

APPENDIX B

SUMMARY OF ENVIRONMENTAL CONSTRAINTS IN THE STUDY AREA

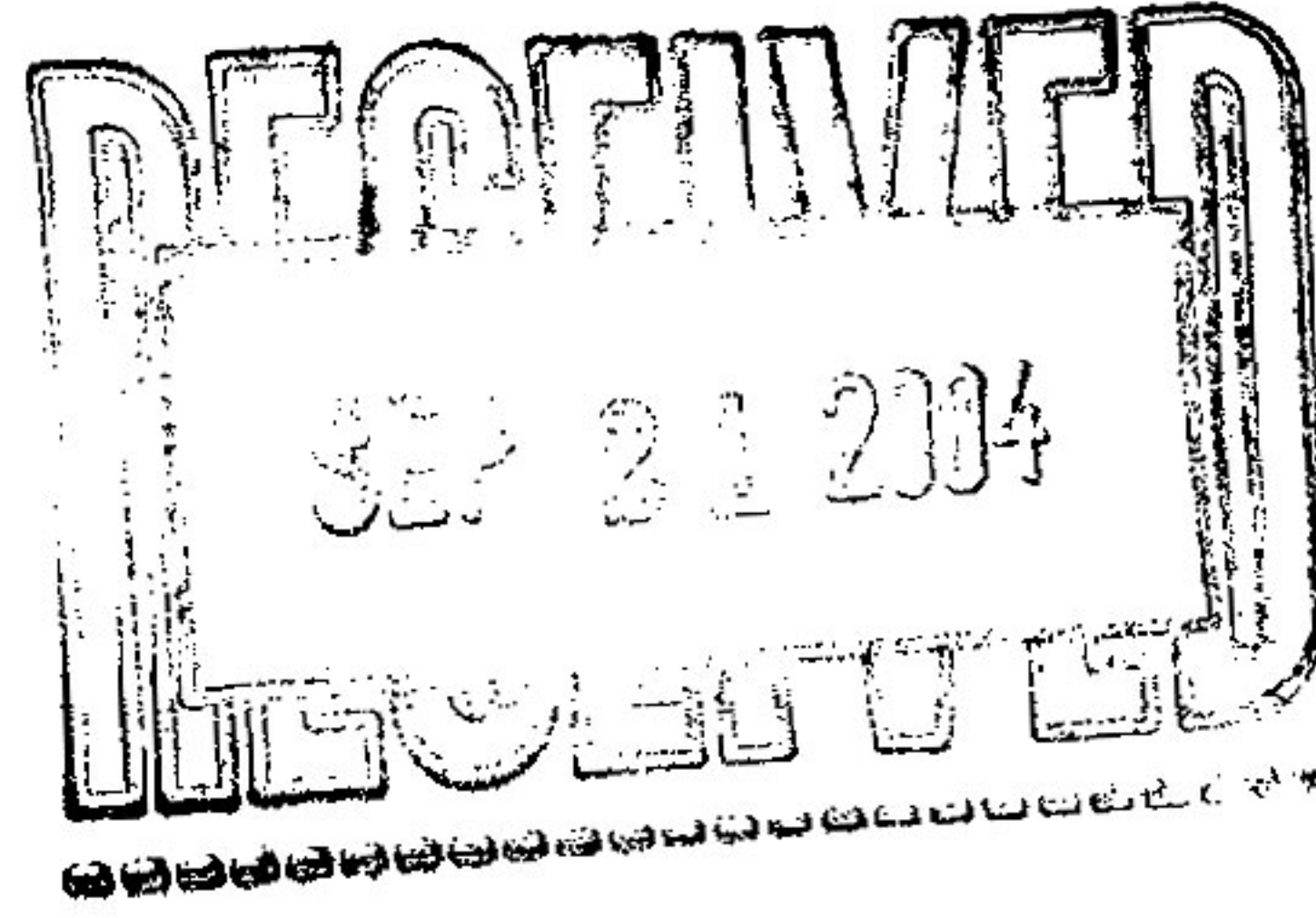


WEST WINDSOR TOWNSHIP

DEPARTMENT OF HUMAN SERVICES
DIVISION OF HEALTH

September 14, 2004

Mr. John A Madden, AICP, P.P.
Maser Consulting, P.A.
43-A Newburgh Road, Suite 100
Hackettstown, NJ 07840



Subject: Health Department File Search, Princeton Junction

Dear Mr. Madden:

As you have requested, the Health Department conducted a review of our files for the properties outlined on the attached map of the area adjacent to the Princeton Junction Train Station. The following listing provides a brief synopsis of the information available for review.

Block 5, Lot 8.05; Sarnoff Corporation

This lot is situated on a portion of the land composing the Sarnoff Campus. There are some environmental issues associated with the Sarnoff property, however, we are unclear as to whether they impact this particular lot.

Block 5, Lot 19; Pereira Investment Corp

This property is occupied by an abandoned construction project located behind the Ellsworth Shopping Center off of Cranbury Road. Frequent complaints are received concerning the lack of maintenance and unsecured buildings.

Block 6, Lot 16.01

An abandoned well was sealed in 2000.

Block 6, Lots 17 & 32; Alexander Road, West Windsor Township Compost Station

These properties are owned by West Windsor Township. The land was used as a municipal landfill until 1973. The waste accepted at this site was municipal waste (ID- 10) and construction/demolition waste (ID-13.) In 1978 the Township registered the site with NJDEP as a compost facility for vegetative materials. The composting facility continues operation at the present time. The site is currently leased to a licensed operator.

Block 6, Lot 64; former Princeton Polychrome Press

Currently, an unoccupied commercial building stands on this property. It is the former location of a commercial photolithographic printing facility. During the period of 1961 through 1981 this site was serviced by a septic system which received sanitary waste and an onsite infiltration-percolation lagoon, (100 ft x 100 ft x 10 ft), which received printing process waste water. Both of these structures were abandoned and the property was connected to public sewers. Closure was regulated by NJDEP through a NJPDES DGW Closure/Post Closure permit. This included a requirement for the monitoring of the groundwater at the site for one year to determine any possible impacts upon groundwater quality.

Block 6, Lot 66; NJ Transit

A well permit was issued for a potable well in 1996. The well was drilled, however, water quality data was not submitted for final approval.

Block 6.20, Lot 22; Acme Shopping Center

Property maintenance issues have been addressed on this property. An abandoned septic tank was sealed in 2003.

- **Block 6.20, Lot 74; Shell Service Center**

A gasoline service station operates at this site. Soil and groundwater has been contaminated at this site via leakage from underground storage tanks and/or piping. A Classification Exemption Area was proposed in 1998 for off-site groundwater contamination on the adjacent shopping center lot, Block 6.20, Lot 22. A Remedial Action Workplan has been submitted to NJDEP and is pending approval.

Block 12.04, Lot 27; 55 Princeton Hightstown Road (Office Building)

Property maintenance, housing and nuisance violations have been cited for this location.

- **Block 13, Lot 9; Princeton Windsor News Service**

The property owner is Princeton Windsor News Service. In 1990 underground storage tanks for unleaded gasoline were removed and revealed soil and groundwater contamination. The contamination has been addressed and a "No Further Action Letter and Covenant Not to Sue" was issued by NJDEP in March 2004. In conjunction with this document a Classification Exemption and Well

As with any historic landfill, the potential of soil and groundwater contamination exists. Upon closure of this facility, a comprehensive environmental assessment will need to be conducted to evaluate the potential impacts upon the environment. Contamination that may be identified through this investigation will be required to be delineated and remediated in accordance with the applicable regulations and an approved closure plan. The New Jersey Department of Environmental Protection regulates the closure of landfills.

Block 6, Lot 27; Sunoco Service Station, 56 Princeton-Hightstown Rd.

This site currently operates as an automobile service and fuel station. Underground storage tanks and/or associated piping have led to soil and groundwater contamination. Remediation is ongoing under the jurisdiction of NJDEP.

Block 6, Lot 41

An abandoned well was sealed in 1998.

Block 6, Lot 44; 45 Station Drive

This property is owned by New Jersey Transit. April 7, 2004 NJDEP issued an "Unrestricted Use No Further Action Letter and Covenant Not to Sue" for two 275 gallon underground heating oil storage tanks and a surface oil spill which had been removed from the property. An unoccupied house and garage had been located on this property until May of 2003, at which time the house was demolished. The septic and well were abandoned at that time.

Block 6, Lot 48

An abandoned well was sealed in 1993.

Block 6, Lot 54

An abandoned well is located on this property. Notices to seal the well have been issued, however the exact location of the well has not been identified.

Block 6, Lot 55

An abandoned well was sealed in 1993.

Restriction Area was issued for a period of one year due to groundwater contamination.


● **Block 59, Lots 1 & 2; Board of Education Garage**

This property is owned by West Windsor Township. The Board of Education garage is located here. Materials released from underground storage tanks on this property have resulted in soil and groundwater contamination. The investigation and remediation is ongoing under the direction of NJDEP.

Please be advised that the Health Department does not have information in our files for the remainder of the properties located on the attached map.

The above descriptions provide a basic summary of the information available within our files. A thorough review of all available sources of information is recommended to assess the full scope of the environmental issues affecting this area. The Department of Environmental Protection is a valuable resource for further information.

Sincerely,



Jill M. Swanson
Manager, Environmental Health Services

- c. Robert Hary, Director of Health and Human Services
Samuel Surtees, Manager, Division of Land Use