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FILED

8:40 am, Mar 20, 2024

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STATE OF NEW JERSEY,
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
and THE COMMISSIONER OF NEW
JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION,

Plaintiffs,

v.

LITTLE MASON PROPERTIES, LLC;
IRFAN HASSAN; FRIENDS GAS,
LLC; CROWN GAS AND DIESEL,
LLC; STERLING AMERICAN, INC.;
XYZ CORPORATIONS 1-10 (Names
Fictitious); AND JOHN AND/OR
JANE DOES 1-10 (Names
Fictitious),

Defendants.

: SUPERIOR COURT OF NEW JERSEY
LAW DIVISION -
: ESSEX COUNTY

: DOCKET NO. ESX-L-5698-20

:

Civil Action

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**ORDER GRANTING PLAINTIFFS'
MOTION FOR FINAL JUDGMENT**

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GRANTED

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This matter having been opened to the court on application of Matthew J. Platkin, Attorney General of New Jersey (Willis Doerr, Deputy Attorney General, appearing) on behalf of Plaintiffs New Jersey Department of

Environmental Protection (“Department”) and the Commissioner of the Department (collectively, “Plaintiffs”) for an order granting Plaintiffs’ Motion for Final Judgment against Defendants Little Mason Properties, LLC, Friends Gas, LLC, and Irfan Hassan and the Court having considered the moving papers and for good cause shown,

It is on this 20th day of March, 2024

ORDERED that Plaintiffs’ Motion for Final Judgment against Defendants Little Mason Properties, LLC, Friends Gas, LLC, and Irfan Hassan is hereby **GRANTED**; and it is further

ORDERED that Defendants Little Mason Properties, LLC, Friends Gas, LLC, and Irfan Hassan are jointly and severally liable for all cleanup, removal, and related costs required to remediate the discharge of hazardous substances at the property located at 185-187 Pennsylvania Avenue, Newark City, Essex County, also known as Block 2789, Lot 17 on the Tax Map of the City of Newark (“Site”) and wherever contamination has migrated therefrom (“Contaminated Site”); and it is further

ORDERED that Defendants Little Mason Properties, LLC, Friends Gas, LLC, and Irfan Hassan shall:

- A. Immediately hire and maintain a licensed site remediation professional to investigate and remediate the hazardous substances discharged at the Contaminated Site;
- B. Perform the full investigation and remediation of the Contaminated Site in conformance with the Site Remediation

Reform Act (“SRRA”), N.J.S.A. 58:10C-1 to -29, and all other applicable laws and regulations;

- C. Comply with compulsory Direct Oversight (see N.J.A.C. 7:26C-14.2(b)) and enter into an Administrative Consent Order with the Department to memorialize the requirements of Direct Oversight and set compliance timeframes for future submissions required under the applicable laws and regulations;
- D. Reimburse Plaintiffs for all cleanup, removal, and related costs incurred by Plaintiffs as a result of the discharge of hazardous substances at the Contaminated Site on or after the date of entry of this Order, which amount may be amended from time to time upon application by Plaintiffs to this court; and
- E. Pursuant to N.J.S.A. 58:10-23.11u(d), pay a civil penalty of \$ 1,000. All penalty payments shall be made by certified check or money order payable to “Treasurer, State of New Jersey” and shall remit payment to:

New Jersey Department of Treasury
Division of Revenue
P.O. Box 417
Trenton, NJ 08646-0417

With a copy of the certified check or money order mailed to the Department at the following address:

Paul Komosinsky
Bureau of Release Prevention
New Jersey Department of Environmental
Protection

Mail Code 22-03D
P.O. Box 420
Trenton, NJ 08625-0420

AND IT IS FURTHER ORDERED that Little Mason Properties, LLC, Friends Gas, LLC, and Irfan Hassan shall immediately pay all annual remediation fees invoiced by the Department, currently totaling \$17,780.00; and it is further

ORDERED that Plaintiffs' potential claims for natural resource damages are hereby reserved; and it is further

ORDERED that a copy of this Order shall be served upon all counsel of record within 7 days of receipt hereof.



Hon. Jeffrey B. Beacham, J.S.C.

Opposed

Unopposed