



VIA ELECTRONIC & REGULAR MAIL

December 8, 2021

Mr. Robert J. Shannon, Jr.
Township Administrator
Township of Wyckoff
Memorial Town Hall
340 Franklin Avenue
Wyckoff, New Jersey 07481-2060

Re: Preliminary Assessment Update
Maple Lake
Block 320, Lots 10.02 & 11
Township of Wyckoff
Bergen County, New Jersey
Our File No. PR-21-10853

Dear Mr. Shannon:

Boswell Engineering (Boswell) is pleased to provide this update to our June 2018 Preliminary Assessment's conclusions and recommendations regarding potential environmental areas of concern (AOC) at the above referenced property.

AOC-1: Potential Historic Fill

The New Jersey Department of Environmental Protection NJDEP Geographic Information System (GIS) database illustrates historic fill in a small area at the northeast portion of the property. Boswell originally recommended a limited SI, including soil borings and laboratory analysis to characterize the fill material, if encountered.

Updated Recommendation: Further examination of the area indicated that the fill is likely associated with the demolished dam rather than potentially contaminated material brought on site to raise topographic grade. Additionally, the NJDEP only requires the investigation and remediation of historic fill if the site is undergoing a remediation. Based upon the evidence, we do not recommend any further investigation at this time.

AOC-2: Potential Former Underground Storage Tanks

According to historical records, two (2) structures associated with the former swim club were located at the southeast portion of the property. The potential exists that they may have utilized fuel oil supplied from an underground storage tank (UST). Boswell recommended a geophysical survey at the former building locations to verify the presence/absence of any USTs. If any subsurface anomalies are encountered, we recommend an exploratory excavation.

Updated Recommendation: The Township recently provided Boswell with an approved subdivision plan (unavailable in 2018) illustrating the portions of the property that will remain with the developer, and those that will be purchased by Wyckoff. Based upon the plan, AOC-2 does not lie on Wyckoff's portion of the property therefore we do not recommend any further investigation at this time.

AOC-3: Discarded Tanks

Boswell observed two (2) discarded tanks on the property. One (1) tank, located in front of the deteriorated cinder block structure (see AOC-2 above) on the property's northeast portion, was similar in appearance to a hot water expansion tank and not a concern. The other is an aboveground fuel oil storage tank (AST) and associated piping, located on the northeast portion of the property. Boswell recommended collecting a soil sample beneath the fuel oil tank to verify the presence/absence of any spilled contaminants. We also recommend properly disposing the tank.

Updated Recommendation: Based upon the plan detailed under AOC-2 above, AOC-3 does not lie on Wyckoff's portion of the property therefore we do not recommend any further investigation at this time.

AOC-4: 55-Gallon Drums

Boswell observed three (3), 55-gallon drums on the property. One (1) drum, located near the site's entrance, was sealed and its base was bulged outward. The other two (2) were located at the northeastern end of the property, one (1) on a hillside and the second in the water. Both drums were inaccessible because of their locations. Boswell recommended collecting a soil sample beneath each drum, if possible, to verify the presence/absence of any spilled contaminants. We also recommend properly disposing the drums.

Updated Recommendation: Upon closer inspection, it was reported that two (2) drums were "home-made" fire pits or barrels. Both exhibited scorched interiors and contained residual ash. The

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Township had all drums removed from the property. Based upon the evidence, we do not recommend any further investigation at this time.

AOC-5: Illegal Dumping of Municipal Refuse

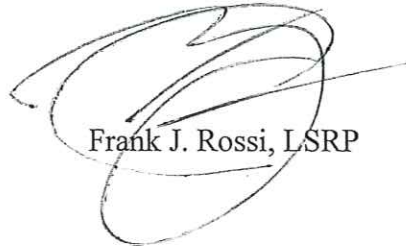
Boswell observed a large amount of typical municipal refuse on the property, including bottles, cans, tires, etc. Although not representing a contamination concern, Boswell suggested collecting and properly disposing the debris.

Updated Recommendation: The Township previously had trash removed from the property. Based upon the evidence, we do not recommend any further action at this time.

As indicated above, we do not recommend further investigation at any of the potential AOCs. We trust that our updated conclusions aid in the Township's decision to purchase the property. If you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Frank J. Rossi, LSRP

FJR/cr

cc: Robert E. Landel, Esq.

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