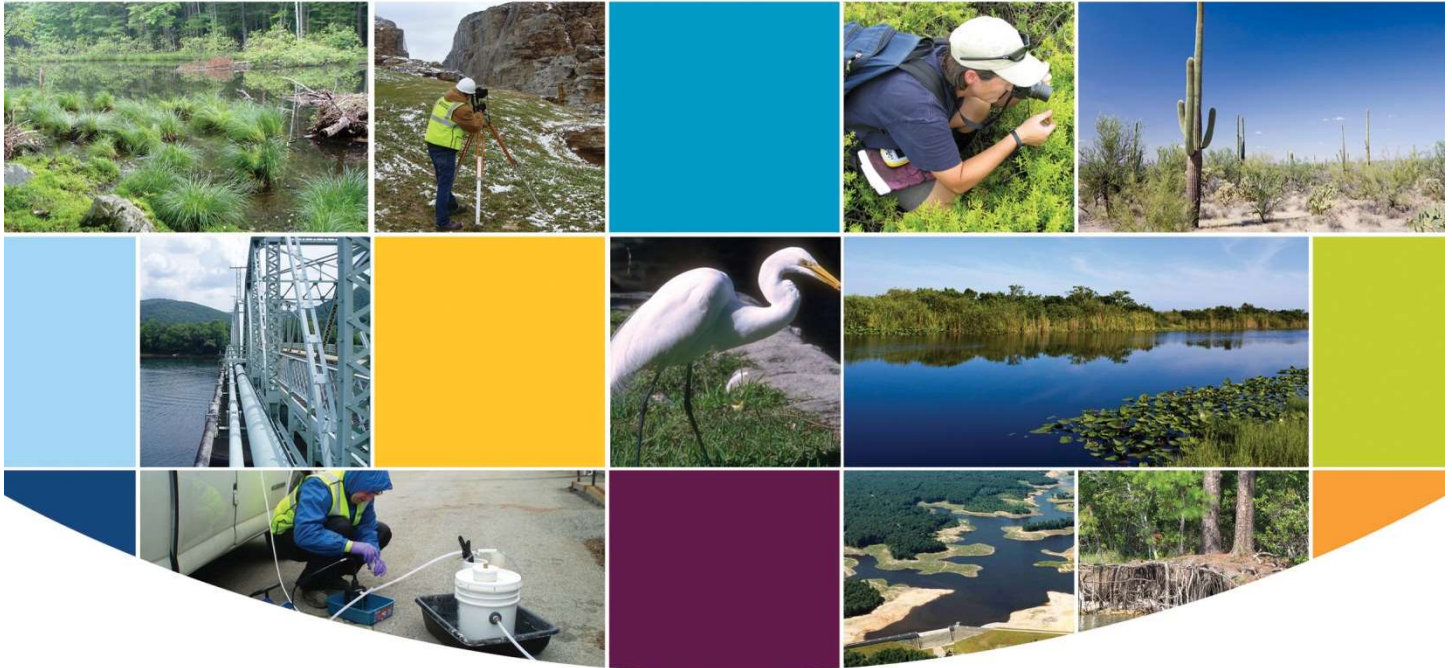


PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FINAL



Reference: R0255-00 WO#2 (GBRC-Solar PPA)
Green Brook Regional Center
275 Greenbrook Road
Green Brook Township, NJ 08812

Submitted to: **Mr. Ripenrai Nagar**
New Jersey Department of Human Services
Office of Property Management and Construction
222 S. Warren Street, 6th Floor
Trenton, NJ 08625

Submitted by:  **GANNETT FLEMING**
Excellence Delivered As Promised
One Penn Plaza
250 W 34th Street, Suite 630
New York, NY 10119

August 26, 2024

Table of Contents

1.0	EXECUTIVE SUMMARY	4
1.1	Findings and Opinions	4
1.1.1	Phase I Findings	4
1.1.2	Significant Data Gaps	5
1.2	Conclusions	5
2.0	INTRODUCTION.....	6
2.1	Property Description and Purpose	6
2.2	Current Site Operations	6
2.3	Site Ownership Information	6
2.4	Scope of Services.....	6
2.5	Limiting Conditions, Deviations, Exceptions, and Significant Assumptions.....	7
2.6	User Reliance.....	7
3.0	USER PROVIDED INFORMATION.....	8
3.1	Land Title Records and Judicial Records	8
3.2	Environmental Liens or Activity and Use Limitations.....	8
3.3	Specialized Knowledge or Experience	8
3.4	Actual Knowledge.....	8
3.5	Reason for Significantly Lower Purchase Price	8
3.6	Commonly Known or Reasonably Ascertainable Information.....	8
3.7	Degree of Obviousness.....	8
4.0	SITE RECONNAISSANCE	9
4.1	Methodology.....	9
4.2	Current Uses of Subject Property and Adjoining Properties	9
4.3	Current Uses in Surrounding Area	9
4.4	Geologic, Hydrogeologic, Hydrologic and Topographic Conditions	9
4.5	Structures and Other Improvements at the Subject Property.....	10
4.6	Roads.....	10
4.7	Potable Water Supply and Sewage Disposal	10
4.8	Hazardous Substances and Petroleum Products	10
4.9	Storage Tanks.....	10
4.10	Strong, Pungent, or Noxious Odors.....	11
4.11	Standing Surface Water, Pools, and Sumps.....	11
4.12	Drums, Totes, and Intermediate Bulk Containers.....	11
4.13	Unidentified Substance Containers.....	11
4.14	PCB-Containing Items.....	11
4.15	Heating/Cooling	11
4.16	Stains and Corrosion on Floors, Walls, or Ceilings.....	11
4.17	Drains and Sumps.....	11
4.18	Pits, Ponds, and Lagoons.....	11

4.19 Stained Soil or Pavement	12
4.20 Stressed Vegetation	12
4.21 Solid Waste.....	12
4.22 Water and Wastewater	12
4.23 Wells	12
4.24 Septic Systems or Cesspools.....	12
5.0 RECORDS REVIEW	13
5.1 Standard Federal, State, and Tribal Environmental Record Sources.....	13
5.1.1 Subject Property Database Findings	15
5.1.2 Surrounding Properties Database Findings.....	17
5.1.2 Orphan Site Database Findings.....	18
5.2 Regulatory Agency File and Records Review	18
5.2.1 Subject Property.....	18
5.2.1.1 FOIA Requests.....	18
5.2.2 Surrounding Properties.....	18
5.2.2.1 FOIA Requests.....	18
5.2.3 Physical Setting	19
5.3 Standard Historical Resources	19
5.3.1 Historical Aerial Photographs.....	19
5.3.2 Sanborn Fire Insurance Maps.....	20
5.3.3 Local Street Directories	20
5.3.4 Topographic Maps.....	20
5.3.5 Interviews	21
5.4 Prior Assessment	21
6.0 INTERVIEWS	22
6.1 Interview with Key Site Personnel	22
6.2 Interviews with Occupants	22
6.3 Interviews with Past Owners and Occupants.....	22
6.4 Interviews with Local Government Officials.....	22
7.0 NON-SCOPE Services.....	23
8.0 Conclusion	24
8.1 Findings and Opinions.....	24
8.1.1 Phase I Findings	24
8.1.2 Significant Data Gaps	24

8.2	Conclusions	25
8.3	Environmental Professional Statement.....	26
8.4	References	27

TABLES

Table 5-1: Summary of ERIS Environmental Database.....	13
Table 5-2: Spill Incidents	16

FIGURES

<u>No.</u>	<u>Description</u>
1	Location Map
2	Site Plan with Surrounding Area
3	Detailed Site Plan

APPENDICES

A	Environmental Professional(s) Qualifications
B	User Provided Information
C	Photographic Log
D	Environmental Regulatory Database
E	Physical Setting Report
F	Historical Aerial Photographs
G	Historical Fire Insurance Maps
H	City Directory
I	Historical Topographic Maps

1.0 **EXECUTIVE SUMMARY**

At the request of the New Jersey (NJ) Department of Human Services (DHS), Office of Property Management and Construction (DPMC), Gannett Fleming, Inc. (Gannett Fleming) has completed a Phase I Environmental Site Assessment (ESA) of the Green Brook Regional Center located at 275 Green Brook Road, Green Brook Township, NJ 08812 (Subject Property).

The Subject Property is currently operated by NJ DHS as a developmental center for individuals with severe disabilities. The Subject Property houses disabled residents who receive training, medical care, and therapy. The Subject Property is developed with 71,500 square feet building with basement, and adjoining parking lot. The Subject Property can be accessed via Green Brook Road to the north.

The Phase I ESA was performed in general accordance with the scope and limitations of the ASTM International (ASTM) guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E1527-21).

A *Recognized Environmental Condition* (REC) is defined in ASTM E1527-21 as (1) the presence of any hazardous substances or petroleum products in, on, or at the Subject Property due to any release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. A *Historical REC* (HREC) is a previous release of any hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meets unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls. A *Controlled REC* (CREC) is a REC affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. These terms are not meant to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.1 **Findings and Opinions**

1.1.1 **Phase I Findings**

Gannett Fleming has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 for Green Brook Regional Center, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this ESA.

The following REC and HREC was identified at the Subject Property:

REC No. 1: On-Site Aboveground Storage Tank (AST)

One (1) 6,000 gallon fuel oil AST and one (1) 330 gallon diesel AST are present at the Subject Property. No spills or violations were reported for the ASTs. No spills, and stains were observed in the vicinity of the ASTs. The presence of the fuel oil and diesel ASTs is classified as a REC.

HREC No 1: Historical Underground Storage Tank (UST)

One (1) 20,000-gallon #4 fuel oil UST and one (1) 5,000-gallon diesel fuel UST were closed and removed from the southern exterior portion of the Subject Property in December 1998. There was no observable contamination in the excavation. A total of 17 post excavation samples were collected which were below cleanup criteria applicable for the site. A groundwater investigation was not required, and the excavation was backfilled with clean fill. A no further action (NFA) letter was issued on August 23, 1999. The historical presence of USTs at the Subject Property is identified as an HREC.

1.1.2 Significant Data Gaps

In accordance with ASTM E1527-21, this Section documents data gaps in the information obtained and reviewed as part of this Phase I ESA. A data gap is defined as "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Data gaps are presented below:

- Gannett Fleming was not provided with a chain of title (E1527-21 6.2) or Deed to review. The current Lease Agreements for the property were not provided to Gannett Fleming for review.
- Gannett Fleming has not received a Freedom of Information Act (FOIA) response for information regarding the Subject Property from the U.S. Environmental Protection Agency (USEPA) and local agencies.
- Despite Gannett Fleming's efforts, a local government official was not reached for an interview (ASTM E1527-21 11).

These data gaps are not considered to be significant for this Phase I ESA and did not affect our ability to make conclusions regarding RECs of this report.

1.2 Conclusions

This ESA revealed one (1) REC and one (1) HREC for the Subject Property.

2.0 INTRODUCTION

2.1 Property Description and Purpose

At the request of NJ DHS, Gannett Fleming has completed a Phase I ESA of the Green Brook Regional Center located at 275 Green Brook Road, Green Brook Township, NJ 08812 (Subject Property).

The Subject Property is currently operated by NJ DHS as a developmental center for individuals with severe disabilities. The Subject Property houses disabled residents who receive training, medical care, and therapy. The Subject Property is developed with a 71,500 square feet building with basement, and adjoining parking lot. The Subject Property can be accessed via Green Brook Road to the north. The interior of the building was not included as part of this scope, however, during the site reconnaissance, features that were visible from the outside were observed and details are incorporated into this report.

An emergency generator is located to the west of the building in the parking lot, a creek running north-south is located to the east of the building, and four (4) above ground storage tanks (ASTs) are located in the southwestern exterior portion of the property. The ASTs are described in Section 4.0. The exterior of the Subject Property consists of paved parking lots, sidewalks, and landscaped grassy areas.

A Subject Property Location Map created from the United States Geological Survey (USGS) 7.5-minute Quadrangle, Plainfield, NJ (2023) is presented in Figure 1, a Site Plan with surrounding property is presented as Figure 2, and Detailed Site Plan is presented in Figure 3.

The purpose of this Phase I ESA was to identify RECs and/or potential environmental conditions in connection with the Subject Property and included site reconnaissance, interviews with Subject Property personnel, a review of environmental files for the Subject Property, adjoining properties, and surrounding area, and a computer database search of environmental regulatory agency files.

2.2 Current Site Operations

The Subject Property is owned by the NJ DHS and is on the list of facilities under the Division of Developmental Disabilities Developmental Centers.

2.3 Site Ownership Information

The site is owned by the NJ DHS. A deed and/or lease agreements were not provided to Gannett Fleming for review.

2.4 Scope of Services

Gannett Fleming's scope of services was performed pursuant to ASTM E1527-21 and per Gannett Fleming's proposal for a Phase I ESA submitted to the NJ DHS for the Green Brook Regional Center Project: R0255-00. Ms. Yashodhara Saha, P.E., a Gannett Fleming professional with experience in environmental site assessments and qualified as an Environmental Professional as set forth in USEPA All Appropriate Inquiry Final Rule (40 CFR Part 312) and ASTM E1527-21 prepared this Phase I ESA report. The site reconnaissance was conducted on July 16, 2024 by Mr. Anthony Verdi, P.E. Gannett Fleming professionally performed this assessment using standard practices of the environmental consulting industry. The qualifications of the Gannett Fleming Environmental Professional that prepared this Phase I ESA are included in Appendix A.

2.5 Limiting Conditions, Deviations, Exceptions, and Significant Assumptions

This Phase I ESA report is based partially on information, documents, and data obtained from others, and Gannett Fleming makes no representation or warranty concerning the accuracy and completeness of this information in describing Subject Property operations or environmental conditions. Some of the information in this report may be subject to varying interpretation and conclusions. The information contained in this report was developed from information available and conditions observed on the survey date. Gannett Fleming shall not be liable for financial or other losses or subsequent damage caused by or related to any unauthorized use of this document.

During the site reconnaissance, Gannett Fleming also noted the use of adjoining properties and properties in the area surrounding the Subject Property. This offsite reconnaissance was performed to observe land use and operations at adjoining properties and to note obvious environmental conditions related to RECs. Portions of adjoining properties may not have been visible from Gannett Fleming's observation point on the site and/or public rights-of-way.

2.6 User Reliance

This report has been prepared for the NJ DHS. No parties other than those specifically referenced in this report are entitled to rely upon information or opinions contained in this report without Gannett Fleming's prior written authorization. This Phase I ESA was conducted using the industry standards of diligence, care, and skill that experienced professionals in the field would use in completing a Phase I ESA under similar circumstances. In preparing this report, Gannett Fleming relied on the information provided to it except to the extent that Gannett Fleming had actual knowledge that certain information was incorrect, or unless it was obvious that certain information was incorrect based on additional information obtained in performing the Phase I ESA.

If additional information becomes available which might impact the environmental findings, opinions, and conclusions, Gannett Fleming requests the opportunity to review the information, reassess the potential concerns, and modify this Phase I ESA, if warranted. Other findings may have not been identified due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, and (3) the presence of undetected and unreported environmental incidents or conditions.

3.0 USER PROVIDED INFORMATION

3.1 Land Title Records and Judicial Records

Land title records were not reviewed. Judicial records were not searched as part of this assessment. ASTM E1527-21 requires that the user review land title records and judicial records (if appropriate) and provide answers to a User Questionnaire. The User Questionnaire is included in Appendix B. The deed for the property has not been received to date.

3.2 Environmental Liens or Activity and Use Limitations

A completed Phase I ESA User Questionnaire is included in Appendix B. Based on available records, no environmental liens or activity and use limitations (AULs) are associated with the Subject Property. The Federal institutional controls/engineering controls registries; State and tribal institutional controls/engineering controls registries; and the local land records databases were searched as part of preparing this Phase I ESA and did not indicate that an environmental lien or an activity use limitation was associated with the Subject Property.

3.3 Specialized Knowledge or Experience

Other than the information provided by the User, no additional information was available regarding conditions indicative of releases or threatened releases of hazardous substances or petroleum products at the Subject Property.

3.4 Actual Knowledge

Other than the information provided by the User, no additional information was available regarding environmental liens or AULs encumbering the Subject Property or in connection with the Subject Property.

3.5 Reason for Significantly Lower Purchase Price

This section is not applicable for the scope of work on this project.

3.6 Commonly Known or Reasonably Ascertainable Information

NJ DHS representatives did not provide commonly known or reasonable ascertainable information.

3.7 Degree of Obviousness

NJ DHS representatives did not provide information regarding the degree of obviousness of the presence or likely presence of releases or threatened releases at the Subject Property and the ability to detect releases or threatened releases by appropriate investigation. Refer Section 5.4 for prior assessments.

4.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to collect information and make observations to help identify RECs in connection with the Subject Property. A photographic log illustrating conditions and observations made during the site reconnaissance is included in Appendix C and certain features at the Subject Property and in the vicinity of the Subject Property are presented on Figure 2 and Figure 3.

4.1 Methodology

A site reconnaissance was completed at the Subject Property by Mr. Anthony Verdi (Gannett Fleming professional) on July 16, 2024. Access to the Subject Property was provided by Mr. Ripenrai Nagar of NJ DHS.

Gannett Fleming traversed interior and exterior portions of the Subject Property by foot. Adjoining properties and properties in the surrounding area were observed from the boundary of the Subject Property or public thoroughfares. On the day of the site reconnaissance, the weather conditions were sunny and clear, and it was approximately 95 degrees Fahrenheit.

4.2 Current Uses of Subject Property and Adjoining Properties

The Subject Property is developed with a two-story building with basement owned by the NJ DHS and is on the list of facilities under the Division of Developmental Disabilities Developmental Centers. An emergency generator is located to the west of the building in the parking lot. The Subject Property is also equipped with a power station to the southwest side of the building. There is a creek running north-south to the east of the building. A dog park owned by Green Brook Township is located to the east on the other side of the creek. A historical property identified as Vail-Trust House is to the south of the dog park. The exterior of the Subject Property consists of paved parking lots, sidewalks, and landscaped grassy areas. Four (4) ASTs are located to the southwestern exterior of the Subject Property. A park setting owned by Green Brook Regional Center is located to the southeast of the Subject Property.

The area surrounding the Subject Property is predominantly residential. The Subject Property can be accessed via Green Brook Road to the north.

4.3 Current Uses in Surrounding Area

Current uses of properties in the surrounding area of the Subject Property are mostly residential and commercial. The commercial buildings are located along US Highway 22 to the north of the Subject Property. There is a community pool, Middlesex High School, and parks located to the south of the Subject Property which can be accessed by Bound Brook Road.

Past uses of properties in the surrounding area are mostly residential and commercial. The past management of hazardous substances and petroleum products could not be determined.

4.4 Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

The Subject Property is located at an elevation of 39 feet above mean sea level (AMSL) and the surrounding area is composed of fine silt loam. The Subject Property is relatively flat and the surrounding area slopes

gently toward the south-southeast. The nearest surface water body is Green Brook Creek which is located to the south of the Subject Property.

Stormwater at the Subject Property is captured at the storm drains located throughout the Subject Property. Stormwater does not appear to discharge to adjoining properties or public thoroughfares. It appears that the Subject Property does not receive stormwater runoff from adjoining properties or adjacent public thoroughfares.

A vapor encroachment condition screen for soil gas can be considered as a potential pathway for volatile organic compound contaminant migration. No sources of volatile organic compound impacts within the critical distance (100 feet from the Subject Property boundary) were identified.

4.5 Structures and Other Improvements at the Subject Property

The Subject Property is developed with one 71,500 square-foot building with basement and adjoining parking lot. The Subject Property is also equipped with an emergency generator to the west of the building.

4.6 Roads

The Subject Property is located at 275 Green Brook Road, Green Brook Township, NJ. The Subject Property is bounded by Green Brook Road to the north and east of the Subject Property.

4.7 Potable Water Supply and Sewage Disposal

According to the Owner/Occupant Questionnaire (Appendix B), potable water supply is provided by New Jersey American Water, gas and electric is provided by PSE&G, heating oil is provided by Rachles-Michele's oil company, sanitary sewage disposal is connected to the Town of Green Brook, and garbage is collected by Republic Waste.

4.8 Hazardous Substances and Petroleum Products

Gannett Fleming observed four (4) ASTs at the Subject Property. There is a 330-gallon diesel fuel AST, a 6,000-gallon fuel oil AST, and a 100-gallon AST with brine located to the southwest of the Subject Property. There is also a 1,500-gallon AST containing brine located to the south of the building. There is a hazardous materials storage area located to the south of the building which contains fluorescent light bulbs. The hazardous storage area is enclosed and can only be accessed by select personnel.

Gannett Fleming did not identify hazardous substances or petroleum products that were not in connection with the use at the Subject Property (such as from illicit dumping or unauthorized use of the Subject Property). No stains, spills, or odors were noted in the vicinity of the ASTs and hazardous materials areas and appeared to be in good condition.

4.9 Storage Tanks

Heat at the Subject Property is provided by natural gas-powered boilers. One (1) 1,750 kilowatt (kW) backup diesel generator was observed on the Subject Property during the site reconnaissance. As discussed in Section 4.8, Gannett Fleming observed four (4) ASTs on the Subject Property. There is a 330-gallon diesel

fuel AST, a 6,000-gallon fuel oil AST, and a 100-gallon AST with brine located to the southwest of the Subject Property. There is a 1,500-gallon AST containing brine located to the south of the building. No spills, or stains were observed in the vicinity of the ASTs and the tanks were in good condition. The presence of the fuel oil and diesel fuel ASTs is a REC.

4.10 Strong, Pungent, or Noxious Odors

Air emissions or odors indicative of an environmental release were not evident during the site reconnaissance.

4.11 Standing Surface Water, Pools, and Sumps

Pools of liquids that would be indicative of a release of hazardous substances or petroleum products were not observed during the site reconnaissance.

4.12 Drums, Totes, and Intermediate Bulk Containers

No drums, totes, or bulk containers were observed.

4.13 Unidentified Substance Containers

Unidentified substance containers were not identified at the Subject Property.

4.14 PCB-Containing Items

No hydraulic equipment that could potentially contain PCBs were observed during the site reconnaissance. According to the Owner/Occupant Questionnaire (Appendix B), transformers were formerly removed by PSE&G. No other records were provided.

4.15 Heating/Cooling

According to the Owner/Occupant Questionnaire (Appendix B), gas and electric is provided by PSE&G and others, and heating oil for the boilers is provided by Rachles-Michele's oil company.

4.16 Stains and Corrosion on Floors, Walls, or Ceilings

Gannett Fleming did not observe staining on floors, walls, or ceilings by hazardous substances or petroleum products that would be indicative of a release at the Subject Property.

4.17 Drains and Sumps

Gannett Fleming observed exterior floor drains and trench drains outside of the building under roof cover. The floor drains appeared to be in good condition. No petroleum staining was observed.

4.18 Pits, Ponds, and Lagoons

One natural creek running north to south was observed to the east of the Subject Property during the site reconnaissance.

4.19 Stained Soil or Pavement

Gannett Fleming did not observe soil or pavement staining indicative of a release of hazardous substances or petroleum.

4.20 Stressed Vegetation

Stressed vegetation was not observed during the site reconnaissance.

4.21 Solid Waste

Solid waste, disturbed soil, or evidence of buried waste was not observed during the site reconnaissance.

4.22 Water and Wastewater

According to the Owner/Occupant Questionnaire (Appendix B), potable water supply is provided by New Jersey American Water, and waste is connected to the Town of Green Brook. Gannett Fleming did not observe water, stormwater, or wastewater discharges onto the Subject Property from an adjoining property, or from the Subject Property to an adjoining property.

4.23 Wells

Monitoring wells were not observed at the Subject Property during the site reconnaissance.

4.24 Septic Systems or Cesspools

During the site reconnaissance, Gannett Fleming did not observe septic systems or cesspools on the Subject Property. Sanitary wastewater generated in the building is discharged to the Town of Green Brook's sanitary sewer system.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review readily available, reasonably ascertainable, and practically reviewable records that will help identify RECs in connection with the Subject Property. Figure 1 shows the location of the Subject Property on a USGS topographic map.

5.1 Standard Federal, State, and Tribal Environmental Record Sources

Databases maintained by various state and federal regulatory agencies were reviewed for the Subject Property and were also reviewed for properties in the vicinity of the Subject Property. This review of agency database information was compiled by ERIS, an information search firm that electronically queries governmental agency database information for a specified geocoded area. Search radii or approximate minimum search distances by ERIS comply with those specified in ASTM E1527-21. Gannett Fleming reviewed the *ERIS-Radius Map Report* dated July 3, 2024, which is included in Appendix D. The following table is a summary of environmental databases that have regulatory-listed surrounding properties plotted by ERIS.

Table 5-1: Summary of ERIS Environmental Database

Environmental Database	Search Radius from Property Perimeter (miles)	Subject Property	Off-Site Properties
National Priority List (NPL)	1	0	0
Superfund Enterprise Management System (SEMS)	0.5	0	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0.5	0	0
CERCLIS No Further Remedial Action Planned (NFRAP)	0.5	0	0
CERCLIS Liens	Property Only	0	N/A
Delisted Tanks	0.25	0	1
Facility Index System (FINDS)/ Facility Registry Service (FRS)	Property Only	2	N/A
Federal Institutional Controls/Engineering Controls Registries	0.5	0	0
Federal Emergency Response Notification System (ERNS)	Property Only	0	N/A
Integrated Compliance Information System (ICIS)	Property Only	4	N/A
Inventory of Open Dumps (IODI)	0.5	0	0
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	1	0	1
Resource Conservation and Recovery Act – Small Quantity Generators (RCRA-SQG)	0.25	0	0
RCRA – Large Quantity Generators (RCRA-LQG)	0.25	0	0

Environmental Database	Search Radius from Property Perimeter (miles)	Subject Property	Off-Site Properties
Resource Conservation and Recovery Act – Very Small Quantity Generators (RCRA-VSQG)	0.25	1	1
RCRA – Non-Generators (RCRA NonGen)	0.25	0	6
RCRA Treatment, Storage, and Disposal Facilities (TSD)	0.5	0	0
Site Remediation	0.5	1	36
Spills	0.125	4	10
State Hazardous Waste Site (SHWS)	1	1	82
DSHW	1	1	39
State Leaking Underground Storage Tank (LUST)	0.5	0	11
Historic (HIST) LUST	0.5	2	12
State Underground Storage Tank (UST)	0.25	1	6
State Brownfields database (BROWNFIELDS)	0.5	0	3
State Solid Waste Facility (SWF)/Landfill (LF)	0.5	0	0
Superfund ROD	1	0	0
Air Facility System (AFS)	Property Only	0	0
State Voluntary Cleanup Program (VCP) Sites	0.5	0	7
Superfund ROD	1	0	0
State Institutional and Engineering Controls Registries	1	0	0
State Voluntary Cleanup Program (VCP) Sites	0.5	0	8
U.S. Department of Energy (DOE) Formerly Utilized Sites Remedial Action Program (FUSRAP)	1	0	0
Alt Fuels	0.25	0	0
Mineral Resource Data System (MRDS)	1	0	0

Note: Additional records that may have been identified in non-E1527-21 required databases and considered applicable to this assessment are discussed at the end of Section 4.2.1.

N/A- not applicable

Gannett Fleming has summarized listings that are on-site; listings located in the proximity of the Subject Property with contamination of hazardous substances or petroleum products; and listings with regulatory inspections, violations, or consent orders indicative of contamination of hazardous substances or petroleum products.

5.1.1 Subject Property Database Findings

*Green Brook Regional Center
275 Green Brook Road, NJ 08812*

Databases: UST

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: This listing is associated with two (2) inactive USTs that were formerly located at the Subject Property. The listing identified one (1) 20,000-gallons No. 4 heating oil steel UST (Tank-1) and one (1) 5,000-gallons medium diesel fuel steel UST (Tank-3), that were installed in January 1965 and were removed on December 10, 1998. The removal of the USTs is discussed further in Section 5.4. Groundwater was observed in the excavation at a depth of approximately 13 feet. There was no observable contamination in the excavation and end point soil samples taken from the excavation did not indicate any exceedances over standards. A groundwater investigation was not required, and the excavation was backfilled with clean fill. A no further action (NFA) letter was issued on August 23, 1999. A copy of the previous report and NFA is provided in Appendix B. The historical presence of USTs at the Subject Property is identified as an HREC.

*Green Brook Regional Center
275 Green Brook Road, NJ 08812*

Databases: HIST LUST

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is associated with two (2) HIST LUST listings which are associated with the UST listing mentioned above. The first HIST LUST listing identified as case number 92-11-12-1330-54 occurred on October 26, 1992. An unknown quantity of fuel oil was reportedly released into the land surrounding UST due to a failed tank tightness test. The second HIST LUST listing identified as case number 92-7-2-1318-5 occurred on July 2, 1992 where an unknown quantity of fuel oil was reportedly released into the land surrounding the UST due to a broken fuel line. As discussed above, the USTs were closed and removed in 1998 and an NFA was issued. The USTs are identified as an HREC.

*Green Brook Regional Center
275 Green Brook Road, NJ 08812*

Databases: HIS SPILL

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is associated with one HIS SPILL listing identified as case number 98-08-11-0012-20. This spill incident occurred on August 11, 1998. There is no information on the quantity or the cause of the release, however, it is assumed to be associated with the USTs mentioned above. As discussed above, the USTs were closed and removed in 1998 and an NFA was issued. The USTs are identified as an HREC.

Green Brook Regional Center
275 Green Brook Road, NJ 08812

Databases: SPILLS

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is associated with four (4) SPILLS listings identified as follows:

Table 5-2: Spill Incidents

Spill Incident ID	Date	Substance	Amount Released (gal)
243983	August 10, 2007	Freon 12 - Smoke	0
215318	December 12, 2006	Hydraulic Oil	15
342807	March 14, 2010	Sewage	45,000
676141	May 16, 2018	Unknown	0

Listings 243983 and 676141 resulted in no amount of substance release into the environment.

Listing 215318 noted that a hydraulic leak from an elevator traveled into the storm drain. It is noted that cleanup was performed.

Listing 342807 was caused by a 12-inch sewer main break causing a spill and building evacuation. There is no information on sewage exposure location, however, it is noted that cleanup was to be performed. Therefore, Gannett Fleming has not classified these findings as a REC.

Green Brook Regional Center
275 Green Brook Road, NJ 08812

Databases: RCRA VSQG

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is listed as a VSQG generating ignitable waste, corrosive waste, lead, and mercury. No violations were reported. Therefore, Gannett Fleming has not classified this finding as a REC.

Green Brook Regional Center
275 Green Brook Road, NJ 08812

Databases: SHWS

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is associated with a SHWS listing which is identified as a closed site with remediated contamination. Therefore, Gannett Fleming has not classified this finding as a REC.

*Green Brook Regional Center
275 Green Brook Road, NJ 08812*

Databases: Site Remediation

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: Although, the Subject Property is identified with Site ID# 726765 on this database, no information was gathered on the NJ DEP DataMiner regarding active remediation. Therefore, Gannett Fleming has not classified this finding as a REC.

*Green Brook Regional Center
275 Green Brook Road, NJ 08812*

Databases: FINDS/FRS

Approximate Distance from Subject Property: Subject Property

Assumed Direction: Subject Property

Regulatory Data Summary: The Subject Property is associated two (2) FINDS/FRS listings. The first listing has a registry ID identified as 110015021091 and is listed as holding a NPDES Permit and x-ray equipment associated with the Subject Property's dental clinic. The second listing has a registry ID identified as 110004161718 and is associated with the RCRA VSQG listing as mentioned above. There are no violations identified. Therefore, Gannett Fleming has not classified this finding as a REC.

5.1.2 Surrounding Properties Database Findings

According to the ERIS report, the following listings are located near the subject property:

Westbound Texaco
280 282 RT 22 W, Green Brook Township, NJ

Databases: Brownfields

Approximate Distance from Subject Property: 0.29-miles

Assumed Direction: NNE

Regulatory Data Summary: As of April 8, 1998, this listing has a No Further Action (NFA) status with an institutional control requiring biennial certification. Due to the NFA status of this listing and the distance from the Subject Property, this listing is not considered a REC.

Exxon
289 RT 22 E 289 291 RT 22E, Green Brook Township, NJ

Databases: Classification Exception Area (CEA)

Approximate Distance from Subject Property: 0.10-miles

Assumed Direction: NW

Regulatory Data Summary: As of June 20, 2005, a CEA-well restriction area encompasses this entire site. The listing indicates that the CEA extends offsite to the south and west beneath wetlands and several properties. Boundaries based on sampling data and fate and transport calculations. Contaminants listed in the CEA indicate ethylbenzene, xylenes, synthetic organic chemicals, benzene, toluene, and tert-butyl alcohol. According to a July 9, 2021 request to Discharge to Groundwater Permit by Rule to treat soil and groundwater contamination in-situ at the Former Exxon Mobil Station submitted by Geo-Enviro Consulting and Remediation, LLC, in situ treatment was proposed. Based on the groundwater well map provided in the July 2021 request, most of the monitoring wells are located on the Exxon property, with one off site well to the south of the gas station. The ERIS database listing indicates that remediation is not active. A remedial

action report was not available to review. No new information was available on the NJ DEP DataMiner. Although, the former Exxon property is hydraulically upgradient from the Subject Property, based on the information available, the off site migration of contaminants appear to be limited to the former gas station property and its immediate adjacent area. Therefore, this listing is not considered a REC.

Other upgradient properties that may have been identified in the ERIS report with recorded spills, cleanups, or violations have not been discussed further in this section due to their distance away from the subject property or due to a lower elevation than the subject property and may not impact the subsurface quality of the subject property.

5.1.2 Orphan Site Database Findings

The ERIS orphan or unmapped list consists of sites with poor address quality, usually without zip code information. There were 187 orphaned or unplotable listings. Due to the location of these listings, they are not anticipated to be RECs.

5.2 Regulatory Agency File and Records Review

5.2.1 Subject Property

5.2.1.1 FOIA Requests

On July 9, 2024, Gannett Fleming submitted a Freedom of Information Act (FOIA) request to USEPA and an Open Public Records Act (OPRA) to New Jersey Department of Environmental Protection (NJDEP) for environmental information pertaining to the Subject Property, specifically any information regarding past or present UST registrations, records, or violations; generating, storing, or disposing of hazardous substances; past and present groundwater/surface water mitigation systems; subsurface soil/groundwater investigations; reported or known releases of hazardous substances; any environmental permits/violations; and information related to sewer connections and/or information on sanitation facilities. As of the date of this report, a response has not been received. However, when a response is received and following review of related documents, if a REC is identified, the client will be contacted and supplied with an addendum to this Phase I ESA.

5.2.2 Surrounding Properties

5.2.2.1 FOIA Requests

On July 9, 2024, Gannett Fleming submitted a FOIA request to USEPA and an OPRA to NJDEP for environmental information pertaining to the Surrounding Properties, specifically any information regarding past or present UST registrations, records, or violations; generating, storing, or disposing of hazardous substances; past and present groundwater/surface water mitigation systems; subsurface soil/groundwater investigations; reported or known releases of hazardous substances; any environmental permits/violations; and information related to sewer connections and/or information on sanitation facilities. As of the date of this report, a response has not been received. However, when a response is received and following review of related documents, if a REC is identified, the client will be contacted and supplied with an addendum to this Phase I ESA.

5.2.3 Physical Setting

The Subject Property is located at a surface elevation of approximately 39 feet AMSL and is generally flat (Figure 1). Land surface at the Subject Property slopes to the south-southeast. Surface water and stormwater follow topography.

Based on the Physical Setting Report provided by ERIS (Appendix F) from the U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service, the primary soil components at the Subject Property is silty loam. The soil in this area have a moderately low runoff potential when drained and high runoff potential when undrained. The Subject Property's geology is part of the Passaic Formation.

According to the flood zone and National Wetland Inventory (NWI) data obtained from the Federal Emergency Management Agency (FEMA) and U.S Fish and Wildlife Services which was reviewed by Gannett Fleming, a freshwater emergent wetland, a regulatory floodway, and the 100-year flood zone is adjacent to the Subject Property toward the south and along Green Brook Creek.

As documented in a prior assessment (Section 5.4), groundwater was observed at the Subject Property at a depth of approximately 13 feet. There is no information pertaining to the groundwater flow direction, however, it is likely that the groundwater flows with the topography.

5.3 Standard Historical Resources

As required by ASTM E1527-21, obvious uses of the Subject Property should be identified at five-year intervals from the present back to the property's first developed use or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary and that are reasonably ascertainable and likely to be useful. Historical use of the Subject Property and properties in the vicinity of the Subject Property were researched by a review of standard historical resources.

5.3.1 Historical Aerial Photographs

Historical aerial photographs for the years within 1931 – 2023 were obtained from ERIS and are attached in Appendix G. The following is a summary of observations from the aerial photographs.

The aerial photographs from 1931 to 1948 appear generally unchanged showing the Subject Property as undeveloped. There is a large parcel to the immediate south of the Subject Property, just past the Green Brook Creek, that appears to have six (6) storage containers or silos. The parcels to the immediate north of the Subject Site are mostly undeveloped with one or two buildings on the parcels. The rest of the surrounding land appears to be sectioned off for residential purposes.

The aerial photographs from 1953 to 1960 show the Subject Property unchanged and generally undeveloped. The surrounding land is continually expanding with new buildings to the north, east, and west of the Subject Property. The land to the immediate south of the Subject Property appears to have added two (2) more storage container or silos. The 1960 photograph shows the Middlesex High School to the south of the Subject Property.

The aerial photographs from 1970 – 1976 photographs shows the Subject Property was developed with a building and parking lots. The surrounding land continues to expand with new residential buildings to the southeast, southwest, and northeast. Commercial buildings appear along US Highway 22.

The aerial photographs from 1984 – 2002 show the Subject Property building expanding in size as well as the paved parking lots on either side of the building. The commercial buildings along US Highway 22 continue to increase as well as the residential properties. The high school to the south of the Subject Property is developed with a track, pool, and tennis courts. The Green Brook Creek and the Bound Brook Creek to the immediate west of the Subject Property are most clearly shown.

The aerial photographs from 2006 – 2013 show the Subject Property relatively unchanged. In the 2006 photograph, the storage containers or silos to the south of the Subject Property are gone. The rest of the surrounding land is mostly unchanged.

The aerial photographs from 2015 – 2023 show an increase in the building size at the Subject Property and is consistent with current features at the Subject Property. The surrounding land is mostly unchanged.

5.3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were requested from ERIS, however, no information for the Subject Property or the surrounding properties were obtained. Receipt of this is attached in Appendix H.

5.3.3 Local Street Directories

The City Directory Report from ERIS (included in Appendix I) provides a summary of actual city directories that lists the Subject Property or adjoining properties from the years 1971, 1975, 1980, 1985, 1990, 1997, 2000, 2003, 2008, 2011, 2016, 2020, and 2022.

The Subject Property was owned by the College of Medicine and Dentistry of NJ-Raritan Valley Hospital in 1975-1980. In 1985-1990, the Subject Property was owned by an Emergency Center and Somerset County Unit for Retarded Citizens Greenbrook Adult Activity Center. In 1997 the Subject Property is listed as an Emergency Center and New Jersey Human Services Department for Developmental Disabilities Division Greenbrook Regional Center. From 2000-2022, the Subject Property is listed as Social Services Developmental Disabilities. From the years 1985-2022 the Subject Property function has not changed.

The City Directories indicate that the Subject Property surrounding lands have historically included residential and commercial properties which is consistent with the current use of the area.

5.3.4 Topographic Maps

Historical topographic maps for the years 1888, 1893, 1898, 1905, 1921, 1947, 1955, 1970, 1981, 1995, 2014, 2016, and 2019 were obtained from ERIS and are attached in Appendix J. In general, the topographic maps concur with the historic aerial photographs and Sanborn Maps.

5.3.5 Interviews

Gannett Fleming conducted interviews with persons knowledgeable about the past uses of the Subject Property, adjoining properties, and surrounding area. The results of the interviews are presented in Section 6.

5.4 Prior Assessment

NJ DHS contacted Mr. Grant Butts, Project Manager – Special Projects, Office of Design & Construction, DPMC, NJ Department of Treasury for records pertaining to USTs or other environmental conditions at the Subject Property. Mr. Butts provided Gannett Fleming with a Site Investigation Summary and Closure Report dated April 30, 1999 prepared by Envirocraft Corporation. The report indicates that one (1) 20,000-gallon #4 fuel oil UST and one (1) 5,000-gallon diesel fuel UST were closed and removed from the southern exterior portion of the Subject Property in December 1998. Groundwater was observed in the excavation at a depth of approximately 13 feet. There was no observable contamination in the excavation. The photo ionization detector (PID) readings were below 5 parts per million (ppm). A total of 17 post excavation samples were collected which were below cleanup criteria applicable for the site. A groundwater investigation was not required, and the excavation was backfilled with clean fill. A NFA letter was issued on August 23, 1999. A copy of the previous report and NFA is provided in Appendix B. The historical presence of USTs at the Subject Property is identified as an HREC.

6.0

INTERVIEWS

The purpose of interviews with state and/or local government officials is to obtain information indicating RECs in connection with the Subject Property.

6.1 Interview with Key Site Personnel

Mr. Ripenrai Nagar, Project Manager of NJ DHS, provided access to the Subject Property during the site reconnaissance. According to the Owner/Occupant Questionnaire completed by Ms. Falguni Mittal of NJ DHS, NJ DHS owns the Subject Property. Green Brook Regional Center has operated at the Subject Property since 1981. Ms. Mittal indicated that USTs were formerly present at the Subject Property and that transformers were previously removed by PSE&G. This information is consistent with Gannett Fleming's findings for the Subject Property.

The Owner/Occupant Questionnaire is included in Appendix B. The information from the Questionnaire has been incorporated into this report.

6.2 Interviews with Occupants

Occupants were not interviewed for this Phase I ESA.

6.3 Interviews with Past Owners and Occupants

According to the Owner/Occupant Questionnaire, the Subject Property was previously occupied by Raritan Valley Hospital.

6.4 Interviews with Local Government Officials

Despite Gannett Fleming's good faith efforts, interviews were not conducted with a local fire department, state/local health department, state/local agency, or an AUL-issuing agency.

7.0 NON-SCOPE SERVICES

No non-scope services or additional services were performed during this Phase I ESA. Non-scope considerations may be Business Environmental Risk (BER) that can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate and is not necessarily an issue required to be investigated under E1527-21. Evaluation of BERs is not required or relevant for compliance with AAI or E1527-21, and may include the following (not intended to be all-inclusive):

- Asbestos-containing building materials unrelated to releases into the environment
- Air Emissions
- Biological agents
- Cultural and historic resources
- Ecological Resources
- Endangered species
- Health and safety
- Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment
- Industrial hygiene
- Lead-based paint unrelated to releases into the environment
- Lead in drinking water
- Mold or microbial growth conditions
- PCB-containing building materials (for example, interior fluorescent light ballasts, paint, and caulk)
- Naturally occurring radon
- Regulatory compliance
- Substances not identified as hazardous substances (including some substances sometimes generally referred to as emerging contaminants) unless or until such substances are classified as a CERCLA hazardous substance
- Wetlands

8.0 CONCLUSION

Gannett Fleming has performed this Phase I ESA pursuant to ASTM E1527-21 for Green Brook Regional Center for the Subject Property located at 275 Green Brook Road, Green Brook Township, NJ 08812. Exceptions to, or deletions from this practice are described in Sections 2.3 and 7.3. Gannett Fleming's findings, opinions, and conclusions regarding RECs, HRECs, CRECs, and/or de minimis conditions at the Subject Property are summarized below:

8.1 Findings and Opinions

8.1.1 Phase I Findings

Gannett Fleming has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 for Green Brook Regional Center, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this ESA.

The following REC and HREC was identified at the Subject Property:

REC No. 1: On-Site AST

One (1) 6,000-gallon fuel oil AST and one (1) 330-gallon diesel AST are present at the Subject Property. No spills or violations were reported for the ASTs. No spills, and stains were observed in the vicinity of the ASTs. The presence of the fuel oil and diesel ASTs is classified as a REC.

HREC No 1: Historical UST

One (1) 20,000-gallon #4 fuel oil UST and one (1) 5,000-gallon diesel fuel UST were closed and removed from the southern exterior portion of the Subject Property in December 1998. There was no observable contamination in the excavation. A total of 17 post excavation samples were collected which were below cleanup criteria applicable for the site. A groundwater investigation was not required, and the excavation was backfilled with clean fill. A NFA letter was issued on August 23, 1999. The historical presence of USTs at the Subject Property is identified as an HREC.

8.1.2 Significant Data Gaps

In accordance with ASTM E1527-21, this Section documents data gaps in the information obtained and reviewed as part of this Phase I ESA. A data gap is defined as "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Data gaps are presented below:

- Gannett Fleming was not provided with a chain of title (E1527-21 6.2) or Deed to review. The current Lease Agreements for the property were not provided to Gannett Fleming for review.
- Gannett Fleming has not received a FOIA response for information regarding the Subject Property from the USEPA and local agencies.
- Despite Gannett Fleming's efforts, a local government official was not reached for an interview (ASTM E1527-21 11).

These data gaps are not considered to be significant for this Phase I ESA and did not affect our ability to make conclusions regarding RECs of this report.

8.2 Conclusions

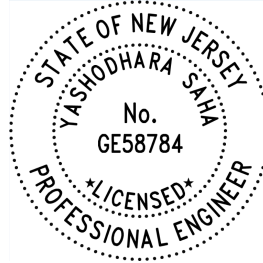
This ESA revealed one (1) REC and one (1) HREC for the Subject Property.

8.3 Environmental Professional Statement

"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 C.F.R. § 312" and 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 C.F.R. Part 312."

Yashodhara Saha

Yashodhara Saha, P.E., ENV SP
Area Manager, Environmental



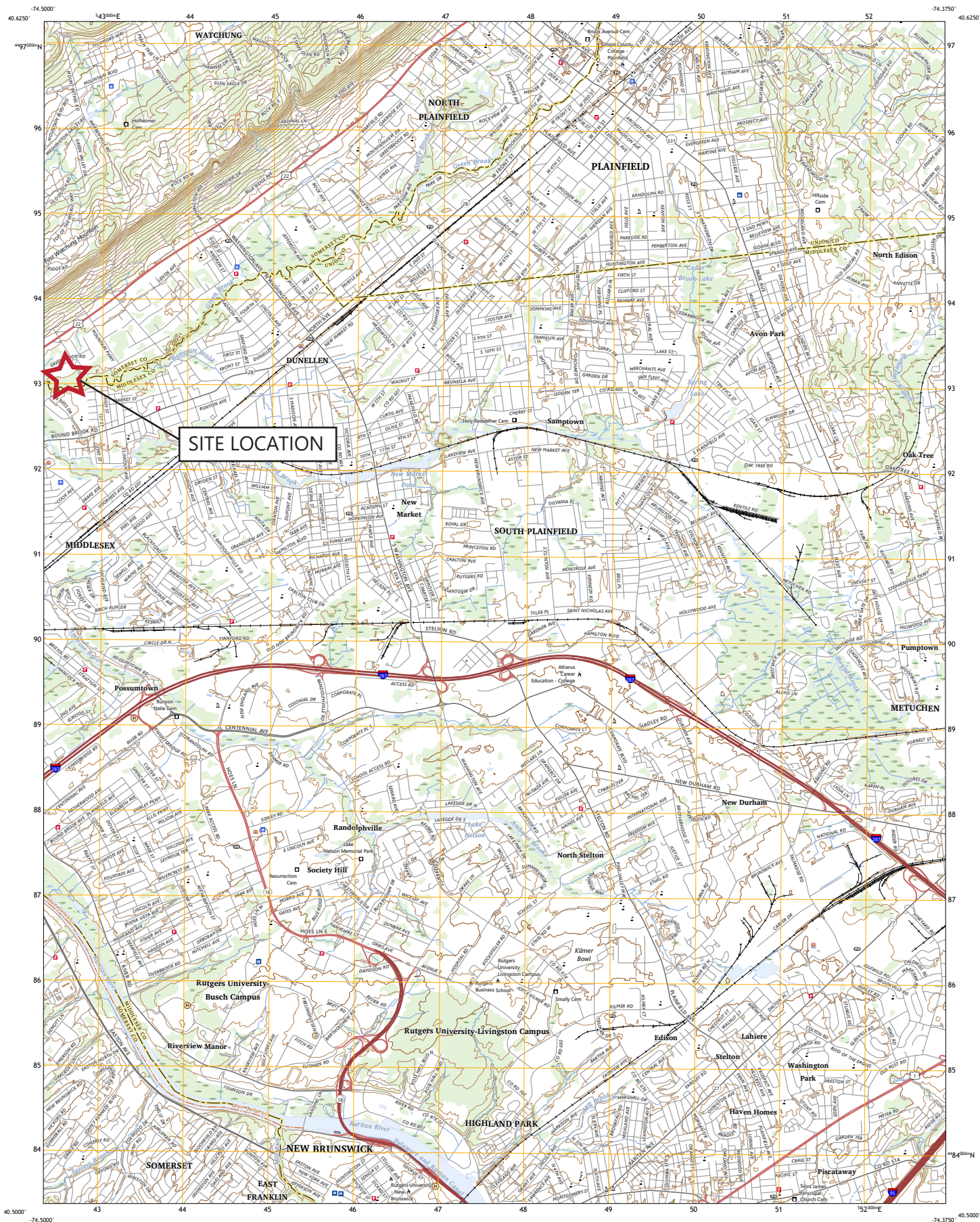
8.4 References

ASTM International, 2010, ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM International, West Conshohocken, Pennsylvania.

ASTM International, 2021, ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, Pennsylvania.

Environmental Risk Information Services, July 2024, Standard Package for Green Brook Regional Center, Green Brook Township, NJ 08812, Order Number: 24070200488.

FIGURES



1	2	3
4	5	6
7	8	9

- 1 Bernardsville
- 2 Chatham
- 3 Roselle
- 4 Bound Brook
- 5 Perth Amboy
- 6 Monmouth Junction
- 7 New Brunswick
- 8 South Amboy

QUADRANGLE LOCATION

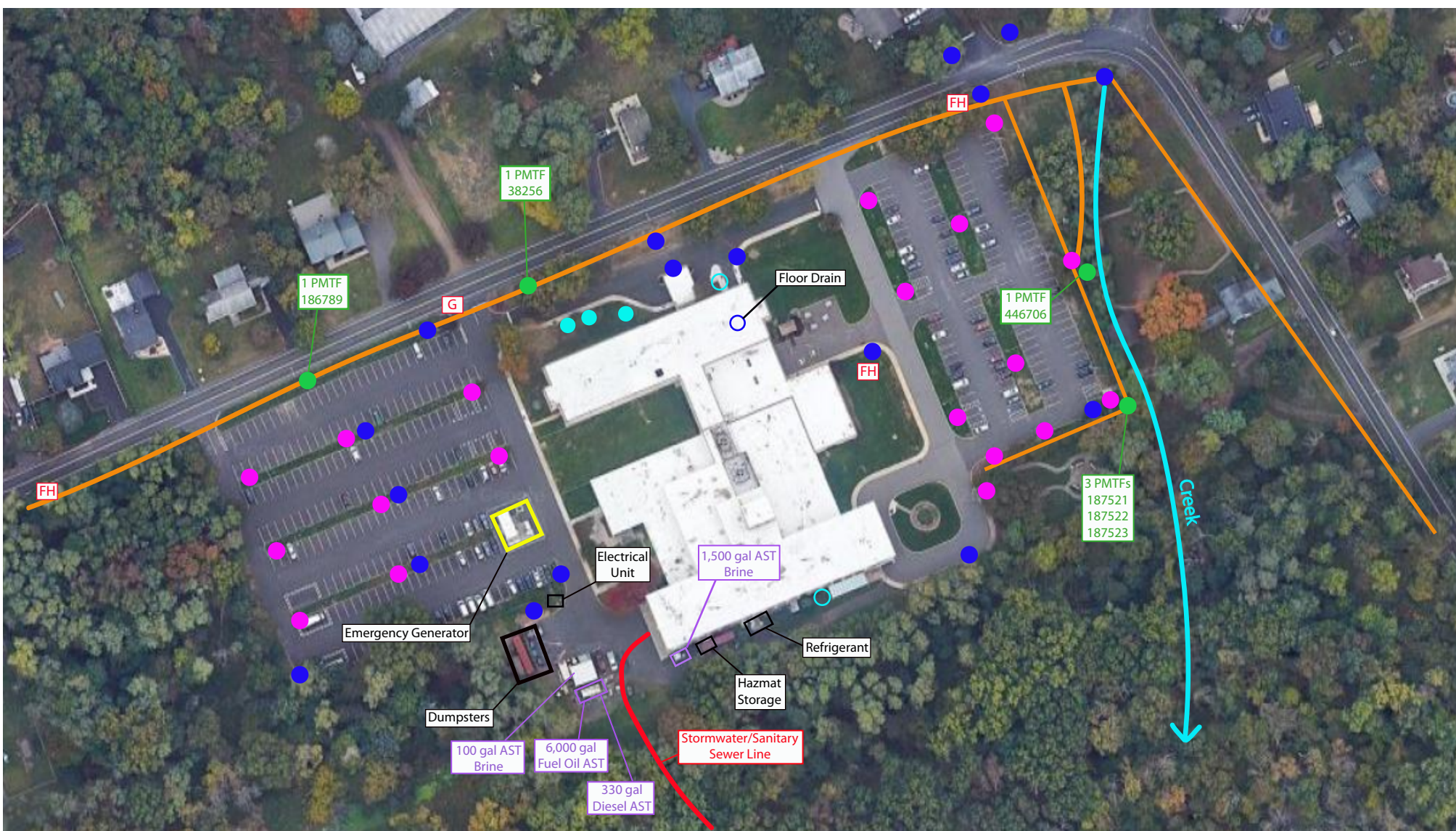
ADJOINING QUADRANGLES









Source: USGS 7.5-minute Quadrangles, Plainfield, NJ (2023)

FIGURE 1
LOCATION MAP
275 Greenbrook Road
Green Brook, NJ 08812

Scale 1:60,000
August 2024





<div>N.T.S</div>	<div><div>N</div><div></div></div>	<div><div>LEGEND</div><div><div><div></div>Overhead Power Lines</div><div><div></div>Aboveground Storage Tanks</div><div><div></div>Stormwater Drains</div><div><div></div>Street Lights</div><div><div><div></div><div></div></div>Water/Water Hose Connection</div><div><div></div>Pole-mounted Transformer</div><div><div><div>G</div></div>Gas Meter</div><div><div><div>FH</div></div>Fire Hydrant</div></div></div>	<div><div>SITE PLAN</div><div>GREEN BROOK REGIONAL CENTER</div><div>275 GREENBROOK ROAD</div><div>GREEN BROOK, NJ 08812</div></div>	<div>PROJECT NO.</div> <div>075413</div>
				<div>DATE</div> <div>AUGUST 2024</div>
				<div>FIGURE NO.</div> <div>2</div>



N.T.S



LEGEND



Phase I ESA Investigation Area

AERIAL MAP WITH SURROUNDING PROPERTIES

GREEN BROOK REGIONAL CENTER
275 GREENBROOK ROAD
GREEN BROOK, NJ 08812

PROJECT NO.

075413

DATE

SEPTEMBER 2024

FIGURE NO.

3



**GANNETT
FLEMING**