

RESOLUTION NO. 2014- 13

A RESOLUTION AUTHORIZING THE PUBLIC SALE OF CITY OWNED PROPERTY LOCATED AT 519 E. QUINCE STREET.

WHEREAS, the City of Vineland owns the following property:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>SIZE</u>	<u>ZONE</u>
4109	6	519 E. Quince Street	50x150	R-Residential

WHEREAS, the City Council of the City of Vineland declares that said property is not needed for public use and deems it to be in the best interest of the City that said property be sold at public sale, pursuant to the provisions of N.J.S.A 40A:12-13(a);

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Vineland that:

1. The Council of the City of Vineland shall offer for sale, to the highest bidder, at public auction to be held on **February 25, 2014**, at 10:30 a.m., in the City Council Chambers, City Hall, 640 E. Wood Street, Vineland, New Jersey, the following property, at the minimum price stated:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>SIZE</u>	<u>ZONE</u>	<u>MINIMUM PRICE</u>
4109	6	519 E. Quince Street	50x150	R-Residential	\$8,400.00

4. The President of City Council, or his designee, shall notify all persons present at the auction that the Council of the City of Vineland reserves the right to reject any and all bids. After receipt of bids, the Council of the City of Vineland shall consider the bids received and may elect upon consideration to accept the highest bid or to reject all bids. Such acceptance or rejection shall be made by the Council not later than the second regular meeting of the governing body following the sale. Ten percent of the amount due shall be paid by the successful bidder in cash, or by cashier's or certified check following conclusion of the auction by the close of the business day of the auction.

5. The balance of the purchase price, plus costs of advertising, shall be paid by cash or by certified check or cashier's check within sixty (60) days of the date of execution of an agreement of sale, or as otherwise specified by the City Solicitor. The ten percent (10%) deposit paid by the successful bidder will be retained by the City of Vineland as liquidated damages if closing is not held within sixty (60) days of the date of the agreement of sale due to default by the prospective purchaser.

6. No special conditions or restrictions on the use of the property are imposed beyond those established by law, except as follows:


- a. Property shall be deed restricted to single-family residential use. Required front, side and rear yard dimensions must be met, unless variances are granted by the Zoning Board of Adjustment.
- b. Property was formerly utilized by the Vineland Municipal Electric Utility for an electrical substation. The substation components were removed in August 2013. The property still includes a fenced-in area with gravel cover, a small concrete slab in the center, and empty conduits. A Phase I Environmental Site Assessment (ESA) completed for the Utility in October 2013 revealed no evidence of recognized environmental conditions at the property. A copy of the ESA is on file in the office of the Business Administrator and available for review by interested parties.
- c. Fencing not in conformity with the Land Use Ordinance shall be removed by purchaser.
- d. Property is sold in "as is" condition. No warranties, implied or expressed, are made with regard to the property or any improvements thereon.



**Gus Foster**  
Chief Engineer, Electric Utility  
gfoster@vinelandcity.org  
www.vinelandcity.org

640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08360-1508  
Phone: (856) 794-4000 x 4274  
Fax: (856) 405-4623

November 21, 2013

TO: William Lutz, Business Administrator  
FROM: Gus Foster, Chief Engineer   
SUBJECT: Status of Quince Substation Property



Quince Substation was built in 1962 on the site known as 519 E Quince St., Block 4109, lot 6. A 2500/3125 kVA "unit substation", placed on a concrete pad, received 13.2 kV and supplied two (2) 4.16 kV distribution feeders for the surrounding neighborhood.

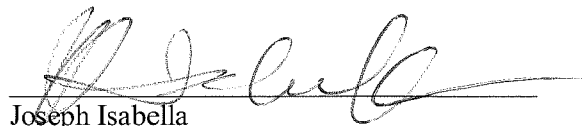
The substation was decommissioned and all equipment and cable was removed from the site by 10/29/13. The concrete foundation and empty conduits were left in place. A chain-link fence and gates remain surrounding the site.

A Phase I Environmental Assessment was completed on 10/14/13. The assessment recommended no further assessment were needed for the property. Attached is the e-mail transmittal and description section of the analysis. Full analysis is on disk.

Based on this information, I recommend we proceed to place the property on the market for sale.

Please contact me if you have any questions.

Approved:



Joseph Isabella  
Director, Municipal Utilities

Attachments: e-mail transmittal from Duffield Associates  
Printed Phase I Environmental Analysis Description Section  
Disk: Drawing CVEU 905: Concrete Vault & Foundation  
Drawing CVEU 907: General Arrangement  
Phase I Environmental Analysis

CC: John Boyle  
Steve Hague  
Lisa Flemming  
Harry Maloney (w/o attachments)





**DUFFIELD  
ASSOCIATES**

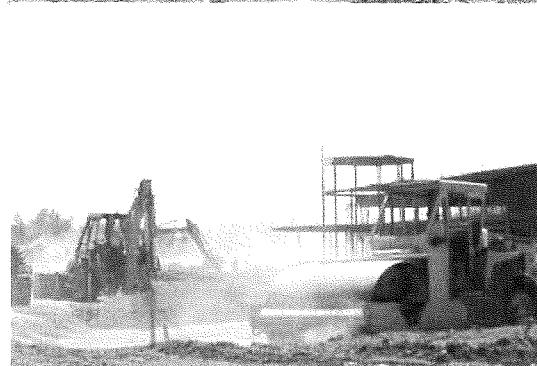
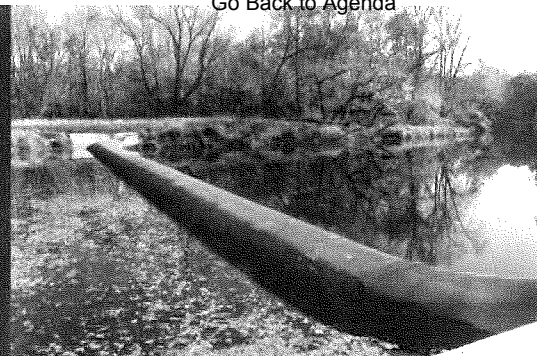
*Water/Civil*

*Geotechnical*

*Natural Resources*

*Environmental*

*Construction*



**Phase I Environmental Site Assessment  
Quince Substation  
Vineland, New Jersey**

**October 2013**

**10062.EA**

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1.	INTRODUCTION.....	1
2.	SITE DESCRIPTION.....	2
3.	USER-PROVIDED INFORMATION .....	3
4.	RECORDS REVIEW .....	4
5.	SITE RECONNAISSANCE.....	7
6.	INTERVIEWS.....	8
7.	FINDINGS AND OPINIONS .....	8
8.	CONCLUSIONS AND RECOMMENDATIONS.....	12
9.	DEVIATIONS .....	12
10.	ADDITIONAL SERVICES .....	12
11.	STATEMENT OF ENVIRONMENTAL PROFESSIONAL .....	14

**TABLES**

Table A	Facilities within Search Radii and Upgradient (See Text)
Table 1	Soil Analytical Summary Table (Following Text)

**FIGURES**

Figure 1	Site Location Sketch
Figure 2	Soil Boring Location Sketch

**PHOTOGRAPHS**

Photograph 1	On Property looking North towards East Quince Street
Photograph 2	On Property looking South
Photograph 3	Old Switchboard Location (Access Door to the South)
Photograph 4	View of Interior of Old Switchboard Location

**TABLE OF CONTENTS**  
**(continued)**

**APPENDICES**

Appendix A	Scope of Services
Appendix B	Qualifications of Environmental Professional
Appendix C	Cumberland County Tax Parcel Information
Appendix D	User Questionnaire
Appendix E	Environmental Lien Search Report
Appendix F	Radius Map Report
Appendix G	Historical Topographic Map Report
Appendix H	Sanborn Fire Insurance Map Report
Appendix I	Historical Aerial Photographs
Appendix J	Analytical Reports

## I. INTRODUCTION

### A. PURPOSE

This report summarizes Duffield Associates, Inc.'s (Duffield Associates') Phase I Environmental Site Assessment (ESA) of the Quince Substation located at 519 East Quince Street, City of Vineland, in Cumberland County, New Jersey (the "Property"). A representative of Vineland Municipal Electric Utility requested this Phase I ESA to identify recognized environmental conditions (RECs) at the Property, as part of a due diligence process. In general, RECs are conditions where structures, ground, groundwater, or surface water are threatened by a release, or have experienced a release, of hazardous substances or petroleum products. The assessment was performed in general accordance with the practice outlined in ASTM International's "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process" (ASTM E 1527-05). The ASTM E 1527-05 practice is recognized under the United States, Environmental Protection Agency's "Standards and Practices for All Appropriate Inquiries" (Code of Federal Regulations, Title 40, Part 312).

### B. DETAILED SCOPE OF SERVICES

Duffield Associates reviewed selected historical and regulatory information pertaining to the Property and nearby lands, and performed a walking visual reconnaissance in accordance with the scope of services described in our proposal, dated August 6, 2013. A copy of the scope of services is presented in Appendix A.

### C. SIGNIFICANT ASSUMPTIONS

This report is based on Duffield Associates' professional judgment of environmental conditions observed during our visual reconnaissance of the Property, our interpretation of the reviewed aerial photographs, historical documents, regulatory information, and information conveyed to us through interviews. Our ability to effectively identify and assess environmental conditions is based on assumptions that: the conditions of concern were visible; the documents reviewed provide a reasonable and accurate record of historic land use and practices; and the interviewees provided thoughtful and truthful responses to the questions posed and are familiar with past practices and occurrences at the Property.

The environmental professional's qualifications are presented in Appendix B. The environmental professional's statement and signature are presented in Section 11.

### D. LIMITATIONS AND EXPECTATIONS

While this evaluation was performed in an effort to generally characterize the environmental conditions of the Property, the observations, conclusions, and

recommendations are based solely on conditions encountered at the time of the reconnaissance effort. Latent conditions and other contingencies bearing upon the environmental condition of the site may be evident in the future.

**E. SPECIAL TERMS AND CONDITIONS**

No special terms or conditions were necessary for this assessment.

**F. USER RELIANCE**

This report has been prepared for the exclusive use of Vineland Municipal Electric Utility, Inc., the “User” of this document. The information contained in this report may not be relied upon by any parties other than the User without the prior written consent of Duffield Associates.

**2. SITE DESCRIPTION**

**A. LOCATION AND LEGAL DESCRIPTION**

The Property consists of one parcel of land between cross streets by South East Boulevard and South Sixth Street, in Vineland, New Jersey. The parcel located at 519 East Quince Street is City of Vineland Tax Block 4109, Lot 6, with a lot size of 50 feet by 150 feet. The substation components were removed in August 2013, and the facility is no longer in use. The Property’s approximate location is depicted in Figure 1 (Site Location Sketch). Cumberland County tax parcel information is provided in Appendix C.

Adjoining properties are single-family homes within a residential neighborhood. A vacant warehouse adjoins the south side of the Property along East Cherry Street.

**B. SITE AND VICINITY GENERAL CHARACTERISTICS**

The Property is a decommissioned electrical substation located in an urban area. Adjoining properties are private residences.

**C. CURRENT USE OF THE PROPERTY**

The Property is currently not in use and is a fenced-in area with gravel cover and a small concrete slab in the center.

**D. DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE PROPERTY**

No buildings are present on the Property. Access to the Property is via East Quince Street. The City of Vineland provides potable water and sewer to the area.

**E. CURRENT USES OF ADJOINING PROPERTIES**

The adjoining properties are residential use.

**3. USER-PROVIDED INFORMATION**

Information provided by the User included, but was not limited to, the following:

- Verbal information; and
- A completed User Questionnaire, provided in Appendix D.

**A. TITLE RECORDS**

Title records were not reviewed for this assessment, and are not a required element of a Phase I ESA. However, land title records sometimes provide relevant information, such as whether an environmental activity and use limitations (AULs) is associated with a property. A search for AULs associated with the Property is discussed in the following section (Section 3.B).

**B. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

A subcontractor to Duffield Associates performed a search for environmental liens and AULs on the Property. No environmental liens or AULs were identified for the Property (see Appendix E).

**C. SPECIALIZED KNOWLEDGE**

The User of this report is represented by Mr. Gustav Foster of Vineland Municipal Electric Utility. According to the User, this Phase I ESA was requested as part of due diligence after the disassembly and removal of the electrical substation unit, and in consideration that the User may desire to sell the lot in the future. The User completed a questionnaire, which is provided in Appendix E.

Mr. Foster indicated that the Property has been an electrical substation since the 1970s. Mr. Foster also indicated that the site had been decommissioned the week of September 1, 2013. Decommissioning included the removal of electrical transformers. Mr. Foster indicated that no environmental liens, past or present



hazardous releases, or institutional controls, to his knowledge, occurred at the Property.

**D. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

It is commonly known that the Property has been utilized as an electrical substation.

**E. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

According to the completed User Questionnaire, the value of the Property has not been reduced due to perceived environmental issues, if any.

**F. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

Owner: Vineland Municipal Electric Utility, represented by Mr. Gustav Foster

Property Manager: Same as Owner

Occupant: None

**G. REASON FOR PERFORMING PHASE I**

The User is considering selling the Property, and requested this Phase I ESA report as part of its due diligence.

**4. RECORDS REVIEW**

**A. STANDARD ENVIRONMENTAL RECORD SOURCES**

Environmental regulatory database information was summarized by our subcontractor, Environmental Data Resources (EDR), for sites identified within the ASTM E 1527-05 prescribed search radii. EDR's September 13, 2013, report is provided in Appendix F.

Table 1 (below) summarizes EDR's results to include only those properties within the search radius that are estimated to be "upgradient" from the Property, based on anticipated groundwater flow direction described in Section 4.C (Physical Setting Source[s]) and have not received regulatory closure. If present, adjoining properties identified within the search radii are also listed. Sites listed on this table as upgradient, adjoining, or at the Property itself, could be RECs and are discussed in Section 7 (Findings and Opinions). EDR listed a total of 29 sites in the summary table.

The Property itself was not identified in environmental databases searched by EDR.

**Table A: Facilities within Search Radii and Upgradient**

Regulatory Database	Search Radius (miles)	Site Name	Site Address
Federal National Priority List (NPL)	1.0	None	-
Federal Delisted NPL	0.5	None	-
Federal CERCLIS list	0.5	None	-
Federal CERCLIS No Further Remedial Action Planned	0.5	None	-
Federal RCRA Corrective Action Report (CORRACTS)	1.0	GERRESHEIMER GLASS INC (KIMBLE GLASS)	537 Crystal Avenue
Federal RCRA non-CORRACTS TSD	0.5	None	-
Federal RCRA generators	Property / Adjoining	None	-
Federal institutional control/engineering control	Property only	None	-
Federal Emergency Response Notification System	Property only	None	-
SHWS - State NPL	1.0	DEROSSI & SON CO INC	411 South Sixth Street
		626 628 634 EAST MONTROSE STREET	626 628 634 Montrose Street
		SO. JERSEY TRUCK & SPRING	119 South East Boulevard
		GAS STATION	701 Elmer Street
		VINELAND CITY LANDIS THEATER MORI BUILDING	830 East Landis Avenue
		LANDIS CITGO	906 East Landis Avenue
State CERCLIS	0.5	None	-
State and tribal landfill and/or solid waste disposal sites	0.5	None	-
State and tribal leaking storage tank lists (LUST/LAST)	0.5	SOUTH JERSEY TRUCK & SPRING	119 South East Boulevard
		RITE AID PHARMACY	540 Landis Avenue
State and tribal registered storage tank lists	Property / Adjoining	None	-
State and tribal institutional control/engineering control	Property only	None	-
State and tribal voluntary cleanup	0.5	DEROSSI & SON CO INC	Sixth & Quince Street
		ARIAN FASHIONS	513 Montrose Street
		NEW YORK INN	703 Almond Street
		626 628 634 EAST MONTROSE STREET	626 628 634 Montrose Street
		520 GRAPE STREET	520 Grape Street
		ABANDONED INDUSTRIAL SITE	119 South East Boulevard
		PILLSBURY/PROGRESSO FOODS	500 Elmer Road
		623 EAST LANDIS AVENUE	623 East Landis Avenue
		LANDIS AVENUE HOTEL	827 East Landis Avenue
		VINELAND CITY LANDIS THEATER MORI BUILDING	830 East Landis Avenue
State and tribal Brownfield sites	0.5	DEROSSI & SON CO INC	Sixth & Quince Street
		IRON WORKS	620 East Almond Street
		GLORIA M SABATOR ELEMENTARY SCHOOL	513 Montrose Street
		SO. JERSEY TRUCK & SPRING	119 South East Boulevard
		GAS STATION	701 Elmer Street
		RITE AID PHARMACY	540 Landis Avenue
		TIMES JOURNAL BUILDING	7-9 South Seventh Street
		VINELAND POLICE DEPARTMENT	111 North Sixth Street
VINELAND CITY LANDIS THEATER MORI BUILDING	830 East Landis Avenue		

Notes: This table should only be referenced within the context of this report.  
 CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System  
 RCRA = Resource Conservation Recovery Act  
 TSD = Treatment, Storage, and Disposal

## B. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Duffield Associates utilized a State of New Jersey, Department of Environmental Protection online database to seek further information about the sites listed above in Table 1. Further review is detailed in Section 7 – Findings and Opinions.

## C. PHYSICAL SETTING SOURCE(S)

The Site Location Sketch, provided as Figure 1, was reviewed to characterize the area regarding surface topography and estimated groundwater flow direction. The elevation of the Property is approximately 95 feet above sea level. The Property is located approximately 1,250 feet to the north of the apparent head of Tarkiln Branch Stream. The Property slopes gently downward to the southwest in the direction of Tarkiln Branch Stream, based on the topographic map,. Based on this observation, shallow groundwater flow at the Property likely follows the topography and flows to the southwest. The Property is estimated to receive groundwater from the north-northeast; the upgradient direction. During the site reconnaissance, the Property appeared to slope directly south, which generally agrees with mapped slope information. A Topographic Map Report is included in Appendix G.

## D. HISTORICAL USE INFORMATION

### 1. HISTORICAL FIRE INSURANCE MAPS

Duffield Associates reviewed historic Sanborn Fire Insurance maps collected by Environmental Data Resources, Inc. (EDR), Duffield Associates' subcontractor. Sanborn Fire Insurance map (Sanborn Map) coverage was available for the years 1886, 1891, 1895, 1900, 1906, 1912, 1919, 1925, 1949, and 1968. A Sanborn Fire Insurance Map Report is included in Appendix H.

The Sanborn Maps show that the Property did not contain structures or development of note from 1886 to 1949. In the most recent Sanborn Map, in 1968, the Property is noted as "Transformers."

Each Sanborn Map indicates that the areas to the north of the Property serviced railroad spurs for coal and lumber transfer, as noted by the buildings surrounding the railroad. These northern areas appear largely utilized for the same industrial and commercial uses throughout the Sanborn Maps. The surrounding areas to the south are mostly residential use or undeveloped. The 1919 and 1925 Sanborn Maps depict some of the lumber operations expanding to the east of the Property, including a sawmill directly east of the Property. By the 1949 Sanborn Map the surrounding areas to the east, west, and south appear to be largely used for residential use with only a few industrial warehouses present.

## 2. HISTORICAL AERIAL PHOTOGRAPHS

Duffield Associates reviewed aerial photographs to evaluate historical usage that may affect environmental conditions at the Property. Duffield Associates reviewed historical photographs from the years 1933 (the earliest available), 1940, 1951, 1957, 1970, 1977, 1981, 1988, 1991, 1995, 2002, 2006, 2008, and 2010. The following summarizes pertinent information from our review of the aerial photographs. Photograph resolution at the small scale of the Property is generally poor. Historical aerial photographs are included in Appendix I.

Generally, the surrounding areas have gone from agricultural and residential use in the earliest photograph to a more urban area, mixing industrial, commercial, and residential uses up until the 1980s. During the 1980 aerial photographs, the majority of the surrounding areas became residential use. The only significant change observed in the 2000s was a large structure resembling a school that was built between the 2006 and 2008 aerial photographs.

The features observed on the Property and surrounding areas in the aerial photographs do not appear to indicate apparent environmental issues associated with land use.

## 5. SITE RECONNAISSANCE

The site reconnaissance of the Property was performed on September 12, 2013, by Duffield Associates' representative. The walking reconnaissance consisted of a visual review of present site conditions. The limiting conditions, general site setting, exterior, and interior observations are summarized below.

### A. METHODOLOGY AND LIMITING CONDITIONS

No limiting conditions were encountered during the site reconnaissance.

### B. GENERAL SITE SETTING

The Property is located in a developed residential area. A few abandoned industrial areas were observed in the surrounding areas of the Property. The Property consists of a fenced-in gravel area with a concrete slab in the middle.

### C. EXTERIOR OBSERVATIONS

Generally, the exterior of the Property is gravelly with a concrete slab where the former electrical transformer was located (see Photographs 1 and 2). The Property

was surrounded by fencing. The underground utility area was covered by steel plates and access door was locked (see Photograph 3). However, a photograph was provided by the User that showed the underground utility area empty of former equipment and piping (see Photograph 4).

#### D. INTERIOR OBSERVATIONS

There were no interior areas at the time of site reconnaissance.

### 6. INTERVIEWS

#### A. INTERVIEW WITH OWNER

The owner is also the User, Vineland Municipal Electric Utility (VMEU), represented as Mr. Gustav Foster. Please see Section 3 – User-Provided Information for more information.

#### B. INTERVIEW WITH SITE OPERATOR/MANAGER

A Duffield Associates representative interviewed Mr. Steve Hague, Assistant Engineer at VMEU, representing the site manager, who indicated that he was in charge of substation maintenance and testing at the Property. Mr. Hague indicated that the Property had the potential to have once contained polychlorinated biphenyl (PCB) containing materials, but the PCB-containing oils would have been removed in the past.

#### C. INTERVIEW WITH OCCUPANTS

The Property is not occupied.

### 7. FINDINGS AND OPINIONS

Duffield Associates reviewed the gathered information to identify RECs. In general, RECs are conditions where structures, soils, groundwater, or surface water are threatened by a release, or have experienced a release, of hazardous substances or petroleum products. RECs do not include *de minimus* conditions, which generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of regulatory agencies.

Duffield Associates reviewed the gathered information to identify RECs. The Property and offsite locations, which are upgradient with respect to groundwater flow, are discussed below:

Each of the sites listed in Table 1 were investigated further using New Jersey Department of Environmental Protection's Open Public Records Act (OPRA) Data Miner online database.

1. Gerresheimer Glass (Kimble Glass), 537 Crystal Avenue. The site was listed in multiple state programs and was identified as handling and storing hazardous wastes. The site is approximately 0.91 miles away from the Property and has no indications of a release into groundwater or soil. Therefore, Duffield Associates does not consider this site to be a REC for the Property.
2. DeRossi & Son Co., Inc. DeRossi & Son Co., Inc. site was listed as active in a site remediation program, water quality program, and right-to-know program as well as a hazardous waste generator. The site was listed as having two No. 6 fuel oil underground storage tanks (USTs) in an inspection in 2006. The tanks were cut and filled with sand in the 1980s. No. 6 Oil was found in the groundwater.

On February 1997, the site was also reported to have groundwater with perchloroethylene (PCE) contamination. A no further action letter from regulators requiring limited restricted access was issued in May 1999.

The site is currently active and under review. An "immediate environmental concern" status was issued due to vapor concerns identified in January 2007. The site is within one-eighth mile of the Property with the threat of petroleum products and PCE in soil and groundwater. Therefore, this site is a REC for the Property.

3. 626, 628, and 634 East Montrose Street. 626, 628, and 634 East Montrose Street site was listed as active in a site remediation program. Groundwater contamination was found on the site in May 2007. The site status is active. No other information was available. The 626, 628, and 634 East Montrose Street site has the potential to have released hazardous substances that may impact soil and/or groundwater of the Property. Therefore, this site is a REC for the Property.
4. So. Jersey Truck & Spring, 119 S. East Boulevard. The So. Jersey Truck & Spring was entered into a site remediation program in April 1996 due to potential groundwater contamination. This site has the potential to impact groundwater at the Property, and therefore, is a REC for the Property.
5. Gas Station, 701 Elmer Street. A gasoline station at 701 Elmer Street was entered into a site remediation program in due to potential groundwater contamination likely from petroleum products in USTs. No other information was available. This site has the potential to impact groundwater at the Property, and therefore, is a REC for the Property.
6. Vineland City Landis Theater, Mori Building, 830 East Landis Avenue. This site was entered into a site remediation program. However, the site was also listed as closed in August 2009. Contamination onsite was limited to soils and the site is

one-half mile from the Property. Therefore, Vineland City Landis Theater site is not considered a REC for the Property.

7. Landis Citgo, 906 East Landis Avenue. This site was entered into a site remediation program and a hazardous waste generator. The site was not active as a hazardous waste generator. In January 1994, a release of petroleum was identified to come from onsite USTs at Landis Citgo. Groundwater contamination was present and remedial activities have commenced. However, the site is over one-half mile from the Property and has a second direction of groundwater flow to the east. Therefore, Landis Citgo site is not considered a REC for the Property.
8. Rite Aid Pharmacy, 540 Landis Avenue. The site was entered into a site remediation program in February 1998 for investigation. A regulated UST was formerly onsite. No contamination was found during investigations in November 2011. The Rite Aid Pharmacy site is not considered a REC for the Property.
9. Gloria M. Sabator Elementary School and Arian Fashions, 513 Montrose Street. Arian Fashions and Gloria M. Sabator Elementary School were both listed at 513 Montrose Street. The sites were listed in the historical LUST program and voluntary cleanup program (VCP) with a status of “case awaiting assignment.” The VCP listed the site as historical and identified the removal of a 550-gallon UST of fuel oil in June 1994. The sites were also listed as in the site remediation program for single-phase remedial action in April 2004. Only soil contamination was identified. The sites were issued a no further action letter with restricted use. The sites are not considered a REC for the Property.
10. New York Inn, 703 Almond Street. The site was entered into a site remediation program in 2005. Limited soil contamination was found onsite and single-phase remedial action was performed in May 2005. The site status is currently listed as closed. Therefore, the New York Inn site is not considered a REC for the Property.
11. 520 Grape Street. The site was entered into a site remediation program in 2005. Limited soil contamination was found onsite and single-phase remedial action was performed in May 2005. The site status is currently listed as closed. Therefore, the New York Inn site is not considered a REC for the Property.
12. Abandoned Industrial Site, 119 South East Boulevard. This site was not listed in New Jersey’s OPRA Data Miner database. The EDR Report listed the site as a VCP, but details of the site indicated that the VCP was historical and no longer active. Therefore, the 119 South East Boulevard site is not considered a REC for the Property.
13. Pillsbury/Progresso Foods, 500 Elmer Road. Pillsbury/Progresso Foods site was not listed in New Jersey’s OPRA Data Miner database. The EDR Report listed the site as a VCP, but details of the site indicated that the VCP was historical and no longer active. According to the EDR Report, the site was also listed in the New

Jersey Release and SPILLS program. Upon review of details for these programs, a UST was onsite that was overfilled in 1992. Approximately 5-8 gallons of fuel oil was spilled on the ground surface. No other information was provided. The spill date and amount is considered *de minimus*, and therefore, the 119 South East Boulevard site is not considered a REC for the Property.

14. 623 East Landis Avenue. This site was entered into a site remediation program due to potential groundwater contamination from an unregulated UST. In September 2002, the site was issued a no further action letter and the site is currently closed. Therefore, 623 East Landis Avenue site is not considered a REC for the Property.
15. Landis Avenue Hotel, 827 East Landis Avenue. The site was entered into a site remediation program as a publicly funded remediation site. However, the site status is listed as closed in February 2012. No other information was available. Therefore, Landis Avenue Hotel site is not considered a REC for the Property.
16. Iron Works, 620 East Almond Street. The Iron Works site was not listed in New Jersey's OPRA Data Miner database. The EDR Report listed the site as a Brownfield, formerly for iron works welding and currently vacant, but no other details about site status was available. Therefore, Iron Works site is not considered a REC for the Property.
17. Times Journal Building, 7-9 South Seventh Street. The Times Journal Building was not listed in New Jersey's OPRA Data Miner database. The EDR Report listed the site as a Brownfield. According to the EDR Report, the site was formerly used for "newspaper publishing operations" and is currently "out of use." No other information was provided. The Times Journal Building site is not considered a REC for the Property.
18. Vineland Police Department, 111 North Sixth Street. The Vineland Police Department site was not listed in New Jersey's OPRA Data Miner database. The EDR Report listed the site as a historical hazardous waste site, a Brownfield, and a UST site. The UST was listed as removed in December 1998. The SHWS was closed with contamination still onsite in January 1999. The site was assigned to the programs and listed as having potential groundwater contamination in March 1999. No other information was provided. The Vineland Police Department site is 0.438 miles from the Property and existing groundwater contamination, if any, is unlikely to reach the Property. Therefore, the Vineland Police Department site is not considered a REC for the Property.

In summary, a total of 4 RECs (Numbers 2, 3, 4, and 5) were identified for the Property. These sites have the potential to impact the Property groundwater and soil.

Additionally, surface soil samples were collected during site reconnaissance due to historical use of the Property as an electrical substation. Electrical substations have the potential to contain polychlorinated biphenyls (PCBs) in transformer fluids. Lead was



also a concern due to the former storage of large batteries on the Property. A summary of sampling procedures and soil analytical results are in Section 10 – Additional Services. Findings suggest that PCBs and lead are not of concern at the Property with respect to applicable regulatory standards.

## 8. CONCLUSIONS AND RECOMMENDATIONS

Duffield Associates has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Quince Substation, located at 519 East Quince Street, City of Vineland, New Jersey, the Property. Any exceptions to, or deletions from, this practice are described in Section 9 (Deviations) of this report. This assessment has revealed no evidence of RECs in connection with the Property except for the following:

Potential Groundwater Impact from Nearby Sites:

- DeRossi & Son Co., Inc. – This site has the potential to impact groundwater from PCE and No. 6 Oil substance releases and is within one eighth mile of the Property; and
- The 626, 628, and 634 East Montrose Street site, So. Jersey Truck & Spring site, and 701 Elmer Street (Gas Station) site have had a release that impacted groundwater and have the potential to impact the Property groundwater.

Groundwater at the Property may be impacted from nearby sites. However, the current use of the Property does not use groundwater and the Property is not occupied. No wells are located at the Property and public water utilities are available, if needed. Direct human contact with groundwater or ingestion of the groundwater is unlikely. No assessment of groundwater recommended.

## 9. DEVIATIONS

No data gaps or deviations from the proposed scope of services were encountered.

## 10. ADDITIONAL SERVICES

Soil samples were collected during this Phase I ESA, to assess the possibility of polychlorinated biphenyls (PCBs) and lead in surface soil. The Property was an electrical substation constructed in the early 1970s according to Mr. Gustav Foster. The age of the substation predates the 1976 cessation of manufacturing PCBs for use in transformer oil. The Property may have also contained large lead-based batteries at one time.

Five surface soil samples were collected from the top 12 inches of the Property. Soil sample locations were spaced around and placed within a foot of the concrete slab where

the transformer and switchboard were formerly installed and recently removed (see Figure 2). Samples were submitted to a New Jersey-certified laboratory for analysis of PCBs and lead. The results indicated that PCBs were not present in the surface soils collected around the former transformer and switchboard. Lead was detected in soil samples, ranging between 6.9 milligrams per kilogram (mg/kg) to 43 mg/kg, which was below the New Jersey Residential Direct Contact Soil Remediation Standard of 400 mg/kg. Since lead is a naturally occurring substance, the presence of lead does not necessarily indicate that lead was discharged at the site. The laboratory report is provided in Appendix J. No further soil assessment is recommended.

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11. STATEMENT OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of the United States Environmental Protection Agency's "Standards and Practices for All Appropriate Inquiries" Code of Federal Regulations Title 40, Part 312 (40 CFR Part 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, appearing to read "W.A. Jenkins".

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W. Andrews Jenkins, P.G., LEED AP BD+C  
Environmental Professional

7. The property will be conveyed by tax lot and block only. No legal description will be provided by the City in the deed of conveyance.

8. The City makes no representations as to the quality of title of the property being conveyed. The City will convey only such title as it possesses. The City will convey a Deed commonly known as a "Quit Claim Deed". **Prospective purchasers are advised to obtain a title search on the property to determine the existence of any liens or encumbrances on the title with respect to the properties offered for sale herein.**

9. The City makes no representation or warranties concerning environmental issues or problems relating to the property offered for sale. In addition, the City makes no representations or warranties as to whether the physical characteristics of the property permit development of the property. Buyers should research the property before bidding at this sale.

10. Purchaser shall pay all conveyancing fees, including legal costs and surveying costs, that may be necessary to secure title, state conveyancing fees, etc., and those fees normally incurred by the Seller at the sale of any real estate. The City Solicitor shall prepare the deed of conveyance from the City and the Purchaser will reimburse the City for its legal costs.

11. Upon payment of the full purchase price, the Mayor and Clerk of the City of Vineland are hereby authorized and directed to execute and deliver to the purchaser or purchasers, or their assigns, a deed conveying title free and clear of all **municipal** liens, taxes and assessments, as of the date of purchase.

12. The Clerk of the City of Vineland is hereby authorized and directed to publish in the Daily Journal, in accordance with N.J.S.A. 40:12-13(a), a Notice of Public Sale, setting forth the date, time and place of sale, and the terms and conditions herein imposed.

Adopted:

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President of Council

ATTEST:

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City Clerk