



BOROUGH OF RIVERDALE NEW JERSEY



Resolution No: 77-2016

Date of Adoption: April 27, 2016

TITLE:

AUTHORIZING THE AWARD OF CONTRACT TO PK ENVIRONMENTAL, PO BOX 1066, 205 MAIN STREET CHATHAM, NEW JERSEY 07928 TO PREPARE A PRELIMINARY ASSESSMENT (PA) IN ACCORDANCE WITH NJDEP GREEN ACRES REQUIREMENTS FOR BLOCK 30 LOT 57 (3 HARRISON ROAD) AND BLOCK 30 LOT 48 (134 HARRISON ROAD)

BE IT RESOLVED by the Borough Council of the Borough of Riverdale, New Jersey that,

WHEREAS, the Borough of Riverdale received a proposal to prepare a preliminary assessment (PA) in accordance with NJDEP Green Acres requirements for Block 30 Lot 57 (3 Harrison Road) and Block 30 Lot 48 (134 Harrison Road), and;

WHEREAS, PK ENVIRONMENTAL Planning & Engineering, PO Box 1066, 205 Main Street, Chatham, New Jersey 07928 provided a proposal dated April 18, 2016 providing these required services, and;

WHEREAS, PK ENVIRONMENTAL Planning & Engineering will provide the service for an amount of \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Riverdale that the Mayor is hereby authorized to execute the agreement contained herein.

RECORD OF COUNCIL VOTE

Motion – by Councilman: _____ Second - by Councilman: _____

COUNCILMAN Yes No Absent Abstain COUNCILMAN Yes No Absent Abstain

Astarita						Pellegrini				
Revis						Desai				
Clinton						Oswald				

A.J. Jalloh, Borough Clerk

Paul M. Carelli, Mayor

This resolution, when adopted, must remain in the possession of the Borough Clerk. Certified copies are available.

PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

John P. Peel, PP
Sandra E. Kehrley, PE

tel (973) 635-4011
fax (973) 635-4023

April 18, 2016

Borough of Riverdale
c/o Robert H. Oostdyk, Jr., Esq.
Murphy McKeon, P.C.
51 Route 23 South, P.O. Box 70
Riverdale, NJ 07457

Re: Scope of Work/Cost Proposal for Preliminary Assessment (PA)
Block 30 Lot 57 (3 Harrison Road) and Block 30 Lot 48 (134 Harrison Road)
Borough of Riverdale, Morris County, NJ

Dear Bob:

Regarding the Borough's potential acquisition of the above referenced "floodprone" residential homes and properties, PK ENVIRONMENTAL (**PK**) submits this scope of work and cost proposal to prepare a Preliminary Assessment (**PA**) in accordance with NJDEP Green Acres requirements. We understand that these residential homes are currently occupied.

The purpose of a **PA** is to determine whether contaminants are present, or were previously present, or have migrated or are migrating from a site, and thus whether additional remediation is necessary at a site due to the presence of any potentially contaminated Areas of Concern (**AOC**). It should be noted that if a spill has occurred and been discovered on the property, the property owner is required to report the condition to NJDEP. If a leaking underground storage tank (**LUST**) is discovered during our analyses, **PK** is required to notify the NJDEP within 15 minutes.

Task 1: Background Research and Records Review - **PK** will obtain and review records and available aerial photography to assist in identifying the presence or absence of **AOC** in connection with the property, including:

- Standard environmental records radius search such as CERCLIS, EPA Superfund, etc;
- Additional local environmental and historical records from Riverdale Borough and Morris County Health Department, Fire Department, Planning and Zoning Department, Building Department, Utility Authorities, NJDEP, USEPA, etc.
- Use of prior environmental site assessment documents, if available, for guidance.

Task 2: Site Reconnaissance – **PK** will conduct on-site inspections of the two (2) residential properties to obtain current site information, and to identify any past **AOC** in connection with the property, including:

- Visual observation of the property, and any structures not obstructed by water, buildings, debris, or any other obstacles. Site visit documentation will identify current uses, adjoining property uses, past uses, topographic character, water resources, roads, visible storage tanks, hazardous substances, petroleum products, odors, etc.

Task 3: Interviews – PK will conduct personal, telephone, and/or written interviews to obtain information related to **AOC**, past and present, in connection with the property, including:

- Past and current property owners, managers, employees, local officials, NJDEP personnel, previous site users, etc.

Task 4: Preliminary Assessment Report (PAR) - The **PAR** will summarize the purpose, limitations, exceptions, methodology, **AOC**, and environmental inventory elements researched in Tasks 1, 2, and 3 for the two (2) properties. Three (3) hard copies and an electronic copy (CD) of the **PA** will be provided to the Borough, and prepared within the following general outline:

- Introduction
- Site Description
- Records Review
- Site Reconnaissance and Interview Information
- Opinions
- Findings, Conclusions and Recommendations
- Environmental Professionals Qualifications

The cost to complete the PA for the two residential properties, is \$3,500.00, including all direct costs

The **PA** will be completed within 4 to 6 weeks of the official authorization to proceed, as per the outlined scope of work. It should be noted that if historic NJDEP Site Remediation files are present, the time for PA completion will be extended by 3 weeks to allow for a NJDEP file review. All direct costs associated with aerial photography, Xerox copies, environmental database searches, site photography, blueprints, postage are included. If authorized to conduct the **PA** report, we will need the following information for the property to begin our study.

1. Name, address and telephone number of the current property owners.
2. Copies of all available maps of the property (surveys, topographic maps, plans, etc).
3. Copies of the property deeds and title searches that depicts clear title.

Please contact us if you have any questions regarding the information in this proposal, and we thank you for the opportunity to be of service.

Sincerely,

PK ENVIRONMENTAL



Sandra E. Kehrley, PE

Accepted and Agreed to:

_____ **Date:** _____
Person or party responsible for payment of invoices