

Item #1

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PEI PRESTIGE
ENVIRONMENTAL
Inc.
Innovation...because your property matters

September 14, 2015

James J. Damato, Esq.
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Re: Phase I ESA / PA Report
Union Township Vauxhall Branch Public Library
(Block 5813, Lot 23)
Hilton Ave & Russell Street, Union, NJ 07088

Dear Mr. Damato:

Enclosed is a CD for the Phase I ESA/PA Report for the above referenced project.

Please contact us if you have any questions or need additional information.

Very truly yours,
PRESTIGE ENVIRONMENTAL, INC.



Girish Mehta, P.E., LSRP
Principal Engineer
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cc: Mr. Tom Wiggins, Union Township Board of Education
Mr. Ron Manzella, Union Township
Ms. Tammy Kopin, Union Township

PHASE I ENVIRONMENTAL SITE ASSESSMENT / PRELIMINARY ASSESSMENT REPORT

UNION TOWNSHIP VAUXHALL BRANCH LIBRARY
HILTON AVE & RUSSELL STREET
UNION, NEW JERSEY 07088
Block 5813, Lots 23

Prepared For:

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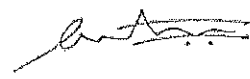
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September 14, 2015

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
1.0 INTRODUCTION	3
2.0 PRELIMINARY ASSESSMENT.....	4
2.1 PROPERTY DESCRIPTION	4
2.1.1 Location & Dimensions.....	4
2.1.2 Surface Topography & Surface Water Drainage.....	5
2.1.3 Wetlands.....	5
2.1.4 Geology	5
2.1.5 Hydrogeology.....	6
2.1.6 Utilities.....	6
2.2 SITE OWNERSHIP HISTORY & OPERATIONS	6
2.2.1 Pre-Industrial Site History	6
2.2.2 Commercial/Industrial Use	6
2.3 MATERIALS & SUBSTANCES	7
2.4 PROCESSES	7
2.4.1 Operations.....	7
2.4.2 Waste Storage, Treatment, & Disposal.....	7
2.5 BULK LIQUID STORAGE VESSELS	7
2.6 HISTORICAL SANBORN® FIRE INSURANCE MAPS	7
2.7 HISTORICAL AERIAL PHOTOGRAPHS	8
2.8 HISTORICAL TOPOGRAPHIC MAPS	9
2.9 DOCUMENTS REVIEW.....	9
2.10 ENVIRONMENTAL DATABASE REPORT REVIEW	9
2.11 PAST ENVIRONMENTAL REMEDIATION	10
2.12 VAPOR INTRUSION (VI) INVESTIGATION	11
2.13 NEW JERSEY INDUSTRIAL SITE RECOVERY ACT (ISRA) APPLICABILITY	11
2.14 CHANGES AT SITE.....	11
2.15 ENVIRONMENTAL PERMITS	11
2.16 VIOLATIONS	11
2.17 HISTORIC FILL APPLICABILITY.....	11
2.18 NON-INDIGENOUS FILL MATERIALS.....	12
2.19 SITE OBSERVATIONS	12
2.20 GEOPHYSICAL SURVEY	12
2.21 CONDITIONS OUTSIDE THE SCOPE OF PA.....	13
2.21.1 Asbestos-Containing Materials (ACM)	13
2.21.2 Lead-Based Paint (LBP)	14
2.21.3 Radon Gas	14
2.21.4 Lead in Drinking Water	15
2.21.5 Wetlands.....	15
2.21.6 Mold.....	15
2.22 RESULTS AND RECOMMENDATIONS	16

TABLES

TABLE 1	CITY DIRECTORY SUMMARY FOR TARGET PROPERTY	6
TABLE 2	HISTORICAL SANBORN FIRE INSURANCE MAPS DESCRIPTION	7
TABLE 3	HISTORICAL AERIAL PHOTOGRAPHS DESCRIPTION	8
TABLE 4	HISTORICAL TOPOGRAPHIC MAPS DESCRIPTION	9
TABLE 5	ADJACENT SITES DATABASE SUMMARY	10
TABLE 6	SITE OBSERVATIONS	12
TABLE 7	SUMMARY OF ACM	13

FIGURES

FIGURE 1 SITE LOCATION MAP
FIGURE 2 SITE & VICINITY MAP

APPENDICES

APPENDIX 1 EDR CITY DIRECTORY REPORT
APPENDIX 2 EDR HISTORICAL SANBORN FIRE INSURANCE MAPS
APPENDIX 3 EDR HISTORICAL AERIAL PHOTOGRAPHS
APPENDIX 4 EDR HISTORICAL TOPOGRAPHIC MAPS
APPENDIX 5 OPRA REQUEST TO NJDEP, CITY AND COUNTY, AND RECORDS RECEIVED
APPENDIX 6 EDR RADIUS MAP REPORT
APPENDIX 7 NJDEP DATA MINER DOCUMENTS
APPENDIX 8 GPR SURVEY REPORT FROM ENVIROPROBE SERVICE, INC.
APPENDIX 9 PRE-DEMOLITION ASBESTOS SURVEY REPORT
APPENDIX 10 SITE PHOTOGRAPHS

1.0 INTRODUCTION

Prestige Environmental, Inc. was retained by Union Township Board of Education to conduct a Phase I Environmental Site Assessment/Preliminary Assessment (Phase I ESA/PA) of the Vauxhall Branch Public Library property located at the intersection of Hilton Avenue & Russell Street in the Township of Union, Union County, New Jersey (Site). The Phase I ESA/PA was performed to characterize the existing environmental conditions on the property and to document historic operations to the degree possible, in an effort to identify and evaluate potential areas of environmental concern (AOCs). The report meets the requirements set forth in the New Jersey Department of Environmental Protection (NJDEP) "Technical Requirements for Site Remediation (NJAC 7:26E)", and the American Society of Testing and Material (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E 1527-05). The Union Township Board of Education intends to demolish the library building to facilitate construction of a parking lot for the Jefferson Elementary School.

The results of this assessment are based upon a site inspection conducted on August 10, 2015, accompanied by Tom Wiggins, a representative of Union Township Board of Education, and subsequent historic research conducted by Prestige Environmental, Inc. which included:

1. Engaged Environmental Data Resources Inc. (EDR) to search the City Directory Abstract for historical addressees at the property (**Appendix 1**)
2. Reviewed historical Sanborn® fire insurance maps for the subject Site and surrounding area provided by EDR (**Appendix 2**)
3. Reviewed historical aerial photographs of the Site and surrounding area provided by EDR (**Appendix 3**)
4. Reviewed historical topographic maps of the Site and surrounding area provided by EDR (**Appendix 4**)
5. Submitted Open Public Records Act (OPRA) requests to the New Jersey Department of Environmental Protection (NJDEP), County of Union and the Township of Union. (**Appendix 5**)
6. Reviewed environmental databases radius map report for the Site and surrounding areas provided by EDR (**Appendix 6**)
7. Reviewed documents available on the NJDEP data miner website for the site. (**Appendix 7**)

The results of this assessment are presented in the following sections.

2.0 PRELIMINARY ASSESSMENT

2.1 Property Description

2.1.1 Location & Dimensions

The subject property encompasses approximately 0.3-acre area, and is identified as Block 5813, Lot 23 on the tax map of the Union Township, Union County, New Jersey. It is located at the intersection of Hilton Avenue and Russell Street, between Montclair Avenue to the north and Hilton Avenue to the south, and Russell Street to the west. The site consists of a single-story library building with a basement, a paved parking lot, and utilities. The site is currently vacant. **Figure 1** shows the site location. **Figure 2** shows the structures and paved areas. **Appendix 10** presents the site photographs.

Montclair Avenue followed by commercial and residential properties adjoins the site to the north. Hilton Avenue runs along to the south of the property. Russell Street adjoins the subject property to the west, followed by residential properties. A paved parking lot adjoins the building to the east, and can be accessed from Hilton Avenue and Montclair Avenue. Jefferson Elementary School is located across the street from Hilton Avenue.

The properties adjacent to the subject site are described below:

North: Montclair Avenue followed by commercial and residential properties.
South: Hilton Avenue followed by Jefferson Elementary School
East: A paved parking lot followed by residential properties.
West: Russell Street followed by Residential properties.

The Site is trapezoid shaped in plan view; with the center coordinates of approximately 74° 16' 44" W Longitude and 40° 43' 01" N Latitude (NAD83) which equate to approximate state plane coordinate of Easting 553,403.66 and Northing 686,176.56 in feet.

The site was undeveloped prior to 1943. The 1951 Sanborn® map shows the "Union Township Public Library". Historically, the property and building has always been utilized as the "Union Township Vauxhall Branch Public Library". The Site has been vacant since 2005.

The subject property consists of the following:

1. A single-story, 2,100 square-foot building with a basement and a paved parking lot. The building is currently vacant.
2. The first floor is raised from the street level. The building includes a library, an office, an entrance hallway, and a storage closet. A boiler room, a library room and two (2) restrooms were observed in the

- basement. Two gas-fired boilers were observed in the boiler room. A steel ladder attached to the concrete wall leads to attic.
3. The building is a wood-framed structure with concrete block masonry walls and floor slab, and gabled roof. Walls are concrete with sheet rock. Vinyl floor tiles and acoustic ceiling tiles were observed on the first floor.
 4. At present no utilities are connected as the library has been vacant since 2005. However, public utilities are available at the site.
 5. A majority of the exterior area is covered with asphalt pavement and concrete sidewalks. Driveways from Montclair Avenue and Hilton Avenue provide access to the property.
 6. Limited landscape areas were observed along the perimeter of the property.

2.1.2 Surface Topography & Surface Water Drainage

The Site's ground surface is at an elevation of approximately 155 feet above mean sea level. The topography is relatively flat. Surface runoff is directed by curbing and contouring towards Russell Street and Hilton Ave. Roof runoff is discharged at grade. The nearest surface water body is the East Branch Rahway River located approximately 2,150 feet north of the site.

2.1.3 Wetlands

The Site and its surrounding area consist predominantly of residential and commercial development. The NJDEP GeoWeb map does not show wetlands on or in proximity of the Site.

2.1.4 Geology

The Site is located within the Piedmont Physiographic Province, also known as the Newark Basin, which is a northeast-southwest trending basin formed as a result of the extensional rifting during the opening of the Atlantic Ocean. The Piedmont Province is topographically low and smooth in relief, having its highest elevation along the border fault at the western margin with a southeastward trending slope. The Newark Basin is primarily composed of sedimentary rocks, referred to as the Newark Group that consists of sandstones, shales, mudstones, and conglomerates, representing depositional cycles during the late Triassic and early Jurassic periods. The sedimentary rocks of the Newark Group lie on older rocks of Paleozoic and Precambrian eras. The sedimentary rocks represent various non-marine depositional environments. During the Triassic period, a sedimentary sequence was intruded by igneous basalt sheet lava flows forming the Watchung and Hook Mountains, which contributed to the high topographic points within the generally rolling and undulating plains within the basin.

According to the EDR database report, the soil component of the Site is Boonton, which is described as the surfaces covered by slightly decomposed plant material and other structures underlain by loam soil material.

2.1.5 Hydrogeology

The hydrogeology at the Site can be characterized as Passaic Formation, where groundwater is stored and transmitted primarily in the secondary fracture openings that formed after the deposition of the sediments. Locally, the fracture openings are widened by percolating groundwater that dissolves material from the walls of the fractures. The size of the fracture openings generally decreases with depth. Groundwater occurs under both water table and artesian conditions in the Passaic Formation. This formation is not a homogenous isotropic aquifer as the permeability varies greatly from one area to another as well as with direction at any one locality.

2.1.6 Utilities

Public utilities are available at the subject site. As building is vacant since 2005, all utilities have been disconnected.

2.2 Site Ownership History and Operations

The "Union Township Public Library" is owned by the Union Township since it was developed in 1951. The library is vacant since 2005.

EDR conducted a search of available city directories for the subject site and adjoining properties. The results of that search are presented in the EDR-City Directory Abstract Report included in Appendix 1.

The subject site is identified as Union Township Public Library Vauxhall Branch for the years 1974, 1979, 1984, 1989 and 1992. The city directory listings for target property are provided in Table 1.

Table 1
City Directory Summary for Target Property

Dates	Operator	Source
1992	Union Twp Public Library Vauxhall Branch	Cole Information Services
1989	Union Twp Public Library Vauxhall Branch	City's City Directory
1984	Union Twp Public Library Vauxhall Branch	City's City Directory
1979	Union Twp Public Library Vauxhall Branch	City's City Directory
1974	Vauxhall Branch Library	City's City Directory

2.2.1 Pre-Industrial Site History

The site was undeveloped prior to 1943. The 1951 Sanborn® map shows the "Union Township Public Library". Historically, the property and building has always been utilized as the "Union Township Vauxhall Branch Public Library". The Site has been vacant since 2005.

2.2.2 Commercial/Industrial Use

The Site has been primarily used as a public library since it was developed in 1951.

2.3 Materials & Substances

Two (2) gas-fired boilers were observed in the basement. Some tables, book shelves, and several household items were also observed in the building.

Two trash bags of solid waste were observed in the vicinity of the entrance hallway. Household wastes and a few cardboard boxes were observed in the attic. No hazardous materials were observed throughout the site.

2.4 Processes

2.4.1 Operations

The property has always been used as a public library.

2.4.2 Waste Storage, Treatment & Disposal

No evidence of storage, use and disposal of hazardous materials was observed.

2.5 Bulk Liquid Storage Vessels

No evidence of bulk liquid storage was observed during the August 10, 2015 site visit.

The NJDEP website shows the facility ID # 012625 for the subject site. Historically, a 3,000-gallon #2 heating oil underground storage tank (UST) system installed in January, 1957 was removed in March 1995 (NJDEP Facility ID# 012625). A No Further Action (NFA) letter dated June 1995 issued by NJDEP indicates that the UST and associated piping were removed in accordance with the applicable regulation.

2.6 Historical Sanborn® Fire Insurance Maps

Historical Sanborn® fire insurance maps for the years 1912, 1923, 1949, 1950, 1951, 1958, 1964, 1967 and 1968 were obtained from Environmental Data Resources, Inc. (EDR). These maps are attached as Appendix 2 of the report and are described in Table 2 below.

Table 2
Historical Sanborn® Fire Insurance Maps

Year	Subject Site	Adjacent Site
1912	The site coverage is not available	The site coverage is not available
1923	The site is depicted as a vacant land	North - Montclair Ave followed by vacant land, dwellings and a foundation structure South - A building identified as "Vaux Hall Public School" and was built in 1914 with dwelling structures East - Vacant land with dwelling and stable structures West - Russell Street followed by vacant land and a small store structure

1949	The site coverage is not available	North - Montclair Ave followed by dwellings The site coverage for the south, west, and east sides of the site are not available.
1950	The site is depicted as a vacant land	North - Montclair Ave followed by stores and dwellings. Ground water pipe goes along the Montclair Ave. South - Hilton Ave followed by dwelling structures and Jefferson School. The previous Vaux Hall Public School is depicted as "Jefferson School (Union Twp.)" and further expands to the south and east of the main school building. The southern extension was built in 1924, and the eastern extension was built in 1929. Ground water pipe goes along the Hilton Ave. East - Dwelling structures West - Russell Street followed by residential and commercial structures. Ground water pipe goes along the Russell Street.
1951, 1958, 1964, 1968	A structure is depicted as Union Township Public Library	North - Residential and commercial properties South - Hilton Ave followed by Jefferson School, residential and commercial structures East - Dwellings West - Russell Street followed by residential and commercial structures.

2.7 Historical Aerial Photographs

Historical aerial photographs for the years 1931, 1945, 1966, 1976, 1983, 1995, 2006, 2008 and 2010 were obtained from EDR (Appendix 3). The photos are described in Table 3 below.

Table 3
 Historical Aerial Photographs Description

Year	Subject Site	Adjacent Sites
1931	Photo resolution is poor	Photo resolution is poor; Commercial and residential developments appear on all sides.
1945	Image has poor resolution.	Image has poor resolution.
1966	A small structure similar to the current library building is observed.	Commercial and residential development on all sides
1976	Image is not clear	Image is not clear.
1983	A small structure similar to the current library building is observed.	Commercial and residential development on all sides.
1995	Image is not clear. A structure is depicted in the site and surrounded by vegetation.	Commercial and residential development on all sides.
2006,	Color photo; A structure is depicted in	Commercial and residential development

2008, 2010	the center of the parcel. Vegetation is evident on all direction.	on all sides.
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2.8 Historical Topographic Maps

Historical Topographic maps for the years 1900, 1905, 1943, 1955, 1956, 1970, 1981 and 1995 were obtained from EDR (Appendix 4). The photos are described in Table 4 below.

Table 4
Historical Topographic Maps

Year	Description	Adjacent Sites
1900, 1905, 1943	The subject site appears to be undeveloped land.	The subject site is surrounded by undeveloped land in all directions.
1955, 1956, 1970, 1981, 1995	The onsite structure appears. The site is in a developed area.	The subject site is surrounded by developed land in all directions.

2.9 Documents Review

Prestige Environmental reviewed available information on the NJDEP data miner website (Appendix 7). The property was assigned PI # 012625 with a closed UST Remediation # USR000001 and a No Further Action-Unrestricted Use (NFA-A) letter issued in 1995.

Prestige Environmental filed requests for environmental documents for the subject Site with NJDEP, the Union County and the Union Township pursuant to the Open Public Records Act (OPRA). Copies of requests and available records are attached as Appendix 5. Responses from these agencies are listed below:

NJDEP: Documents from NJDEP are awaited.

Union County: No pertinent environmental documents are available.

Township of Union: No pertinent environmental documents are available.

2.10 Environmental Database Report Review

The EDR environmental database report listed the following information for the subject property:

- NJ HIST LUST database with registry ID U000362014
- NJ UST database with Facility ID 012625 indicated a 3000-gallon No.2 heating oil tank was installed in January 1957, and removed in March 1995.
- The site was listed in the Facility Index System (FINDS) and New Jersey Environmental Management System (NJEMS) databases with a registration ID 110031608482 and FUNDS ID 1010419702.

The EDR database report listed the following surrounding sites at relatively higher elevation than the target property in several categories. The EDR Radius Map Report is attached as **Appendix 6**.

Table 5
Adjacent Sites Database Summary

Site Name	Address	Database Acronyms	Relative Elevation	Distance/ Direction
229 Hilton Avenue	229 Hilton Avenue Ave	NJ SHWS, FINDS, NJEMS	Higher	245 ft, ENE
172 Oswald Place	172 Oswald Place	NJ VCP	Higher	277 ft, SSE
123 Montclair Avenue	123 Montclair Avenue	NJ SHWS, NJ NJEMS, NJ Release, NJ VCP	Higher	394 ft, NNE

Notes:

- NJ SHWS: New Jersey State Hazardous Waste Site
- FINDS: Facility Index System
- NJEMS: New Jersey Environmental Management System
- NJ VCP: NJDEP SRP - Voluntary Cleanup Program

Following are the details identified by the EDR radius map report for each property listed in **Table 5** above.

229 Hilton Avenue:

The site is listed in the EDR report as SHWS facility with a closed NJDEP PI # G000011337. The site is listed in the FINDS and NJEMS databases with FINDS # 1010541453 and NJEMS site ID # 77092.

172 Oswald Place:

The site is listed in the NJ VCP database with incident # 01-05-24-1251-25 and NJ VCP EDR ID # S106575973.

123 Montclair Avenue:

The site is listed in the NJ VCP database with incident # 05-03-04-1453-07 and NJ VCP EDR ID # S108061720. The site is listed in the EDR report as SHWS facility with a closed NJDEP PI # 255333 and in the NJEMS database with a Site ID # 194467. According to NJDEP Data Miner, the site is listed in the NJ Release database with a Case # 05-03-04-1453-07, a closed ISRA Case # BFO050001 and a No Further Action (NFA) letter in 2009.

Based upon available information, these sites do not have a potential to impact the subject site.

2.11 Past Environmental Remediation

The site received unconditional NFA approval related to the former heating oil UST system in March 1995.

2.12 Vapor Intrusion (VI) Potential

Section 2.10 identifies the sites which are listed in environmental database within 500 feet of the subject property. Groundwater quality at these sites cannot be determined based on the available data. Hence, vapor intrusion potential at the subject site from these adjacent sites cannot be evaluated. As the property is scheduled to be used as a parking lot, VI potential is not an issue of concern.

2.13 New Jersey Industrial Site Recovery Act (ISRA) Applicability

Enacted on June 16, 1993, the Industrial Site Recovery Act (ISRA) preconditions on transfer of ownership, or closing of operations at certain commercial and industrial properties to assure that the contaminated properties were remediated. It also requires that the establishments operating within certain Standard Industrial Classification (SIC) Code numbers, and whose activities involve storage, use, generation, and/or disposal of hazardous substance or wastes, must comply with the requirements of ISRA prior to sale or transfer of ownership of the property, or closing of operations at such locations.

Based on the available information, the Site is not subject to the requirements of ISRA.

2.14 Changes at Site

There have been no substantial changes to the physical features of the onsite building and the property since it was developed in 1951.

2.15 Environmental Permits

Not applicable.

2.16 Violations

No records of violations for the Site have been identified.

2.17 Historic Fill Applicability

Historical fill maps were prepared by the New Jersey Geological Survey. The maps were created in response to the "Brownfield and Contaminated Site Remediation Act" (N.J.S.A. 58:10B-1 et seq.) which required NJDEP to map regions of the state where large areas of historic fill exist and have this information available to the public. The fill maps depict areas greater than five (5) acres where non-indigenous material was placed in order to raise the topographic elevation. The maps were generated primarily by identifying low-lying areas from historical topographic maps and mapping changes in elevation utilizing aerial surveys performed in March 1979, and spring of 1991 and 1992.

Prestige Environmental reviewed historical fill map available on the NJDEP GeoWeb. The subject site is not located on the NJDEP-mapped historic fill region.

2.18 Non-Indigenous Fill Materials

No evidence of non-indigenous fill material used at the site is observed.

2.19 Site Observations

Table 6
Site Observations

<i>Identified</i>	<i>Location</i>	<i>Observation</i>
No	Exterior	Hazardous Substances and Petroleum Products - Oil stains in each parking spot.
No	Interior and Exterior	Storage Tanks
No	Interior and Exterior	Strong, Pungent, or Noxious Odors
No	Interior and Exterior	Pools of Liquid
No	Interior and Exterior	Unidentified Substance Containers
No	Interior and Exterior	Polychlorinated Biphenyls (PCBs)
Yes	Interior	Heating / Cooling - Utilities are disconnected currently. An air conditioner was observed in the first floor and two boilers were observed in the basement.
No	Interior and Exterior	Stains or Corrosion, and Odors - Minor water stains on ceiling of the first floor.
No	Interior and Exterior	Drains and Sumps
No	Exterior	Pits, Ponds, or Lagoons
No	Exterior	Stressed Vegetation
No	Interior and Exterior	Solid Waste - Minor
No	Exterior	Wells - No monitoring or potables wells were observed.
No	Exterior	Septic Systems
Yes	Interior	Other - Two gas-fired boilers in the basement

2.20 Geophysical Survey

A geophysical investigation was performed by Enviroprobe Service Inc. under technical supervision of Prestige Environmental Inc. on August 21, 2015. The Survey areas included all accessible exterior portions of the site including asphalt, concrete, and landscaped surfaces.

A TW-6 Survey was conducted throughout the area. No significant underground metallic objects were detected.

The gas and water services were identified and marked on-site. The storm drain to the north, west and east of the building and an unknown line on the

landscaping area to the south were also marked. The electrical and communication lines were overhead. The sanitary sewer line was not located due to limited access to the basement. A copy of the GPR report with a figure showing the location of designated underground utilities is provided as **Appendix 8**.

2.21 Conditions outside the Scope of PA

The limited asbestos-containing materials (ACM), lead-based paint, radon gas, Freshwater Wetlands and mold surveys are intended to provide an indication of the potential for business environmental risks associated with these materials. Hidden materials such as those inside walls, inaccessible attics, crawl spaces, and inside ductwork were not evaluated; drinking water and radon gas were not tested, nor were wetlands surveyed. As such, the following sections should not be regarded as comprehensive surveys for demolition, renovation or site planning purposes.

2.21.1 Asbestos-Containing Materials (ACM)

Frequently-encountered types of ACM used in building construction include floor tile and mastic, textured ceiling plaster, wallboard and joint compound, insulation, and many other building materials in common use prior to 1978. Materials which contain over one percent asbestos fibers are considered regulated ACM and must be handled according to USEPA and Occupational Safety and Health Administration (OSHA) regulations.

Asbestos Containing Materials (ACM) were used in building construction prior to 1978. Therefore, the ACMs may be present in building materials. Frequently encountered ACMs include floor tile and mastic, textured ceiling plaster, wallboard and joint compound, insulation, waterproofing on roofs and other building materials. As the onsite building is constructed between 1950 and 1951, the ACMs are suspected to be present in building materials.

A pre-demolition asbestos survey was performed on August 24, 2015 by Lead Consultants of America, Inc. (LCA), an environmental consulting firm based in Somerset, New Jersey, under the guidance of Prestige Environmental, Inc. The results identified friable and non-friable asbestos containing materials (ACM). Friable ACM are in pipe fittings and insulation. The vinyl floor tiles, exterior door and window caulking and roof flashing contain non-friable Category I ACM. Table 1 below summarizes the ACM identified at the Vauxhall Branch Library. The Pre-Demolition Asbestos Survey Report including analytical results and sample location is attached as **Appendix 9**.

Table 7: Summary of ACM

Description	Location	Type of Asbestos	Quantity
9" x 9" Floor Tiles (green)	Basement/ Children's Library	Non-friable	2200 SF
9" x 9" Floor Tiles (brown)	Basement/Kitchen	Non-friable	150 SF
Exterior Caulking	Exterior Doors & Windows	Non-friable	10 SF

Pipe Insulation	Throughout/Crawl Space Under Stairway, Inside Walls, Above Ceilings, etc.	Friable	325 LF
Pipe Elbows (Assumed)	Throughout/Crawl Space Under Stairway, Inside Walls, Above Ceilings, etc.	Friable	20 Each
Roof Flashing (Assumed)	Roof	Non-friable	10 SF

Prior to renovation or demolition activities that might disturb these materials, the ACM should be removed by a licensed asbestos abatement contractor in accordance with federal, state, and local regulations.

2.21.2 Lead-Based Paint (LBP)

In 1978, the Consumer Products Safety Commission banned the use of lead-based paint in residential housing. This ban did not include commercial facilities, nor did it mandate removal of lead-based paint in residences.

In 1992, Congress passed the Residential Lead-Based Paint Hazard Reduction Act, also known as Title X. Title X establishes the infrastructure and standards necessary to reduce lead-based paint hazards in housing. Within this law, Congress recognized lead poisoning as a particular threat to children under the age of 6 years. Title X defines lead-based paint as containing at least 0.5 percent lead, by weight. Most important, it amended the Toxic Substances Control Act to give Environmental Protection Agency (EPA) direction to work with other federal agencies to enact regulations designed to protect the public from exposure to lead.

EPA's lead paint rules apply to residential housing built before 1978, except housing for the elderly. This definition excludes residence halls, barracks, and single rooms rented in a house. EPA's lead-based paint rules apply to places where children, 6 years of age or younger, visit or stay. The interpretive definition of this term includes most child-care centers, preschools, and kindergarten classrooms, and excludes most residence halls.

In view of the historical use of the property, lead based paint is not a concern.

2.21.3 Radon Gas

A review of records regarding radon concentrations in New Jersey was conducted to evaluate if concentrations of radon in the general area of the site are within the USEPA guidelines. The USEPA uses a continuous exposure level of greater than 4.0 pCi/L (picocuries per liter of air) as a guidance level at which further evaluation and potential remedial action are recommended. Please note that current radon information and EPA Action Levels are designated for residential spaces only. Commercial and industrial facilities are not subject to EPA's Action Level of 4 picocuries per liter as the guideline. The USEPA Map of Radon Zones in New Jersey indicates that the subject site region is designated as a radon Zone 2. Zone signifies that the average predicted radon level indoors

is between 2 and 4 picocuries per liter. Definitive information concerning radon gas in an individual building can only be obtained through radon testing.

2.21.4 Lead in Drinking Water

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L).

All utilities are disconnected at the subjected site. Also, public water supply is available. Therefore, lead in drinking water is not an issue of concern.

2.21.5 Wetlands

As defined by the USEPA and U.S. Army Corps of Engineers (USACE), freshwater wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands possess three essential characteristics: (1) hydrophytic vegetation; (2) hydric soils; and (3) wetland hydrology. All three characteristics must be prevalent to document an area as a jurisdictional wetland.

No wetlands are indicated as being associated with the subject site. No surface water features were observed which could be indicative of freshwater wetlands.

2.21.6 Mold

Molds are a class of fungi, and have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

As part of this assessment, Prestige Environmental performed a visual inspection for the conspicuous presence of mold. Prestige Environmental observed the accessible interior areas of the subject site structure(s), including interior walls and ceilings (in the units observed), in-unit and common mechanical closets and flat roofs (for evidence of water ponding) for the presence of conspicuous mold or observed water intrusion or accumulation.

This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls and ceilings.

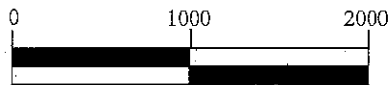
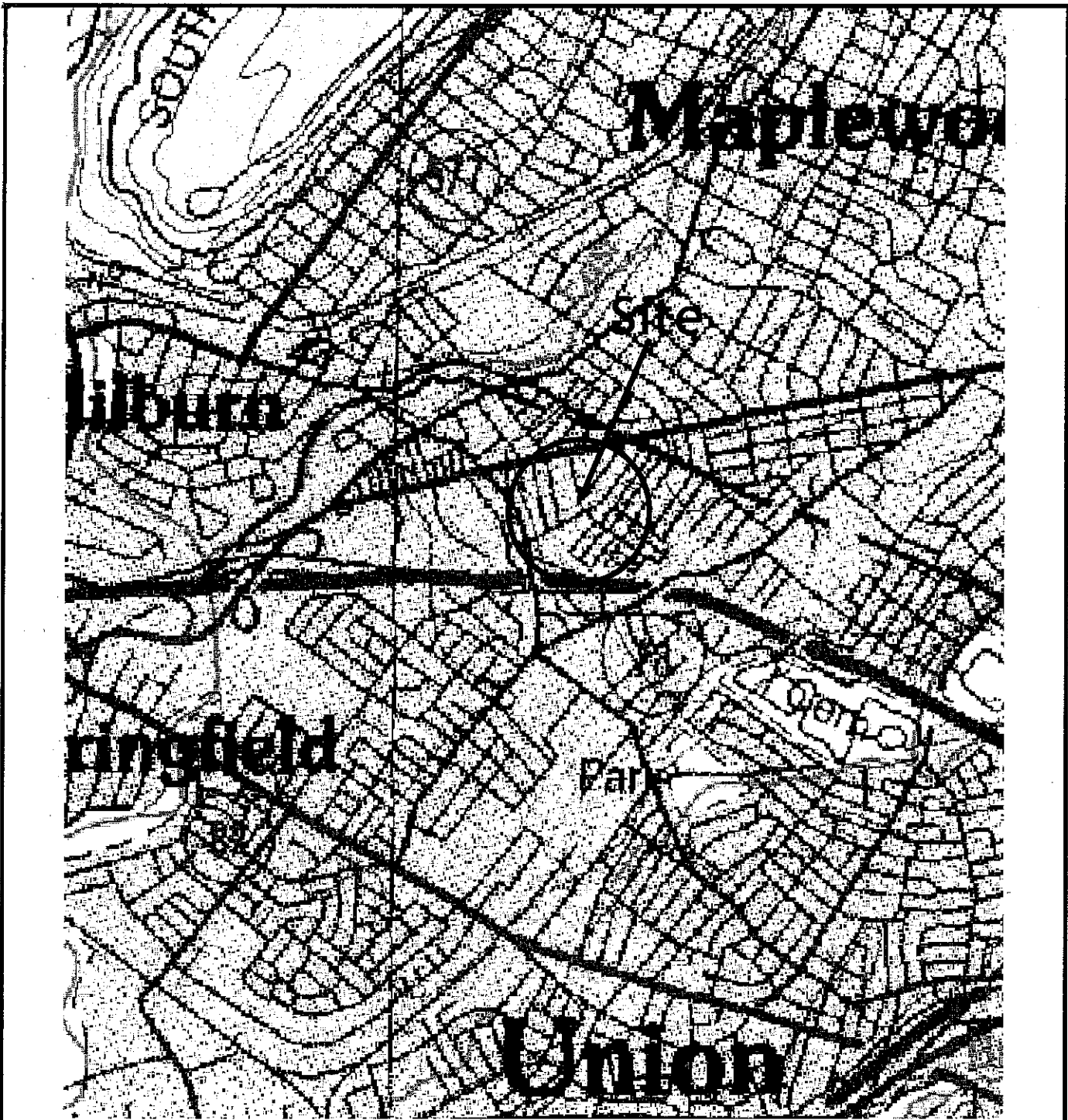
With the exception of minor stains on the ceilings, no evidence of long-term moisture intrusion, musty odors or visible mold growth was observed throughout the building during site visit.

2.22 Results and Recommendations

Prestige Environmental has performed this Phase I ESA/PA in conformance with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessments (ASTM E 1527-13) and the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the Vauxhall Branch Public Library located at the intersection of Hilton Avenue & Russell Street in the Union Township, Union County, New Jersey. This assessment identified no areas of environmental concern (AOCs) for the subject site that would require additional investigation or corrective actions.

FIGURES

FIGURE 1



SCALE IN FEET



NEW JERSEY

PEI PRESTIGE ENVIRONMENTAL Inc.

220 DAVIDSON AVENUE, SUITE 307
 SOMERSET, NJ 08873
 TEL: (908) 757-9700
 FAX: (908) 757-5050

SITE LOCATION MAP

Union Township Old Vauxhall Library
 Hilton Ave & Russell Street
 Union, New Jersey

Project No. 2015-08-143

Scale: As Shown

Drawn By: Q. Zhang

Checked By: R. Manani

Date: 09.1.15

Figure No. 1

FIGURE 2



SITE LOCATION

INQUIRY #: 4372152.9

YEAR: 2010

— = 500'



Figure 2 Site Vicinity Map

Union Township Old Vauxhall Library
Hilton Ave & Russell Street
Union, NJ 07088

Item #2

PROPOSED ELECTRICAL UPGRADES
AT UNION HIGH SCHOOL
2350 North Third Street, Union, NJ
TOWNSHIP OF UNION BOARD OF EDUCATION

PROJECT NO: 13-049

SECTION 00 63 13

REQUEST FOR INTERPRETATION FORM
(Fax 908-686-8430 and/or email to potter@potterarchitects.com)

RFI # 10

TO: Potter Architects (Architect)

FROM: Manor II Electric (Contractor)

DATE: August 11, 2015

QUESTION(S):

On the panel DPB there is no provisions to connect the existing 125A CKT that feeds the Kitchen panel. We temporarily used a spare 100A CB to connect this CKT.

The biggest CB that this panel accept is 100Amp. I already spoke with the supplier and he told me that we use the existing 100A spare CB or the panel interior needs to be replaced in order to install one 125Amp CB.

Please advise.

DATE: August 24, 2015

RESPONSE(S):

Please provide time and material costs for the following options:

- Option #1 - Replace panel chassis with a new one with one 125 AT,3P CB for KP-2. Reuse existing feeder.
- Option #2 - Refer to sketch SKE-1 for work to be completed for panel KP-2. Make sure to include a price for cutting and patching the existing glazed concrete block in the Kitchen Office as required.
- Option #3 - 1. Reuse the existing feeder at DPB that feeds KP-2. Utilize a spare 100AT, 3P CB that is presently in DPB.
2. Break the sub-feed between the 2 sections of existing Panel KP-2.

3. Provide a new 100AT, 3P circuit breaker at existing panel KDP. Provide a 100A feeder from KDP to the section of panel KP-2 that is not fed from DPB.
4. Make sure to include a price for cutting and patching the existing glazed concrete block in the Kitchen Office as required.

Steven Langan, PE
Barnickel Engineering Corporation

MANOR II ELECTRIC

Contractors

Phone: (973) 465-5040

Industrial – Commercial and Residential
Specializing in Industrial Systems and Maintenance

3 Ardsley Court – Holmdel, NJ 07733
112 Johnson Street – Newark, NJ 07105

Lic. # 9139
ManorIIElectric.com
manorII@optimum.net

Union HS
Potter Architects

QUOTE: 9000-303

PROJECT: Union HS - Feeder to KP panel

Scope of Work:

- Upgrade panel DPB to feed existing Kitchen panel. Three possible Options as requested by Steve

A1) Breakdown

- Option 1)

Labor: \$3,847.00

Material: \$2,070.00

TOTAL: \$5,917.00

- Option 2)

Labor: \$15,387.00

Material: \$2,260.00

TOTAL: \$17,647.00

- Option 3)

Labor: \$1,129.00

Material: \$8,655.00

TOTAL: \$9,784.00

A2) Exceptions

- We propose to install 10x10 electrical boxes in order to cover the necessary hole in the glazed blocks at the top of panels the KP2 and KP2R,

General Conditions

- 1) All applicable taxes are NOT included in our submission.
- 2) Permit costs are not included.
- 3) The Electrical contractor shall not be held liable for errors or omissions in the designs of others, nor inadequacies of materials and equipment specified or supplied by others.
- 4) Our quote does not include any short circuit study or arc fault analysis.
- 5) Equipment and materials supplied by the Electrical contractor are warranted only to the extent that the same are warranted

MANOR II ELECTRIC

Contractors

Phone: (973) 465-5040

Industrial – Commercial and Residential
Specializing in Industrial Systems and Maintenance

3 Ardsley Court – Holmdel, NJ 07733
112 Johnson Street – Newark, NJ 07105

Lic. # 9139
ManorIIElectric.com
manorii@optimum.net

- by the manufacturer.
- 6) All materials and equipment supplied and installed shall remain the property of Manor II Electric until paid in full.
 - 7) The Electrical contractor shall not be liable for indirect loss or damage.
 - 8) Owner is responsible to carry fire, theft, tomado and all necessary insurance.
 - 9) Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.
 - 10) If a formal contract is required, it's conditions must not deviate from this proposal without our prior approval.
 - 11) We are a non union Company, however we do pay prevailing wages if applicable. We are not responsible for any delays caused by union disputes.
 - 12) Premium time labor on anything different of 7:00AM to 3:30PM, Monday thru Friday.
 - 13) Manor II Electric shall be entitled to monthly progress payments.
 - 14) Utility Company's charges if applicable are NOT included.
 - 15) This Proposal may be withdrawn by us, if not accepted within 30 days.
 - 16) Anything (verbal or written) expressed or implied elsewhere, which is contrary to these conditions shall be null and void.

Respectfully

Accepted by

Authorized signature / Contractor

Customer signature

From: Steven Langan [mailto:slangan@barnickelengineering.com]
Sent: Monday, August 24, 2015 1:37 PM
To: 'Steven Langan' <slangan@barnickelengineering.com>
Cc: Tom Potter <trpotter@potterarchitects.com>; Liz Halasz <lhalasz@barnickelengineering.com>
Subject: RE: UHS Elec Service DPB feeders

John,

Per a follow-up phone conversation with Tom P., there is a third alternative. Please ask the contractor to price the following:

1. Reuse the existing feeder at DPB that feeds KP-2. Utilize a spare 100AT, 3P ckt bkr that is presently in DPB.
2. Break the subfeed between the 2 sections of existing Panel KP-2.
3. Provide a new 100AT, 3P circuit breaker at existing panel KDP. Provide a 100A feeder from KDP to the section of panel KP-2 that is not fed from DPB.

Essentially, the plan is to reuse the existing feeder from DPB for one section of KP-2 and a new feeder from existing panel KDP (per the sketch sent on Friday) to the other section of KP-2. This will be cheaper than providing all the work shown on the sketch and will preserve some of the capacity of KDP for future loads, thereby addressing Tom W.'s concern as he stated at the job meeting last Thursday.

Please call if you have any questions.

Steve

Steven Langan, PE

Barnickel Engineering Corporation
860 King George Road
Fords, New Jersey 08863

p: 732-738-3777

f: 732-738-4577

From: Steven Langan [mailto:slangan@barnickelengineering.com]
Sent: Friday, August 21, 2015 1:52 PM
To: John Cwikla
Cc: Liz Halasz
Subject: UHS Elec Service DPB feeders

John,

Attached is sketch re feeding the kitchen panels in the kitchen office from the distribution panel in the storage room. Please ask the contractor to price this vs replacing the chassis in DPB as discussed at the last job meeting. You may want to provide some direction about cutting and patching of the existing masonry wall to accommodate the new feeders.

Steven Langan, PE

Barnickel Engineering Corporation
860 King George Road
Fords, New Jersey 08863

p: 732-738-3777

f: 732-738-4577

From: Manor Electric [mailto:manorii@optimum.net]

Sent: Tuesday, August 11, 2015 8:59 AM

To: Tom Potter <trpotter@potterarchitects.com>

Cc: John Cwikla <jacwikla@potterarchitects.com>

Subject: Union HS - RFI 9

On the panel DPB there is no provisions to connect the existing 125A CKT that feeds the Kitchen panel. We temporarily used a spare 100A CB to connect this CKT.

The biggest CB that this panel accept is 100Amp. I already spoke with the supplier and he told me that or we use the existing 100A spare CB or the panel interior needs to be replaced in order to install one 125Amp CB.

Please advise.

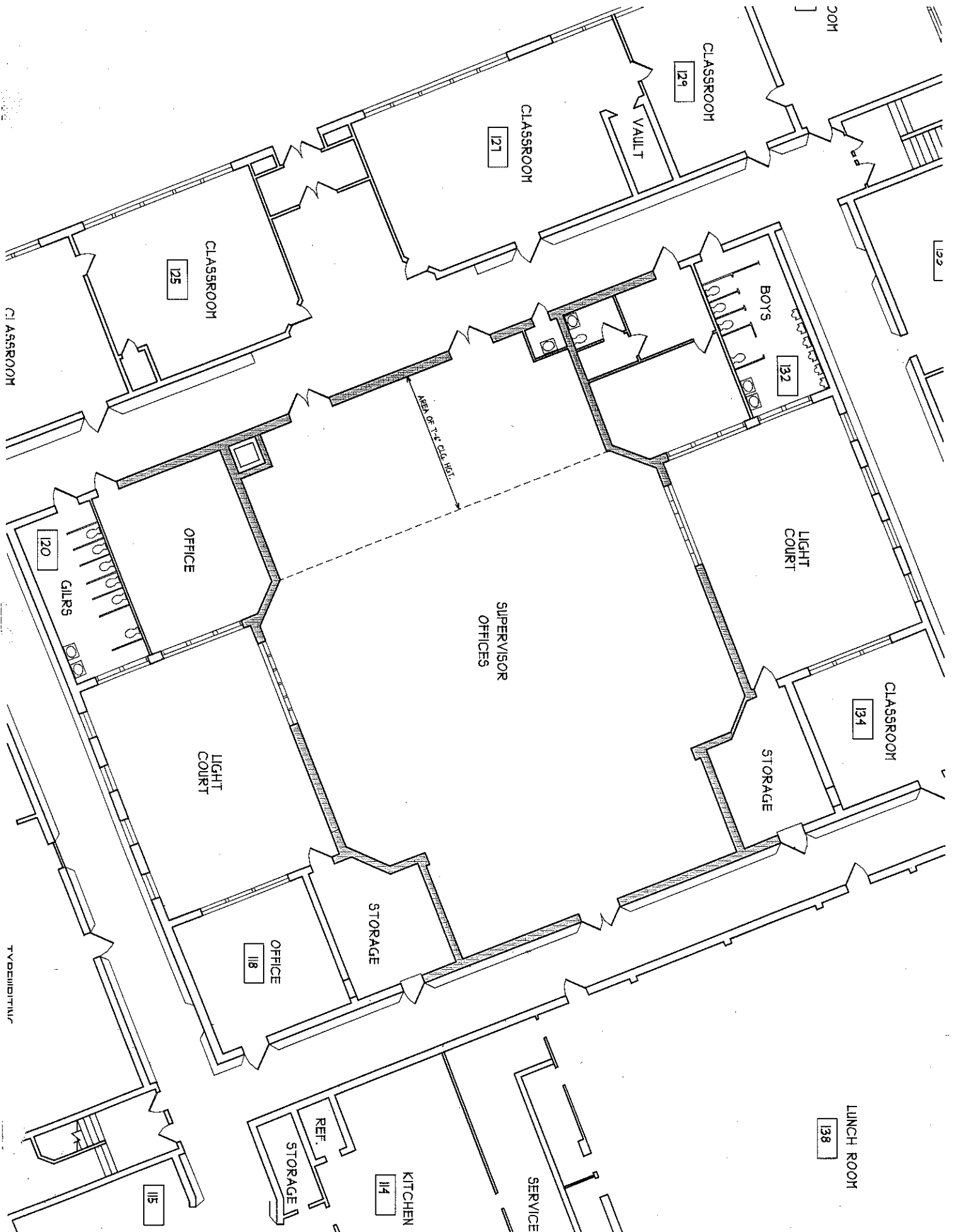
Luis Nunes

Manor II Electric, Inc
3 Ardsley Court
Holmdel, NJ 07733
Phone: 973.465.5040

MANOR II ELECTRIC
Construction

 thinkbeforeprinting

Item #3





Item #4



Holy Spirit School
970 Suburban Road
Union, NJ 07083

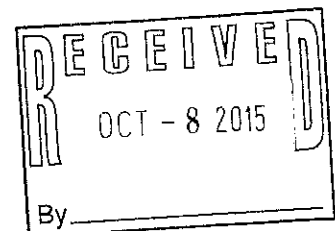
October 1, 2015

Union Board of Education
2369 Morris Ave.
Union, NJ 07083
Attn: Business Administrator

Holy Spirit School, Suburban Road, Union, NJ is requesting a waiver of fees associated with gym time to be requested for the 2015-2016 school year to be used by Holy Spirit students. We understand that we may be subject to building utility fees.

If you have any questions, I can be contacted at 908-447-4488. As in past years, thanks for your consideration.

Glen Volturo
Holy Spirit School
Sports Coordinator



Item #5

DISCUSSION

UNITED COMMUNITY CORP.
VAUXHALL, NEW JERSEY

Trustees

Otis Bond
Thomas Collins
Glenn Grant, Eq.
John Jenkins
Karen People
Rhoda Screen
Vernell Wright

October 31, 2015

Mr. Gregory Tatum
Superintendent
Union Township Public Schools
2369 Morris Avenue
Union, New Jersey

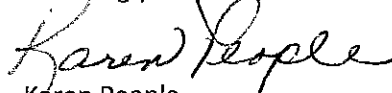
Dear Mr. Tatum:

The United Community Center, Inc. is planning its 19th annual Martin Luther King, Jr. celebration on Monday, January 18, 2016. As in the past we are requesting the use of Hannah Caldwell School and whatever custodial staff is present from approximately 10:00 a.m to 4:00 p.m.

Again we are combining our efforts to include students from all schools to receive awards as recommended by their teachers, the Jr. ROTC and the community churches as well as a guest speaker.

We would appreciate your consideration of our request and I can be reached at 908-964-4135.

Thanking you in advance,



Karen People
Chairperson