had one 1,000 gallon underground storage tank (UST) containing fuel oil for heating. This tank was removed in January 2005. Soil contamination discovered during the removal of the tank was remediated with Department oversight. Post remedial soil sample results were below Soil Cleanup Criteria (SCC) and there was no indication of impact to ground water. On August 9, 2005 the site received a letter of No Further Action (NFA) from the Department. The 1,000-gallon UST was replaced by a 575-gallon capacity above ground fuel oil storage tank that is located inside the rear portion of the building. (Attachment D, E, F and G)

AOC SUMMARY TABLE

AOC Name	Source Type	CERCLA Exempt	Physical State	Waste Quantity
Septic Tank (Historic and current location)	Other	No	Liquid	Unknown

PART III: PERMITS**A. NJPDES**

Number	Date Issued	Expiration Date	Formation or Water Body Discharged To
None	N/A	N/A	N/A

B. New Jersey Air Pollution Control Certificates**Plant ID No.:** L4541**No. of Certificates:** Previously one certificate (#105034)**Equipment Permitted:** According to NJDEP records a Multimatic Dry-to-Dry system 25-35 lbs capacity was operated at the site from approximately 1984 until February 2005. (Attachment D)**C. BUST Registration** None**Registration No.:** N/A**No. of Tanks:** N/A

Tank No.	Capacity (gallons)	Contents of Tank	Status
N/A			

D. RCRA Status (TSD, Generator, Protective Filer, etc.)

Facility no longer operating. Formerly listed as a large quantity generator. Status changed to conditionally exempt on April 1, 1992. (Attachment H)

E. Other Permits (RCRA, NRC, etc.)

Issuing Agency	Permit Type	Permit No.	Date Issued	Expiration Date
N/A				

PART IV: SOIL EXPOSURE**Describe soil type. Include soil series, composition of the soil and permeability of the soil.**

The soils associated with the suspected source area and surrounding neighborhood consist of the Evesboro series of soils. These soils are characterized by deep, loose, excessively drained sands. Where the surface layer is bleached, it is gray and less than 6 inches thick. Evesboro soils are high in position and are nearly level or gently sloping, but may have slopes as much as 10 percent in some places. Evesboro soils are rapidly permeable in most places, but they have moderately rapid permeability where the surface layer is fine sand. Evesboro soils have low available water capacity and they are strongly acidic. Native vegetation includes a forest mixed with oaks and pitch pine. Few areas of these soils have been cleared for farming since they are too droughty to be suitable for most (Burlington County Soil Survey, USDA, October 1971). (Attachment I)

Tabulate and discuss contaminants identified in the soil. Include sampling date, sampling agency or company, sample locations, depth and contaminant level. Identify samples collected from a residential property, school, daycare center, workplace, terrestrial sensitive environment or resource. Describe sample locations (i.e. link each sample to an Area of Concern). Identify samples which establish background conditions, results above background and/or remediation standards, and provide the rationale for site attribution. State whether Level 1 or Level 2 contamination is present. For each sampling event, list the name, address and certification number of the lab which performed the analyses. State who conducted the quality assurance review of the data and summarize any data qualifications.

Soil contamination discovered during the removal of a 1,000 gallon underground fuel oil storage tank was remediated with Department oversight. Post remedial soil sample results were below Soil Cleanup Criteria (SCC) and there was no indication of impact to ground water. On August 9, 2005 the site received a letter of No Further Action (NFA) from the Department.

On July 19, 2006, two soil samples (S-1 and S-2) and a duplicate sample of S-2 (SDUP-1) were collected by NJDEP, Bureau of Environmental Measurements and Site Assessment (BEMSA) at the subject site in the area of the septic tank which is suspected to have received PCE wastes. Samples were analyzed for VOCs by Liberty Analytical Corporation of Cary, NC. Data validation was performed by the USEPA.

PCE was detected at 2.4 ppb in sample SDUP-1 (collected at the S-2/GW12 location). The NJDEP Impact to Ground Water Soil Cleanup Criteria (IGWSCC) for PCE is 1 part per million (ppm). Sample SDUP-1 was collected at a depth of 8 to 10 feet. Sample S-1 served as the background sample since no contaminants were detected. (Attachment J; Map 3)

Based on this information a documented release of PCE above background but below the IGWSCC to soil is confirmed.

Total area of surficial contamination in square feet: 0

If no soil sampling has been conducted, discuss areas of potentially contaminated soil, areas that are visibly contaminated or results from soil gas surveys.

Soil sampling has been conducted on site.

Number of people occupying residences or attending school or day care on or within 200 feet of the site: Two residences south and one duplex north of the site. One residence located onsite above the building which was formerly occupied by the dry cleaner.

Number of workers on or within 200 feet of the site: Approximately 18

Number of on-site employees: Approximately 10

Identify terrestrial sensitive environments within 200 feet of observed contamination.

There are no terrestrial sensitive environments on or within 200 feet of observed contamination.

Determine if any commercial agriculture, silviculture, livestock production or grazing are present within 200 feet of observed contamination. There is no commercial agriculture, silviculture, livestock production or grazing within 200 feet of the observed contamination.

PART V: GROUND WATER ROUTE

A. HYDROGEOLOGY

Describe geologic formations and the aquifer(s) of concern. Include interconnections, confining layers, discontinuities, composition, hydraulic conductivity and permeability.

The Cohansey Kirkwood formation outcrops in this area at a surface elevation between 90-140 feet amsl. The base of the Cohansey Kirkwood according to (Zapeczka, Hydrogeological Framework of the New Jersey Coastal Plain, USGS 1404-B), is located at a depth of approximately 147 feet bgs. This formation consists of layered sequences of unconsolidated marine deposits of Tertiary and Upper Cretaceous age that dip to the east-southeast. The Cohansey Sand forms the upper part of the

Kirkwood-Cohansey aquifer system, and is predominantly a quartz sand that contains minor amounts of pebbles, silty and clayey sand, and inter-bedded clay (Zapeczka, 1989). The upper layers of the Kirkwood Formation form the lower part of the aquifer system and consist of fine to medium-grained sand and silty sand. The aquifer system extends from the land surface to the clay in the base of the Kirkwood Formation. These silts and clays make up the basal Kirkwood confining unit below the aquifer and are regionally extensive. The Cohansey sand formation is a water-table aquifer.

The underlying composite confining bed is 240 feet thick and the top of the next water-bearing unit, Mount Laurel formation, is encountered around 400 feet bgs. The private wells in the area are typically screened between 40-70 feet bgs in the Cohansey under unconfined conditions. Well logs from private wells in the area describe the Cohansey to made up of primarily light-colored fine to coarse grained quartz sands with some intervals of pebbly sand, silty-clay sands, and some localized clay beds that may be relatively thick in some area. Where these clay beds are encountered, perched water may be present and the deeper water-bearing units may be under semi-confining conditions. (Attachment I)

Depth to water table: 19.5 to 20 feet bgs.

Depth to aquifer of concern: 19.5 to 20 feet bgs

Depth from lowest point of waste disposal/storage to highest seasonal level of the saturated zone of the aquifer of concern: 0 feet

Thickness and permeability of the least permeable layer between the ground surface and the aquifer of concern: 19.5 to 20 feet

Thickness of aquifer: 120 to 150 feet

Direction of ground water flow: Northeast

Net precipitation at the site in inches: 10 to 15

Karst: No

Wellhead Protection Area within 4 miles of the site: Yes

Does a waste source overlie a Wellhead Protection Area: No

B. MONITORING WELL INFORMATION

Well No.	Screen Depth	Formation	Location/AOC/Background
N/A			

Briefly discuss why the monitoring wells were installed. Tabulate and discuss contaminants

identified in the monitoring wells. Include Well No., sampling date, sampling agency or company, contaminant levels and remediation standards. For each sampling event, list the name, address and certification number of the lab which performed the analyses. State who conducted the quality assurance review of the data and summarize any data qualifications.

N/A

C. OTHER GROUND WATER SAMPLING

Discuss any other ground water sampling that has occurred. Tabulate and discuss contaminants identified in the samples. Include sampling date, sampling agency or company, contaminant levels and remediation standards. For each sampling event, list the name, address and certification number of the lab which performed the analyses. State who conducted the quality assurance review of the data and summarize any data qualifications.

In May of 2006, as part of the Tabernacle Township Richter Road Unknown Source Investigation, NJDEP, BEMSA collected 37 ground water samples from 10 locations in the vicinity of Celebration Plaza at the intersection of Route 206 and Cramer Road and near Hill. Samples were collected using a Geoprobe®, a hydraulic powered soil probing unit. The samples were analyzed for volatile organics by the NJDEP Mobile Laboratory. Results are summarized in the following chart:

SAMPLE NUMBER	SAMPLE DEPTH (feet)	Toluene	cis-1, 2 - Dichloroethane	Trichloroethene	Tetrachloroethene	MTBE	Benzene
GW-1A	21-24	0.37J				2.92	0.21J
GW-1B	33-36	0.19J					
GW-1C	45-48	0.51					0.35J
GW-1D	57-60	0.28J					
GW-1E	69-72	0.15J					
GW-2A	21-24	0.32J					
GW-2B	33-36	0.26J					
GW-2C	45-48	0.23J					
GW-2D	57-60						
GW-3A	21-24				40.12		
GW-3B	29-32						

SAMPLE NUMBER	SAMPLE DEPTH (feet)	Toluene	cis-1, 2 - Dichloroethane	Trichloroethene	Tetrachloroethene	MTBE	Benzene
GW-3C	37-40						
GW-3D	49-52						
GW-4A	21-24				70.45		
GW-4B	29-32						
GW-4C	37-40						
GW-4D	49-52						
GW-5A	21-24				109.61		
GW-5B	29-32				0.83		
GW-5C	41-44						
GW-6A	21-24						
GW-6B	29-32						
GW-7A	21-24						
GW-7B	33-36						
GW-7C	45-48						
GW-7D	57-60		15.77	3.71	15.59		
GW-7E	69-72						
GW-8A	21-24						
GW-8B	33-36						
GW-8C	45-48						
GW-8D	57-60						
GW-9A	37-40	0.16J					
GW-9B	49-52						
GW-9C	61-64	0.18J					0.20J
GW-10A	33-36	0.14J					
GW-10B	45-48						0.88J
GW-10C	57-60						1.19J
GWQS			50	1	1	70	

Bold Values exceed GWQS

GWQS = Ground Water Quality Standard

Results reported in parts per billion (ppb)

Blank space = Not detected

Note: Results from analysis by a portable gas chromatograph operated by BEMSA are shown in parenthesis
 MTBE = methyl-tertiary-butyl ether

Ground water sample GW12A collected in the area of the septic tank exhibited DCE at 88 ppb and PCE at 7 ppb above the GWQS of 70 ppb and 1 ppb respectively. Samples GW17A and GW17B collected upgradient of the subject site on Old Indian Mills Road had no VOCs above GWQS and are representative of background conditions in the area. It should be noted that samples (GW14 through GW16) collected downgradient of the site near the former tank field of the Highway Petroleum Service Station site exhibited elevated levels of BTEX and MTBE which is indicative of a release of petroleum product from the tanks. (Attachment L and M; Map 3)

Based on this data, a documented release of PCE and cis-1,2-DCE to ground water was confirmed above background and the GWQS and attributed to the site.

D. POTABLE WELL INFORMATION

Distance to nearest potable well: On site (Attachment N)

Depth of nearest potable well: 55 ft

Identify all public supply wells within 4 miles of the site:

Water Company	Well Distance from Site (miles)	Depth (feet)	Formation
Allenwood Mobile Estate (Well 2)	1.4	350	Mount Laurel-Wenonah
Allenwood Mobile Estates (Well 3)	1.4	410	Mount Laurel-Wenonah
Pinelands Water Company (Well 1)	3.1	268	Mount Laurel-Wenonah
Pinelands Water Company (Well 2)	3.1	338	Mount Laurel-Wenonah
Pinelands Water Company (Well 3)	3.7	275	Mount Laurel-Wenonah
Pinelands Water Company (Well 4)	3.8	274	Mount Laurel-Wenonah

(Map 5)

State whether ground water is blended with surface water, ground water or both prior to distribution: Ground water is not blended with surface water, ground water or both prior to distribution. (Attachments Q and P)

Discuss private potable well use within 4 miles of the site. Include depth, formation and distance, if available. Surrounding residences and businesses use private potable wells. These wells are generally screened between 40 to 60 feet bgs in the Kirkwood-Cohansey aquifer.

Discuss the site's source of potable water.

The source of potable water is a 55 ft. deep onsite potable well. (Attachment O)

Discuss information concerning the population utilizing wells that are known to be contaminated with hazardous substances which are attributable to the site. Also include any other evidence of contaminated drinking water or wells closed due to contamination. State whether Level 1 or Level 2 contamination is present.

Potable water contamination was first detected in a private well in March 2006 (due to testing required under the New Jersey Private Well Testing Act) near Hill and Richter Roads approximately 1,800 feet from the subject site. Additional private wells were sampled in the area by the local health department and the NJDEP between April and July 2006. Currently, three rounds of private potable well samples have been collected from over seventy homes. PCE has been detected in several of these as high as 660 ppb. MTBE has been detected in a home on Richter Road between Hill and Cramer Roads as high as 5 ppm. This well has shown a steady increase in the concentration of MTBE from around 1 ppm to 5 ppm. Currently, no BTEX compounds are being detected in this well. (Attachment R)

Tabulate for each aquifer the population utilizing that aquifer for drinking purposes within 4 miles of the site. Include only those populations which utilize wells that have a potential to be impacted, not wells which are actually impacted.

Well Distance from site (miles)	Population/Aquifer
	Mount Laurel-Wenonah
0 - 1/4	188
> 1/4 - 1/2	556
> 1/2 - 1	1,652
> 1 - 2	3,027

Well Distance from site (miles)	Population/Aquifer
> 2 - 3	5,246
> 3 - 4	11,006

Identify any resource uses of ground water within 4 miles of the site (i.e., commercial livestock watering, ingredient in commercial food preparation, supply for commercial aquaculture, supply for major, or designated water recreation area, excluding drinking water use, irrigation of commercial food or commercial forage crops, unusable).

There are no resource uses of ground water within 4 miles of the site.

E. LIKELIHOOD OF RELEASE

Discuss the likelihood of a release of contaminants to ground water, including any other information concerning the ground water contamination route. Identify contaminants detected or suspected and provide a rationale for attributing them to the site.

Based on results of ground water samples collected from the subject site by the NJDEP in May and July 2006 there has been a release of PCE and cis-1,2 DCE at the subject site.

PART VI: SURFACE WATER ROUTE

A. SURFACE WATER

Does a migration pathway to surface water exist? No

Flood plain: Not within 500 year flood zone (Map Not available)

Size of drainage area for sources at the site in acres: Unknown

2-year, 24-hour rainfall in inches: 3.5 inches

Does contaminated ground water discharge to surface water? No (if yes, provide documentation)

Identify known or potentially contaminated surface water bodies. Follow the pathway of the surface water and indicate all adjoining bodies of water along a route of 15 stream miles.

All contamination detected on site is subsurface; therefore the surface water route was not evaluated.

Identify drinking water intakes and fisheries within 15 miles downstream (or upstream in tidal

areas) of the site. For each intake or fishery identify the distance from the point of surface water entry, the name of the fishery and/or supplier and population served.

All contamination detected on site is subsurface; therefore the surface water route was not evaluated.

Discuss surface water and/or sediment sampling conducted in relation to the site. Include surface water body, sampling date, sampling agency or company. State whether Level 1 or Level 2 contamination is present for surface water. State whether Level 2 contamination of sediments is present. For each sampling event, list the name, address and certification number of the lab which performed the analyses. State who conducted the quality assurance review of the data and summarize any data qualifications. Discuss visual observations if analytical data are not available (include date of observation).

There has been no surface water or sediment sampling conducted in conjunction with the site.

Determine if a contaminant on site displays bioaccumulative properties. Identify all bioaccumulative substances that may impact the food chain.

The contaminants detected at the site do not display bioaccumulative properties.

Determine if surface water is used for irrigation of commercial food or commercial forage crops, watering of commercial livestock, commercial food preparation or recreation.

All contamination detected on site is subsurface; therefore, the surface water route was not evaluated.

B. SENSITIVE ENVIRONMENTS

Identify all sensitive environments, including wetlands, along the 15 stream-mile pathway from the site: All contamination detected on site is subsurface; therefore, the surface water route was not evaluated.

C. LIKELIHOOD OF RELEASE

Discuss the likelihood of a release of contaminant(s) to surface water, include any additional information concerning the surface water route. Identify contaminants detected and provide a rationale for attributing them to the site. Identify any intakes, fisheries and sensitive environments, listed above, that are or may be actually contaminated by hazardous substances

attributed to an observed release from the site.

All contamination on site is subsurface; therefore, no likelihood of a release of contamination to surface water is present. Additionally, ground water does not discharge to surface water.

PART VII: AIR ROUTE

A. POPULATION AND SENSITIVE ENVIRONMENTS

Identify populations residing within 4 miles of the site.

Distance (miles)	Population
on site	3
> 0 - 1/4	188
> 1/4 - 1/2	556
> 1/2 - 1	1,652
> 1 - 2	3,027
> 2 - 3	5,246
> 3 - 4	11,006

Identify sensitive environments and wetland acreage within 4 miles of the site.

Distance	Type of environment	Wetland acreage
0 - 1/4	Wetlands	1
> 1/4 - 1/2	Wetlands	19
> 1/2 - 1	Wetlands	128
> 1 - 2	Wetlands	1,525
> 2 - 3	Wetlands	2,897

> 3 - 4	Wetlands	4,821
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B. LIKELIHOOD OF RELEASE

Describe the likelihood of release of hazardous substances to air. Identify contaminants detected or suspected and provide a rationale for attributing them to the site. For an observed release, discuss the supporting analytical evidence and its significance relative to background.

The likelihood of a release of a hazardous substance to air is negligible.

If a release to air is observed or suspected, determine the number of people that reside within the area of air contamination.

No release to air has been observed or is suspected.

If a release to air is observed, identify any sensitive environments that are located within the area of air contamination.

No release to air has been observed or is suspected.

PART VIII: REMOVAL ACTION AND/OR IEC CONDITION

Discuss conditions which constitute an Immediate Environmental Concern (IEC) or warrant EPA Removal Action consideration (improper storage of incompatible/reactive materials, leaking or unsound containers, inadequate site security, subsurface gas threat).

PCE and cis-1,2 DCE have been documented in both ground water and soil samples collected from the subject site and have been observed in private potable wells located downgradient of the site. This site constitutes an immediate environmental concern.

PART IX: CONCLUSIONS AND RECOMMENDATIONS

Joan's Cleaners has operated a dry cleaner at the subject site using PCE in its operations from 1984/85 until early 2005. A septic system has been utilized on site during the entire time of operations of Joan's Cleaners and remains in use at the site. The septic system has been replaced first in 1988 by the former property owners (Kenwar and Chander Satija) and again in 2005 by the current owner. The current owner/operator purchased the site in February 2005. Sampling conducted on site has revealed PCE in ground water as high as 110 ppb. Private potable well samples collected downgradient of the site exhibited contamination as high as 660 ppb.

Based on this information Joan's Cleaners is a source of the Tabernacle Township Richter Road Ground Water contamination. Principals of Joan's Cleaners and the former owner of the subject

site, Kenwar and Chander Satija, should comply with N.J.A.C. 7:26E 4.4, Remedial Investigation of Ground Water.

The HRS score for this site is greater than 28.5; therefore, the site is assigned a higher priority for further action under CERCLA.

Submitted by: Carlton Dudley

Title: HSMS I

NJDEP, Division of Remediation Support,

Bureau of Environmental Measurements and Site Assessment

Date: September 29, 2006

PART X: POTENTIALLY RESPONSIBLE PARTIES

NAME	OWNER/OPERATOR/ KNOWN DISCHARGER	CURRENT ADDRESS
Kenwar & Chander Satija	Owner during time of discharge	7 Bronwood Dr Voorhees, NJ 08043-4707
Joan & Donald Gibson	Operator Joan's Cleaners/Discharger	118 Knox Blvd Marlton (Evesham Twp), NJ 08053