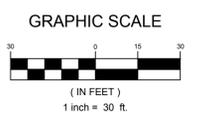


# STAN NEWMAN / 67TH STREET FIELD

## IMPROVEMENTS

1308 64TH BLOCK 221, LOT 10  
 NORTH BERGEN, NEW JERSEY, 07047

PLANS PREPARED BY:  
**REMINGTON & VERNICK ENGINEERS**  
 RENDERING PREPARED FOR ILLUSTRATIVE PURPOSES ONLY  
 DESIGNED BY: DJN/AP



DATE: 1/25/24

PLANS PREPARED BY:  
 REMINGTON & VERNICK ENGINEERS  
 ONE HARMON PLAZA, SUITE 600  
 SECAUCUS, NJ 07094 (201) 624-2137,  
 FAX (201) 624-2136 WEB SITE ADDRESS  
 : WWW.RVE.COM Certification of  
 Authorization: 24 GA 29003300  
 -ENGINEERING EXCELLENCE-



## Synthetic Turf Addendum

Please provide the information below if your proposed project includes new or replacement synthetic turf as part of any proposed facility. The purpose of this document is to guide applicants in gathering information about the common concerns regarding synthetic turf, thus promoting project design and future site maintenance that incorporate appropriate mitigation measures. This document should be shared with the public, facilitating a robust discussion regarding the proposed project. To ensure that these goals are met, responses must be detailed and comprehensive. Vague assurances or answers that indicate that the issue will be evaluated at a later date will disqualify the application.

As previously noted, applicants must have conducted vigorous due diligence on all the items discussed below, including reviewing the 2025 DSR information once it is posted, and have shared the results with the public *before* submitting an application.

In answering the questions below and completing the alternatives analysis item, applicants must include information from [NJDEP's Division of Science and Research](#) or from other objective sources. Any information received from synthetic turf product vendors or associations or that is the result of research funded by these interested parties must be identified as such.

1. **Due Diligence:** Review the issues listed below and, for each, specifically describe how it will be addressed during the development project and after construction, for the life of the facility.
  - a. Synthetic turf requires compaction of the underlying soil, thus creating an impervious surface. To compensate for the fact that water can no longer filter into the soil, drainage systems must be well designed and properly maintained to avoid increased run-off.
    - i. Is the proposed synthetic turf project in or near a flood zone? No
    - ii. Successful applicants whose projects include synthetic turf will be required to design their projects in conformance with the requirements of the NJDEP Stormwater Management rules, even if the project is otherwise exempt. Confirmation that the requirements of the Stormwater Management rules have been met will need to be submitted to Green Acres if the project is funded. Please make sure that this requirement is included on the list of required permits and administrative approvals.
    - iii. Synthetic turf backing materials must contain sufficient holes to permit water to drain through, with more holes providing better drainage. Please indicate how backing materials were evaluated and the specifications of the selected material:  
67 inches/hour, see attached
    - iv. To prevent stormwater from running offsite, synthetic turf projects must be designed to store and slowly release stormwater.
      - (a) What will be the holding capacity of the storage area for the proposed project?  
60,117 CF
      - (b) Has an independent engineer confirmed that this capacity is sufficient to handle a 100-year flood event? No
      - (c) What specific materials will be used below the surface of the synthetic turf to promote drainage?  
1"x12" Flat drains tied into 8" HDPE collector pipes in layers of stone
    - v. Site grading improvements can also promote effective stormwater management. How will the site be graded to reduce runoff?  
Proposed under drain system
    - vi. Long-term effectiveness of the drainage system is contingent upon proper maintenance.
      - (a) What specific maintenance activities and equipment will be employed to ensure optimum functioning of the drainage system?  
The stone acts as treatment and filters silt and debris with help maintain the longevity of the underdrains. The underdrain has multiple cleanouts to allow cleaning and jetting.

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- (b) Who will conduct the drainage system maintenance activities?  
Township of North Bergen Department of Public Works
- (c) How often will the drainage system maintenance activities take place?  
As required, at least once a year

b. Turf fibers and infill type must be evaluated with regard to potential impacts to human health and the environment.

i. List the specific turf fiber that will be used:  
Game on 2.0 Hybrid Synthetic Turf System - monofilament fibers and slit film

ii. List the specific infill type that will be used:  
Ambient processed SBR and silica sand

iii. Why were these types of turf fibers and infill chosen? What are the specific benefits and risks for each?  
Bolt fiber delivers elite performance with Shaw's patented lightning bolt-shaped monofilament design. The unique angled structure creates a stronger vertical axis, keeping fibers upright longer for a significantly reduced matting, breakdown, and wear under heavy use. This innovative shape also reduces sheen for a more natural, low-luster appearance. Combined with premium monofilament and slit-film fibers, Bolt optimizes face weight to enhance playability, improve ball response, control infill fly-out, extend field life - providing a durable, high-performance surface that looks and plays like top-tier natural grass for longer.

c. Turf fibers and infill particles migrate offsite through different mechanisms, including wind dispersal; offsite tracking on shoes, clothes, and equipment; stormwater runoff; and maintenance activities such as leaf and snow blowing. There are a variety of mitigation methods that can be employed to reduce the migration of infill and turf fibers. Failure to identify and incorporate effective migration mitigation strategies into the project description, concept plan, and cost estimate will disqualify the project.

Applicants must do their due diligence and may find helpful information in [The Kimo-Fidra Pitch In Guides](#)\* Although Green Acres is not endorsing these guides, they provide examples of how these issues are being addressed.

*\*Scroll down to the bottom of the webpage to find links to guides; please note that, in these three guides, "pitch" refers to an athletic field.*

For each migration pathway, identify the specific steps that will be taken in each of the following categories to limit migration.

i. Project design and structural elements:  
The proposed underdrain system will be an ADS StormTech Arch Pipe System (SC-740) which has proven to promote rapid vertical drainage, minimizing infill migration and maintaining uniform distribution during rain events. Bolt Fiber's resilient fibers and a heavy-weight backing enhance stability, durability, and long term performance under intensive multi-sport use.

ii. Project construction:  
The construction will include enclosing the synthetic turf area with chain-link fence including one entrance/exit where there will be a shoe/cleat cleaning station with small underground enclosure to capture any turf fibers or infill particles.

iii. Information to educate facility users and modify behavior:  
Attached product data sheets and guides.

- iv. Facility maintenance  
Facility maintenance will be handled under a State Co-Op with SportCare Synthetic Field Maintenance. They will groom the site with a tracker equipped with a rear assembly and perform GMAX testing.
  
- d. Synthetic turf can increase the ambient temperatures of the neighborhood, especially in highly developed areas. Synthetic turf also has been shown to have significantly elevated surface temperatures, which can increase the risk of heat-related injuries such as contact burns and heat exhaustion or heat stroke, especially in children. Applicants must design their project to mitigate these concerns, for example by ensuring that shade trees are preserved whenever possible and/or providing shade structures. Additional shade trees can be planted for the future, but the Green Acres project must provide sufficient onsite shade at the time of completion. The impact of infill type on surface temperature must be reviewed.
  - i. What sources of shade will be available for facility users onsite?  
Various bleachers with shade structures are proposed throughout the site for users.
  
  - ii. What signage will be posted to alert facility users to the potential heat risks and the mitigation strategies they should employ for themselves and their children (i.e., frequent breaks in the shade, increased fluid intake)?  
Clear, durable signage will be installed at all field entrances and high-use areas to alert facility users to potential heat-related risks. The signs will outline recommended mitigation strategies, including taking frequent breaks in shaded areas, increasing fluid intake, recognizing early signs of heat stree, closely monitoring children during play. These measures are intended to promote safe use of the facility during warm weather conditions.
  - iii. If the turf will be watered to lower temperatures on hot days, what will the protocol be?  
On hot days, the turf will be watered as a heat-mitigation measure in accordance with a defined operating protocol. Field staff will monitor ambient air temperatures and turf surface temperatures, and when pre-establish thresholds are reached, a light, uniform surface watering will be applied to reduce heat buildup. Watering will be timed to occur shortly before periods of use and, if necessary, during extended use to maintain safe surface conditions. The field will be temporarily closed during water, and use will resume once surface temperatures have been reduced to acceptable levels.
  
- e. Synthetic turf can cause an increase in sports injuries due to increased joint stress and concussion risks. Bacterial infections can result from bacterial growth on synthetic turf.
  - i. What specific steps will be taken to minimize the risk to facility users of injuries?  
The seven metrics of playability are presented in the attached.
  
  - ii. What specific steps will be taken to minimize the risk to facility users of bacterial infections?  
There is not evidence or history of bacterial infections caused by synthetic turf.
  
- f. The industry standard for synthetic turf warranties is eight to ten years, though well-maintained turf may last up to 12 years. Applicants must ensure that maintenance is conducted using best management practices to maximize the life of the facility.
  - i. Describe how the synthetic turf will be maintained:  
Facility maintenance includes routine brushing of the field with a tracker with a rear assembly. The field will also have field maintenance specialists "deep groom" the field and perform GMAX testing once a year.

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- ii. What is the estimated up-front equipment cost of planned maintenance activities, including specialized equipment to minimize infill and fiber migration:

The cost for the maintenance contract, including labor and material, is approximately \$7,500.

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- iii. What is the estimated annual cost of maintenance activities, including: brushing, aerating, raking, sweeping, static control and disinfection, field line erasing and repainting, organic matter removal, and infill topping up:

The estimated annual cost of maintenance activities for this site is approximately \$7,500 for the maintenance contract with SportCare Synthetic Field Maintenance.

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Please note that Green Acres does not provide funding for maintenance.

- g. When budgeting for synthetic turf, applicants must keep in mind the anticipated life of the facility, the cost of disposal, and the cost and frequency of replacement. Applicants must also consider Green Acres' policy to not re-fund facilities for at least 20 years and the possibility that Green Acres may not fund synthetic turf in the future.

- i. The cost to replace the synthetic turf carpeting and restoring lost infill is estimated at \$300,000 to \$600,000 for an athletic field. What is the estimated cost of replacing the specific proposed facility when the warranty has expired and the turf is at the end of its useful life (in 8-12 years)?

Approximately \$400,000

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- ii. Since Green Acres funding cannot be used to replace a synthetic turf facility before 20 years have passed, what will be the source of funding for the turf replacement?

Capital Funds

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- iii. How will the waste from the turf replacement be handled?

Shaw Sports Turf has a turf recycling program. Shaw will take the turf back free of charge and its is recycled into shock pads. It is a certified "Cradle to Cradle" product.

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If the turf materials will be recycled, what is the name and phone number of the recycling facility that will accept the waste? Shaw Sports Turf

Has the applicant independently verified that this facility is operational and actually recycles turf waste? If yes, please explain. Certification Attached

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- 2. **Cost Comparison:** Please prepare and attach to this Addendum an itemized 20-year horizon cost comparison between the proposed new or rehabilitated synthetic turf project, and a facility constructed or reconstructed with natural turf. Please name the source of each cost figure. Shaw Sports Turf

As part of the cost comparison, the following items must be included in the costs for the synthetic turf option, with the cost of each item listed separately. Please note that not all of these costs are eligible for Green Acres funding. All costs that are eligible must be included in the required itemized engineer's cost estimate submitted for the project.

- i. Cost of synthetic turf facility, including the cost of materials listed in Part 1. of this Addendum (i.e., backing, turf fiber carpet, infill).
- ii. Cost of improvements and mitigation measures identified in Part 1 (i.e., grading, as well as the structural elements and maintenance equipment required for the stormwater management/drainage system and migration mitigation and prevention).
- iii. Labor costs for maintaining the stormwater management/drainage system, migration mitigation and prevention measures, and general synthetic turf maintenance (see list of activities in section f.iii. above).

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- iv. Design and engineering costs, including the cost of complying with the DEP Stormwater Management Rules.
  - v. Cost of shade elements (required for synthetic turf due to higher surface temperatures than natural turf).
  - vi. Cost of public education (e.g., informational signage about heat and migration mitigation measures users should employ)
  - vii. Cost of other identified mitigation measures (e.g., cost of water to cool down the synthetic turf, cost of antibacterial spraying)
  - viii. Cost of replacing mitigation elements (e.g., filters, worn-out shade structures)
  - ix. For synthetic turf fields, cost of staff time to monitor open public use of the field
  - x. Cost of turf disposal at the end of its useful life (8 to 12 years)
  - xi. Cost of replacing the turf at end of its useful life (8 to 12 years)
3. **Justification:** Based on the due diligence and cost comparison performed, as detailed above, and the public engagement and feedback received, please provide a detailed and compelling summary of why synthetic turf (new or replacement) was chosen over natural turf (new, rehabilitation, or conversion back from synthetic turf) for this project. The justification discussion must specifically reference each of the due diligence considerations noted above in 1.a. through g., as well as the 20-year cost comparison findings in 2.

This multi-purpose synthetic turf field will serve as the primary venue for public use, as well as tee ball, softball, and baseball games and practices. This field experiences extremely heavy usage—occupied multiple days per week for the majority of the year—which makes maintaining a natural sod surface impractical. Natural grass quickly deteriorates under such intense demand, especially when games and practices continue during rainy conditions. The proposed stone base and underdrain system ensures reliable playability in virtually any weather, preventing cancellations and allowing consistent scheduling for teams and the community. This cost covers demolishing and removing the current natural grass field and installing drainage infrastructure. A single natural grass field would struggle to accommodate the ongoing demand from overlapping tee ball, softball, and baseball schedules. To meet usage needs without excessive wear and frequent downtime, multiple additional fields would likely need to be constructed—driving costs and land requirements even higher. In contrast, the proposed synthetic turf setup provides a durable, all-weather solution that maximizes availability, minimizes maintenance disruptions, and best supports the complex’s heavy, year-round programming. The overall cost for installation and maintenance of synthetic versus natural grass is negligible.

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4. **Communication:** Please describe how the environmental impacts and potential benefits and risks, including the information presented in this Addendum and the rest of the Environmental Impact Assessment, were shared with the public, particularly during public engagement and also at the required public hearing for the project application. Summarize feedback received specifically on the synthetic turf component of the proposed project, how suggestions were evaluated, and how the project incorporated public feedback.

The Township of North Bergen conducted a thorough evaluation of multiple vendors before selecting Shaw Sports Turf. The decision was driven not only by competitive cost considerations but also by a strong emphasis on environmental responsibility and sustainability. Shaw stands out for its comprehensive approach to responsible end-of-life management: upon removal, they will demolish and responsibly handle the existing turf, diverting it from landfills through their established recycling and reclamation program. This includes processing reclaimed turf materials for reuse in innovative products, such as performance shock pads, helping close the loop and minimize waste. Additionally, Shaw prioritizes safer materials by avoiding the use of PFAS (“forever chemicals”) in their synthetic turf products, aligning with growing concerns about environmental and health impacts. Their supplier requirements and testing protocols support this commitment to producing turf without these targeted PFAS compounds. By choosing Shaw, the Borough secured a vendor that balances economic value with meaningful environmental stewardship—ensuring a durable, high-performance field while reducing long-term ecological footprint.

Additionally, the public was informed of the Township’s intent to utilize synthetic turf in the survey. Responses were mixed with some residents supporting it while others expressing concerns relating to safety and cost efficiency. These responses prompted the Borough to consider different suppliers to ensure cost effectiveness and safety for all users. Further information will be provided at the time of the hearing.



**PRELIMINARY BUDGETARY COST ESTIMATE**

PROJECT NAME: 67TH STREET PARK IMPROVEMENTS  
 PROJECT NUMBER: 0908T067  
 CLIENT: TOWNSHIP OF NORTH BERGEN  
 DATE: 1/9/2024  
 PREPARED BY: D.J.N./J.F./A.P/K.M.

**BASE BID**

#	DESCRIPTION	UNITS	PLAN QUANTITY	IF & WHERE DIRECTED	BID QUANTITY	ESTIMATED UNIT PRICE	AMOUNT
1	MOBILZATION	LS	1	0	1	\$125,000.00	\$125,000.00
2	CLEARING SITE	LS	1	0	1	\$125,000.00	\$125,000.00
3	EARTHWORK	LS	1	0	1	\$200,000.00	\$200,000.00
4	ROCK EXCAVATION (IF AND WHERE DIRECTED)	CY	350	0	350	\$350.00	\$122,500.00
5	SOIL DISPOSAL	CY	250	0	250	\$50.00	\$12,500.00
6	EXCAVATION, TEST PIT	CY	50	0	50	\$250.00	\$12,500.00
7	DENSE GRADED AGGREGATE, BASE COURSE 6" THICK	SY	2104	0	2104	\$75.00	\$157,800.00
8	HOT MIX ASPHALT 4.75M64 SURFACE COURSE	TON	32	0	32	\$150.00	\$4,800.00
9	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	208	0	208	\$150.00	\$31,200.00
10	HOT MIX ASPHALT 19M64 BASE COURSE	TON	479	0	479	\$150.00	\$71,850.00
11	CAST-IN-PLACE CONCRETE RETAINING WALL TYPE I	SY	430	0	430	\$110.00	\$47,300.00
12	CAST-IN-PLACE CONCRETE RETAINING WALL TYPE II	SF	210	0	210	\$125.00	\$26,250.00
13	CAST-IN-PLACE CONCRETE RETAINING WALL TYPE III	SF	335	0	335	\$135.00	\$45,225.00
14	MODULAR BLOCK WALL	SF	303	0	303	\$60.00	\$18,180.00
15	INLET, TYPE A	UN	1	0	1	\$3,700.00	\$3,700.00
16	INLET, TYPE E	UN	1	0	1	\$4,000.00	\$4,000.00
17	MANHOLE, 4" DIAMETER	UN	2	0	2	\$4,000.00	\$8,000.00
18	TRENCH DRAIN	LF	15	0	15	\$220.00	\$3,300.00
19	CLEANOUTS	UN	5	0	5	\$200.00	\$1,000.00
20	WUNDER COVER	UN	1	0	1	\$3,500.00	\$3,500.00
21	OUTLET CONTROL STRUCTURE	UN	1	0	1	\$8,000.00	\$8,000.00
22	SITE DRAINAGE ALLOWANCE	LS	1	0	1	\$180,000.00	\$180,000.00

23	SLOPE STABILIZATION ALLOWANCE	LS	1	0	1	\$60,000.00	\$60,000.00
24	STORMWATER DETENTION BASIN	LS	1	0	1	\$250,000.00	\$250,000.00
25	CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 4' HIGH, 5 GAUGE	LF	332	0	332	\$80.00	\$26,560.00
26	CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 8' HIGH, 5 GAUGE	LF	506	0	506	\$90.00	\$45,540.00
27	CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 10' HIGH, 5 GAUGE	LF	2607	0	2607	\$90.00	\$234,630.00
28	CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 20' HIGH, 5 GAUGE	LF	303	0	303	\$135.00	\$40,905.00
29	GATE, CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 10' HIGH X 4' WIDE, 5 GAUGE	UN	9	0	9	\$1,500.00	\$13,500.00
30	GATE, CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 20' HIGH X 4' WIDE, 5 GAUGE	UN	4	0	4	1,500.00	\$6,000.00
31	GATE, CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC COATED STEEL, 4' WIDE (IN FENCING 8' AND HIGHER), 5 GAUGE	UN	1	0	1	\$1,750.00	\$1,750.00
32	DOUBLE SWING GATE, CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC-COATED STEEL, 4' HIGH X 12' WIDE, 5 GAUGE	UN	1	0	1	\$2,000.00	\$2,000.00
33	DOUBLE SWING GATE, CHAIN-LINK FENCE, THERMALLY FUSED BONDED PVC-COATED STEEL, 10' HIGH X 12' WIDE, 5 GAUGE	UN	1	0	1	\$4,000.00	\$4,000.00
34	HIGH SECURITY FENCE	LF	74	0	74	450.00	\$33,300.00
35	CONCRETE SIDEWALK, 4" THICK	SY	179	0	179	\$80.00	\$14,320.00
36	CONCRETE SIDEWALK, 6" THICK INTEGRALLY COLORED	SY	72	0	72	\$90.00	\$6,480.00
37	9" X 18" CONCRETE VERTICAL CURB	LF	593	0	593	\$30.00	\$17,790.00
38	14" X 14" CONCRETE VERTICAL CURB	LF	1509	0	1509	\$40.00	\$60,360.00
39	14" X 14" EXTENDED CONCRETE VERTICAL CURB	LF	239	0	239	\$50.00	\$11,950.00
40	18" X 14" CONCRETE VERTICAL CURB (DOUBLE SIDED)	LF	457	0	457	\$60.00	\$27,420.00
41	TRAFFIC STRIPES, 4"	LF	121	0	121	\$2.00	\$242.00

42	TRAFFIC MARKINGS	SF	25	0	25	\$50.00	\$1,250.00
43	SHADE STRUCTURE, TYPE I (OVER BENCH) (INCLUDING FOOTING)	UN	2	0	2	\$5,000.00	\$10,000.00
44	5 ROW BLEACHERS (INCLUDING CONCRETE SLAB)	UN	2	0	2	\$20,000.00	\$40,000.00
45	SHADE STRUCTURE, TYPE III (OVER BLEACHERS) (INCLUDING FOOTING AND UNDER CANOPY LIGHTS)	UN	2	0	2	\$40,000.00	\$80,000.00
46	9 ROW BLEACHER INCLUDING CONCRETE PIER FOOTINGS	LS	1	0	1	\$75,000.00	\$75,000.00
47	DECORATIVE TRASH RECEPTACLES	UN	2	5	7	\$2,000.00	\$14,000.00
48	DECORATIVE BENCH (INCLUDING 4' X 8', 4" THICK CONCRETE PAD)	UN	4	0	4	2,000.00	\$8,000.00
49	BACKSTOP WALL, SPLITFACE CMU BLOCK	SF	300	0	300	\$100.00	\$30,000.00
50	OUTFIELD DISTANCE MARKER	UN	4	0	4	\$250.00	\$1,000.00
51	6' HIGH BLACK WINDSCREEN ON OUTFIELD FENCE	LF	303	0	303	\$12.00	\$3,636.00
52	DOG PARK DOUBLE GATE ENTRANCE	UN	1	0	1	2,000.00	\$2,000.00
53	DOG STATION WITH DISPOSAL BAG DISPENSER	UN	1	0	1	\$1,000.00	\$1,000.00
54	SYNTHETIC TURF FIELD BASE WITH UNDERDRAIN SYSTEM (SYNTHETIC TURF WILL BE INSTALLED BY OTHERS)	SF	112222	0	112222	\$5.00	\$561,110.00
55	FOUL POLE WITH WINGS, 20' HIGH	UN	6	0	6	\$5,000.00	\$30,000.00
56	BATTING CAGE NETTING, PROTECTIVE SCREEN & PROTECTIVE BACKSTOP	UN	1	0	1	\$15,000.00	\$15,000.00
57	BULL PEN	UN	1	0	1	\$20,000.00	\$20,000.00
58	BULL PEN PITCHING MOUND	UN	1	0	1	6,300.00	\$6,300.00
59	INGROUND HOME PLATE AND BASES	UN	1	0	1	\$4,500.00	\$4,500.00
60	PORTABLE HOME PLATE AND BASES	UN	2	0	2	\$1,200.00	\$2,400.00
61	PORTABLE PITCHERS MOUND	UN	2	0	2	\$27,500.00	\$55,000.00
62	DUGOUT (SPLIT FACE BLOCK WALL CONSTRUCTION)	UN	4	0	4	\$35,000.00	\$140,000.00
63	PRESSBOX (SPLIT FACE BLOCK WALL CONSTRUCTION)	UN	2	0	2	\$30,000.00	\$60,000.00
64	PLAYER BENCH, 20' LONG	UN	6	0	6	\$2,500.00	\$15,000.00
65	BAT & HELMET STORAGE UNIT WITH COVER	UN	4	0	4	\$6,000.00	\$24,000.00
66	HELMET & COAT RACK OVERHEAD STORAGE CUBBY, 24' LONG	UN	4	0	4	\$2,750.00	\$11,000.00
67	PICKLE BALL COURT NETTING, INCLUDING POST AND ANCHORING	UN	2	0	2	20,000.00	\$40,000.00

68	2-1/2" TUBULAR ALUMINIM HAND RAIL (42" HIGH)	LF	0	7	7	\$100.00	\$700.00
69	BATHROOM STORAGE BUILDING ROOF REPLACEMENT	LS	1	0	1	\$25,000.00	\$25,000.00
70	BATHROOM STORAGE BUILDING DOOR REPLACEMENT	LS	1	0	1	\$70,000.00	\$70,000.00
71	BUILDING INTERIOR AND EXTERIOR PAINTING	LS	1	0	1	\$35,000.00	\$35,000.00
72	BATHROOM / STORAGE BUILDING MECHANICAL AND PLUMBING UPGRADES	LS	1	0	1	\$143,000.00	\$143,000.00
73	PREPARATION FOR SECURITY CAMERA AND SOUND SYSTEM. INCLUDES TRENCHING, CONDUIT RUNS AND PULL ROPES FOR SITE ITEMS TO BE INSTALLED BY SEPARATE CONTRACTOR AT A LATER DATE	LS	1	0	1	\$50,000.00	\$50,000.00
74	INSTALLATION OF OWNER SUPPLIED COMMEMORATIVE MAYOR'S SIGN	UN	1	0	1	\$5,000.00	\$5,000.00
75	PREPARATION FOR SCOREBOARD. INCLUDES TRENCHING, CONDUIT RUNS AND PULL ROPES FOR SITE ITEMS	LS	1	0	1	40,000.00	\$40,000.00
76	INSTALLATION OF BASEBALL SCOREBOARD WITH WIRELESS CONTROL SYSTEM AND FOUNDATION (TO BE PROVIDED BY OWNER)	UN	2	0	2	\$45,000.00	\$90,000.00
77	INSTALLATION OF EV CHARGING STATION AND SERVICE	LS	1	0	1	\$100,000.00	\$100,000.00
78	20' FLAG POLE (COMPLETE INCLUDING FOOTING, FLAG AND UPLIGHTS)	LS	1	0	1	\$8,000.00	\$8,000.00
79	STORAGE ROOMS	UN	5	0	5	10,000.00	\$50,000.00
80	CONCRETE STAIRCASE	LS	1	0	1	7,000.00	\$7,000.00
81	NEW ELECTRICAL SERVICE	LS	1	0	1	\$50,000.00	\$50,000.00
82	SITE ELECTRICAL ALLOWANCE	LS	1	0	1	\$100,000.00	\$100,000.00
83	CONDUIT BREAKAGE ALLOWANCE	LS	1	0	1	\$20,000.00	\$20,000.00
84	DECORATIVE ROCK PAINTING	LS	1	0	1	10,000.00	\$10,000.00
85	TOPSOIL SPREADING, 4" THICK	SY	343	100	443	\$15.00	\$6,645.00
86	FERTILIZING AND SEEDING, TYPE A-3	SY	343	100	443	\$15.00	\$6,645.00
87	SODDING	SY	343	100	443	\$25.00	\$11,075.00
88	SHAW TURF - GAME ON 2.0 HYBRID	LS	1	0	1	\$644,435.00	\$644,435.00
89	ULTRASITE - SIT-UP/BACK EXT (INGROUND)	UN	1	0	1	\$11,800.00	\$11,800.00
90	ULTRASITE - CHEST PRESS (INGROUND)	UN	1	0	1	\$11,300.00	\$11,300.00

91	ULTRASITE - LAT PULL DOWN (INGROUND)	UN	1	0	1	\$11,800.00	\$11,800.00
92	ULTRASITE - LEG EXTENSION(INGROUND)	UN	1	0	1	\$8,200.00	\$8,200.00
93	ULTRASITE - COMBO FIT HUB (INGROUND)	UN	1	0	1	\$17,400.00	\$17,400.00
94	ULTRASITE - CAPTAINS CHAIR (INGROUND)	UN	1	0	1	\$9,400.00	\$9,400.00
95	GREENFIELDS - ARM CURL	UN	1	0	1	\$16,500.00	\$16,500.00
96	GREENFIELDS - SQUAT	UN	1	0	1	\$16,500.00	\$16,500.00
97	JCT SECURITY CAMERA INSTALLATION	LS	1	0	1	\$421,000.00	\$421,000.00
98	EQUALIS BASEBALL SCOREBOARD WITH WIRELESS CONTROL SYSTEM AND FOUNDATION	LS	2	0	2	\$50,000.00	\$100,000.00
99	MUSCO FIXTURES INCLUDING ALL WIRING AND MUSCO CONTROLLER	LS	1	0	1	\$100,000.00	\$100,000.00
100	ENVIRONMENTAL PRESUMPTIVE REMEDY	LS	1	0	1	\$275,000.00	\$275,000.00

**TOTAL CONSTRUCTION** \$5,789,948.00

**CONSTRUCTION CONTINGENCIES (15%):** \$868,492.20

**TOTAL ESTIMATED CONSTRUCTION COST WITH CONTINGENCIES:** \$6,658,440.20

**ESTIMATED PROFESSIONAL SERVICES (20%)** \$1,331,688.04

**TOTAL ESTIMATED PROJECT COST** \$7,990,128.24

x 

**DONALD NORBUT PE, CME**

NJ Professional Engineer Lic. No. GE34412

February 14, 2023

Ms. Janet Castro  
Business Administrator  
Township of North Bergen  
4233 John F. Kennedy Blvd., Building#102  
North Bergen, NJ 07047

**RE: Preliminary Assessment Report  
Stan Newman Memorial Field  
1308 64<sup>th</sup> Street, Block 221, Lot 10  
Township of North Bergen, Hudson County, NJ 07047  
Our File #0908G002-03  
Submitted Via Email**

Dear Ms. Castro:

In accordance with the “Green Acres Program” requirements, Remington and Vernick Engineers, Inc. (RVE) has prepared the enclosed February 2023, Revised *Preliminary Assessment Report (PAR)* for the above-referenced site. The PAR was prepared in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements of the New Jersey Administrative Code (N.J.A.C.) 7:26E 3.1-3.2, and Green Acres requirements stipulated in N.J.A.C. 7:36-8.2.

We trust that an electronic (.pdf) version of the report is acceptable for Green Acres records. If you require a hardcopy of the report, please let us know.

Should you have any questions or comments regarding this report, please feel free to contact me at (856) 795-9595, Extension 1102.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**



Damon T. Kline, P.E., P.M.P.  
*Environmental Department Manager*

Enclosure

cc: Joseph Rotondi, North Bergen Director of Parks & Recreation  
Don J. Norbut, PE, PP, CME, CFM, RVE  
Vahane Costanian, PE, RVE  
Brian D. Gillen, PE, LSRP, RVE

# Preliminary Assessment Report

**February 2023**

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**Project Site:**

Stan Newman Memorial Field  
1308 64<sup>th</sup> Street  
Block 221, Lot 10  
Township of North Bergen, Hudson County, New Jersey, 07047

**Prepared for:**

Township of North Bergen  
4233 John F. Kennedy Blvd., Building 102  
North Bergen, NJ 07047



**Damon T. Kline, PE, PMP**  
**Environmental Department Head**

02/20/2023

**Date**



**Brian D. Gillen, PE, LSRP**  
**Licensed Site Remediation Professional**

02/20/2023

**Date**

**Prepared by:**

Remington & Vernick Engineers  
One Harmon Plaza  
Suite 600  
Secaucus, NJ 07095

Contact: Damon Kline, PE  
Office Phone: (856) 795-9595, Ext. 1102  
RVE Project Number: 0908G002-03



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## 1.0 REPORT CERTIFICATION

"I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties."

Signature:  \_\_\_\_\_

Date: 2/23/23

Print Name/Title: Janet Castro / Business Administrator

## 2.0 INTRODUCTION

This Preliminary Assessment Report (PAR) has been prepared by Remington & Vernick Engineers, Inc. (RVE) on behalf of the Township of North Bergen (the Township) to identify the presence of potentially contaminated Areas of Concern (AOCs) on the Green Acres project area of the Stan Newman Memorial Field located on Block 221, Lot 10 in the Township of North Bergen, Hudson County, New Jersey, hereafter referred to as “the Site.” The Site is currently being utilized as athletic fields and recreational areas (see **Figures 1, 2 and 3** for Site location). This PAR is being prepared for the proposed public park site improvements and landscaping described in Figure 3.

This PAR was completed in accordance with, and meets, the diligent inquiry requirements of the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation (Tech Regs) cited in N.J.A.C. 7:26E-3.1 and 3.2. The PAR was also prepared in conformance with the requirements of the Green Acres Program Rules pursuant to N.J.A.C. 7:36 et seq. The Green Acres Applicant Report Certification is provided in the preceding Section 1.0.

### **Purpose and Disclaimer:**

The purpose of this PAR is to identify current and historic uses of the Site to determine if there may be any potentially contaminated AOCs that require further investigation. This would include the storage or use of hazardous materials on the Site in quantities that would constitute designation of an AOC.

A diligent effort in accordance with the latest version of the N.J.A.C. 7:26E et seq. the “Tech Regs” was undertaken to identify the presence of any potentially contaminated AOCs on the Site. However, the identification of hazardous waste sites is an evolving process; therefore, RVE cannot state with absolute certainty that no other potentially hazardous waste sites are located in the area. In no event shall RVE or its employees be liable for any damages, injury, loss, cost or expense whatsoever arising in connection with the use or reliance on the information contained in this report, except as otherwise provided by law.

### **Environmental Professional Statement:**

RVE has performed this PA in accordance with the latest version of the Tech Regs (N.J.A.C. 7:26E-3.1 and 3.2), the NJDEP Site Remediation Program (SRP) *Preliminary Assessment Technical Guidance* Version 1.3, (March 2018), and the Green Acres Program Rules N.J.A.C. 7:36 et seq.

### 3.0 GENERAL INFORMATION

The Site is located at 1308 64<sup>th</sup> Street, Block 221, Lot 10 in the Township of North Bergen, Hudson County, NJ 07047. The site is bound by residential dwellings and 67<sup>th</sup> Street to the northeast, Cottage Avenue to the northwest, 64<sup>th</sup> Street to the south, and residential dwellings and Durham Avenue 200 feet east of and parallel to the eastern boundary of the Site (**Figures 2 and 3**).. Block 221, Lot 10 is 4.73-acres in size. The Site is commonly known as the Stan Newman Memorial Field Ballfield and is maintained by the North Bergen Parks and Recreation Department. The Township of North Bergen currently owns the Site. The Site is currently associated with public athletic/recreational land use, with amenities including chain link fencing, two (2) Little League regulation ball fields, viewing stands, a 1,500 ft<sup>2</sup> maintenance shed/restroom facility, 5,000 ft<sup>2</sup> of parking spaces on Cottage Avenue, and Musco field lights.

The Site is currently undergoing various improvements including the construction of:

- 18,000 ft<sup>2</sup> of synthetic turf ball fields (Varsity Baseball (northeast), Tee-ball facility (south east), and Little league/soft ball field (southwest), facilities with drainage, and infiltration system, etc.
- bleachers,
- two (2) team benches with shade,
- batting cages and bullpens on turf,
- scoreboard,
- two (2) press boxes set on concrete pads,
- installation of 1,200 ft of 10-ft high chain link fencing and 1,200 ft of 20-ft high chain link fencing,
- Musco field light upgrades (replacement of bulbs),
- two (2) new backstops,
- four (4) new 100 ft<sup>2</sup> storage sheds,
- two (2) dugouts,
- 180-ft long asphalt surfaced cylindrical shaped three (3) lane walking path,
- 5,000 ft<sup>2</sup> of 10 ft wide asphalt walkway (three (3)-inches of Hot Asphalt Mix (HMA), over two (2) inches of 9.5M64 surface course), and
- restoration of the existing 1,500 ft<sup>2</sup> maintenance shed and restroom facilities.

The Site is located in a developed residential district (R1-Low Density Residential) of North Bergen Township. Generally, the Site is bound by 64<sup>th</sup> Street to the south, multi - residential dwelling properties to the east adjacent to Durham Avenue, 67<sup>th</sup> Street and multi - residential dwelling properties to the north and Cottage Avenue to the west.

RVE representatives performed a site inspection on January 26, 2023. Weather at the time of the site inspection consisted of approximately 46° Fahrenheit temperature with overcast skies. Generalized site conditions are exhibited in the Site Photolog, provided in **Appendix A**. The Site can be accessed from street parking along 64<sup>th</sup> Street and Cottage Avenue, and a parking lot located at the north corner of the Site accessed from Cottage Avenue. The site inspection was performed accompanied by the operator of the property, Mr. Joseph Rotondi, Superintendent of North Bergen Township's Parks and Recreation Department.

The Site's general location is presented on **Figure 1**. The Site is located at an approximate elevation of 210 ft above mean sea level (amsl) and gently slopes from the north to south corners of the Site at a grade of two (2) per cent (%) with regional flow draining towards the Cromakill Creek, 1.5 miles west of the Site, which flows into the Hackensack River located two (2) miles northwest of the Site. The extent of the Site and its features is depicted on **Figure 2** and a concept plan for site improvements planned for the Site is provided in **Figure 3**.

#### **4.0 CURRENT AND FORMER OWNERS/OPERATORS**

Block 221 Lot 10 has been owned by the Township at least since 1932. The Chain of Title Information documented by the Hudson County Recorder's and Assessor's Offices indicated that Township has owned the Site since 1932 and confirmed that prior ownership information was not available in Township files. No other Deeds vesting title in the subject property were found since 1932. The Deed and Chain of Title Information is available in **Appendix B**. **Appendix B** also provides a Lien Search for the Site, which identified no pertinent liens associated with the Site. The site is zoned 15C, Public Property, as documented in the NJProperty information provided in **Appendix C**. The Fire Insurance Map Report (**Appendix F**) and historical aerial photographs (**Appendix D**) indicate that the southeastern corner of the property was occupied by an Auto Wrecking facility in the 1930's possibly under a lease arrangement with the Township.

## 5.0 HISTORICAL OPERATIONS

As observed in historical aerial photography (Section 7.0) and the Fire Insurance Maps (Section 8.0), the site has historically operated as recreational/athletic land use as far back as circa 1966. Prior to 1966, the majority of the site is observed to remain primarily vacant with the exception of a single structure located at the southern corner of the property, which can be observed in the 1954 and 1960 aerial photographs. Due to the structure's size and positioning, it is presumed that this structure was utilized as a garage and/or storage. The 1,500 ft<sup>2</sup> maintenance shed/restroom facilities for the athletic fields appear in the 1979 Fire Insurance Map. The 1951 and 1943 aerial photographs depict no development at the site. The 1936 Fire Insurance Map depicts two separate structures at the southern corner of the site along 64<sup>th</sup> Street and identifies their use as "Auto Wrecking." The layout of the site depicted in the 1936 Fire Insurance Map is consistent with the site's configuration in the 1931 aerial photograph, despite poor image resolution. The 1910 and 1900 Fire Insurance Maps depict no structures or apparent uses of the site.

## 6.0 CURRENT SITE OPERATIONS

The site is currently used as an athletic facility for the Township with two (2) turf baseball/softball fields, soccer field, 1,500 ft<sup>2</sup> maintenance building/restrooms, parking lot, press box, bleachers, and lighting.

The site is surrounded by an eight (8)-ft tall chain link fence and contains stadium (Musco) lighting and irrigation system appurtenances (**Appendix A**, Photo 6). Exposed bedrock outcrops which are fenced in, can be observed in two general site areas, the southern (**Appendix A**, Photo 14) and northwestern portions of the site (**Appendix A**, Photo 19). The maintenance building/restroom structure (one (1) story, cinder block construction with asphalt shingles, approximately 1,500 ft<sup>2</sup>) located at the southern corner of the property is utilized for restroom facilities and athletic equipment storage (football tackle dummies, folding tables, boxes of Musco lamps, etc.) and contains potable water, sewer, electrical and public gas service connections originating from 64<sup>th</sup> Street. The structure contains a janitorial sink as well as control panels for the site's lighting and irrigation systems. The field house/restroom facility was indicated to have been reconstructed/redeveloped since its initial construction. The Site's owner confirmed the absence of any fuel tanks associated with the current and former structure.

## 7.0 AERIAL PHOTOGRAPH AND TOPOGRAPHICAL MAP REVIEW

Historical aerial photographs and topographic maps were ordered from EnviroSite Corporation (EnviroSite) for this assessment. The available aerial photographs and topographic maps from EnviroSite are included in the appendices noted in the table below:

Document	Year	Source	Appendix
Aerial Photographs	1931, 1953, 1954, 1959, 1960, 1966, 1969, 1971, 1972, 1976, 1984, 1985, 1991, 1994, 1995, 2002, 2006, 2008, 2009, 2011, 2013, 2015, 2017, 2019, 2021	EnviroSite	<b>Appendix D</b>
Topographic Maps	1888, 1892, 1900, 1903, 1935, 1940, 1943, 1947, 1955, 1967, 1967, 1995, 2011, 2014, 2016, 2019	EnviroSite	<b>Appendix E</b>

The following is a qualitative review of the historical aerial photographs obtained from EnviroSite for the aforementioned years:

Year	Site History
1931	The aerial photo depicts development at the southeastern corner, along 64th Street, and is presumed to be the “Auto Wrecking” operations that Fire Insurance maps ( <b>Appendix F</b> ) depict in the south eastern portion of the site during the period beginning 1931 and at least until 1936. The former footprint of these facilities is seen in <b>Appendix A</b> , Photo 17. Two (2) dirt access paths are evident to the north from Cottage Avenue. A bedrock outcrop occupies the southwestern corner of the Site, features which are fenced in today, <b>Appendix A</b> Photo 13. No other development is depicted at the site. No residential development viewed along Cottage Avenue to the north west and 67 <sup>th</sup> Street to the northeast. Later, mid 1930’s historic topographical maps ( <b>Appendix E</b> ) indicate the site was cleared to raise contours slightly to elevate sites for residential development off and adjacent to the property along Cottage Avenue and 67 <sup>th</sup> St. These homes are supported by a one (1) on two (2) side slope evident in <b>Appendix A</b> , Photos 7, 12 and 17. The residential development occurred in the late 1940s. Contouring showed no evidence of fill placed on the Site.

1953	Development or remnants of development is depicted in the southern corner of the site. Auto Wrecking facility no longer present. No other site development is depicted. Significant residential development seen along Cottage Avenue to the northwest and 67 <sup>th</sup> Street to the northeast, dwellings that exist today, <b>Appendix A</b> , Photos 8, 10, and 12.
1954	A single structure can be observed in the southern corner of the site, along 64th Street. No other development is depicted at the site.
1960	No significant changes to the Site are observed from the 1954 photo.
1966	The single structure in aerial photos 1954 through 1960 is no longer be observed, and no other development is depicted at the site.
1969	No significant changes to the Site are observed from the 1966 photo.
1971	No significant changes to the Site are observed from the 1969 photo.
1972	No significant changes to the Site are observed from the 1971 photo.
1976	A baseball diamond is now observed in the northeast corner of the property and a single structure, presumed to be the current maintenance shed/restrooms for athletic field is located at the southern corner of the site. Interview with persons familiar with the improvements provided in <b>Appendix I</b> . The maintenance shed/restrooms appear on the 1979 Fire Insurance Maps ( <b>Appendix F</b> ).
1984	No significant changes to the site are observed. Field markings indicate the site now contains a football field.
1985	Two (2) tennis courts, parallel to Cottage Avenue, have been constructed at the site's western boundary. No other significant changes to the Site are observed.
1991	No significant changes to the Site are observed from the 1985 photo.
1994	No significant changes to the Site are observed from the 1991 photo.
1995	An additional baseball/softball diamond appears at the site's southern boundary, near the aforementioned maintenance building/restroom facility. Two (2) tennis courts are installed along the facility's west side.
2002	No significant changes to the Site are observed from the 1995 photo.
2006	No significant changes to the Site are observed from the 2002 photo.
2008	No significant changes to the Site are observed from the 2006 photo.
2009	Musco type flood lights are added to the facility. No other significant changes to the Site are observed from the 2008 photo.
2011	The tennis courts are removed to accommodate a soccer field. No other significant changes to the Site are observed from the 2009 photo.

2013	No significant changes to the Site are observed from the 2011 photo.
2015	No significant changes to the Site are observed from the 2013 photo.
2017	No significant changes to the Site are observed from the 2015 photo.
2019	No significant changes to the Site are observed from the 2017 photo.
2021	No significant changes to the Site are observed from the 2019 photo.

RVE representatives reviewed historical USGS topographical maps, provided by EnviroSite and included in **Appendix E**, for the following years: 1888, 1892, 1900, 1903, 1935, 1940, 1943, 1947, 1955, 1967, 1967, 1995, 2011, 2014, 2016, and, 2019. As evidenced from our review of historical topographical maps, the only major change to the Site was potential addition of fill on the north and west boundaries of the site during the time residential dwellings were built along Cottage Avenue and 67<sup>th</sup> Street.

The following is a qualitative review of the topographical maps for the aforementioned years:

Year	Site History
1888	Site appears relatively flat. While this topographical map depicts no development other than rail lines and roadways, the site is observed between U.S. Route 9 and John F. Kennedy Boulevard. A ten-foot mound is observed in the south-central part of the Site, which we suspect is the bedrock outcrop more accurately located bisecting the south property line of the Site, along what is now 64 <sup>th</sup> Street. The misrepresentation on the 1888 mapping is most probably due to inaccuracy of mapping representations of mapping technology available 150 years ago.
1892	Topography map shows no change to the Site from the 1898 mapping on the Site. The beginning of residential development (four (4) dwellings) north of the northeastern property line adjacent to 67 <sup>th</sup> Street is evident. No other streets are observed around the Site.
1900	Topography map shows little change to the Site from the 1892 mapping.
1903	Topography map shows little change to the Site from the 1900 mapping.
1935	Topography map shows residential development adjacent to the Site to the northeast (Cottage Avenue), and continued development to the northwest of the Site (67 <sup>th</sup> Street). The rock outcrop in the south corner of the Site appears more accurately represented, and the side slopes of residential development along Cottage Avenue and 67 <sup>th</sup> Street show a one (1) on two (2) side slope to Cottage Avenue/67 <sup>th</sup> Street perimeter sites, sourced most likely from Block 221 Lot 10.

1940	Topography map shows little change to the Site from the 1935 mapping.
1943	Topography map shows little change to the Site from the 1940 mapping.
1947	Topography map shows little change to the Site from the 1943 mapping.
1955	Topography map shows little change to the Site from the 1947 mapping.
1967	Topography map shows little change to the Site from the 1955 mapping
1967	Topography map shows little change to the Site from the 1967 mapping
1995	Topography map shows little change to the Site from the 1967 mapping. Site is identified as a park.
2011	Topography map shows little change to the Site from the 1995 mapping
2014	Topography map shows little change to the Site from the 2011 mapping
2016	Topography map shows little change to the Site from the 2014 mapping
2019	Topography map shows little change to the Site from the 2016 mapping

## 8.0 FIRE INSURANCE MAP REVIEW

Fire Insurance Maps were provided by EnviroSite and reviewed for the following years: 1900, 1910, 1936, 1950, 1979, 1988, 1991, 1994, 1995, 1999, 2001, 2002, 2003, 2005, and 2006. The EnviroSite Fire Insurance Map Report is provided in **Appendix F**. The following is a qualitative review of the Fire Insurance Maps provided by EnviroSite for the aforementioned years:

Year	Site History
1900	Site is vacant. No structures are observed on the Site.
1910	No changes from 1900 Fire Insurance Map
1936	Two (2) parcels identified as “Auto Wrecking”, total footprint area one (1) acre, located in the southeast corner of Block 221 Lot 10 are identified. Two 1,500 ft <sup>2</sup> buildings are identified in the southeast corner of each lot. These former structures are located near the third base line of the eastern most ball field, See <b>Appendix A</b> , Photo 17.
1950	Site is vacant. No structures are observed on the Site. Auto Wrecking facilities are no longer depicted. Cottage Avenue and 67 <sup>th</sup> Street adjacent to the northwest and northeast boundaries of the Site have 23 residential dwellings.
1979	Site is vacant. A 1,500 ft <sup>2</sup> field Maintenance/Restroom facility is located in the south east corner of Block 221 Lot 10. Cottage Avenue and 67 <sup>th</sup> Street adjacent to the northwest and northeast boundaries of the Site have 38 residential dwellings, the number that exists today.
1988	No changes from 1979 Fire Insurance Map
1991	No changes from 1988 Fire Insurance Map
1994	No changes from 1991 Fire Insurance Map
1995	No changes from 1994 Fire Insurance Map
1999	No changes from 1995 Fire Insurance Map
2001	No changes from 1999 Fire Insurance Map
2002	No changes from 2001 Fire Insurance Map
2003	No changes from 2002 Fire Insurance Map
2005	No changes from 2003 Fire Insurance Map
2006	No changes from 2005 Fire Insurance Map

## **9.0 HAZARDOUS MATERIALS AND SUBSTANCES**

The site does not store or use hazardous materials and there is no evidence that hazardous substances or materials were ever used or applied at the Site. During the years of operation occasionally a drum of propylene glycol was used for winterizing the structure's facilities, and calcium carbonate powder, used for field marking paint/powder had been stored inside of the maintenance/restroom structure. These materials are now stored on the Township property across the street.

Fertilizer is applied to the athletic fields, once annually during Springtime, and the fertilizer consists of 13% nitrogen, 13% potassium, and 13% phosphorous.

## **10.0 WASTEWATER DISCHARGE HISTORY**

The surrounding residential, commercial, and former industrial area has been served by sewage treatment systems since the early 1920's. No evidence of the Site being utilized as a spray-field, or cesspool usage was identified as a result of this assessment. Due to the presence of shallow bedrock throughout the site, the use of septic systems for the former structures identified in maps and historic aerial photos is unlikely. The toilets, sink and floor drain in the maintenance/restroom building have been connected to the sewer on 64<sup>th</sup> Street since its initial construction in the mid 1970's.

## **11.0 PROCESS WASTE STREAMS**

No current process waste streams were identified for the site. Historic waste streams associated with the site's former use as an auto wrecking operation in the 1930's is presumed to have produced automotive-related waste; however due to the age of the auto wrecking operations at the site, no information regarding the types/quantities of waste could be identified.

## **12.0 RADIOACTIVE MATERIALS**

No radioactive materials have been reported or identified at the Site.

According to a NJDEP 2015 Radon Tier Assessment Report, the Township of North Bergen is a Tier 2 municipality which equates to a “Moderate potential – at least 25 homes tested with 5 to 24 percent having radon concentrations greater than or equal to 4 picocuries per Liter (pCi/L).”

### **13.0 DISCHARGE HISTORY**

As a result of interviews with the Director of Parks & Recreation (**Appendix I**), the Government Records Report (**Appendix G**), the Office of Public Records Act (OPRA) requests to the Township, County, and NJDEP (**Appendix H**), as well as the review of relevant site information reviewed in NJGeoweb, and obtained from Envirosearch and public sources, no evidence or reports of a discharge could be identified for the site. No orphan sites, as identified in the Government Records Report (**Appendix G**) were identified to be applicable to the site.

## 14.0 ENVIRONMENTAL PERMITS

No environmental permits were identified to be associated with the Site. No environmental-related permits associated with the site were identified in the OPRA request made to the Township, County, and/or NJDEP (see **Appendix H**).

A review of the NJDEP Water Supply and Geoscience Division's well database for the site's block and lot identified no permitted wells of any kind.

## 15.0 SUMMARY OF ENFORCEMENT ACTIONS

A regulatory review of the Site identified no past/current discharges and/or remediation at the Site, therefore, no environmental enforcement action was identified to be associated with the Site. As per the Environmental Lien Search Report, performed by EDR and provided in **Appendix B**, the presence of an environmental lien associated with the site was not identified.

## 16.0 FILL MATERIAL

A review of the Historic Fill layer depicted in NJDEP's Geographic Information Systems (GIS) application, *NJGeoweb* (<https://www.nj.gov/dep/gis/geoweb splash.htm>), as well as the NJDEP's Land Use Management & NJ Geological Survey's Historic Fill of the Weehawken Quadrangle (HFM-42, 2004), indicated the absence of mapped Historic Fill material identified at the Site and surrounding areas.

According to a review of Fire Insurance Maps in Appendix F, the northeast and northwest portions of Block 221 Lot 10 were filled along a 30 ft strip adjacent to the residential developments along Cottage Avenue and 67<sup>th</sup> Street in 1936.

## **17.0 WASTE DISPOSAL AREA, DUMPS & ILLEGAL LANDFILLS**

There are no records of evidence of waste disposal, dumps or illegal landfills on the Site.

## **18.0 PREVIOUSLY CONDUCTED OR ONGOING REMEDIATION**

No previously conducted and/or ongoing remediation was identified to be associated with the site.

While there are no records of underground storage tanks (USTs) on the site within the footprint of land formerly occupied by the Auto Wrecking facilities in the 1930s, located in the southeast corner of the site, this area should be further evaluated. See **Figure 2 (AOC-1)**.

## **19.0 PROTECTIVENESS EVALUATION & APPROVED REMEDIES**

No documented engineering controls or approved remedies have been implemented at the site. It is expected that the existing Site's use of landscaping, structures, paved walkways, etc. prevent unnecessary exposure to the site's subsurface soils. This protection will be further enhanced with site improvements proposed as part of the Concept Design, **Figure 3**.

## **20.0 ORDER OF MAGNITUDE**

As stated above, no ongoing environmental investigative and remedial activities have been identified at the Site area, and therefore, an order of magnitude evaluation is not warranted.

## **21.0 POTENTIAL AREAS OF CONCERN**

### **Areas of Concern Requiring Further Investigation**

#### **Area of Concern 1 – Former Auto Wrecking Operations**

Area of Concern 1 – Former Auto Wrecking Operations: Due to the age and absence of historical records regarding the site's former use as an 'auto wrecking' operation (generally located in the site's southeastern corner), as identified in the Map review (Section 8.0), potential for site impacts exists. RVE recommends further investigation of this AOC.

#### **Area of Concern 2 – Historic Fill**

Area of Concern 2 – Potential Fill Emplacement: Based on a review of the historic topographical maps and historic aerial photos, as well as the site's elevation profile compared to the surrounding properties, it is expected that grading and potential fill emplacement at the site has occurred. RVE recommends investigating the site for the presence of historic fill in accordance with the NJDEP Site Remediation Program Historic Fill Material Technical Guidance (Version 2.0, dated April 29, 2013).

### **Areas of Concern Not Requiring Further Investigation**

#### **Area of Concern 3 – Maintenance Building/Restrooms Floor Drain**

Areas of Concern Requiring No Further Investigation Area of Concern 3: The Maintenance Building/Restroom Facilities Structure Floor Drain. The field house/restroom structure has contained a sewer connection since its initial construction and the floor drain was reported to connect to the sewer. Therefore, no further investigation of this AOC is warranted.

#### **Area of Concern 4 – Maintenance Building/Restrooms Janitorial Sink**

Area of Concern 4 – The Maintenance Building/Restroom Facilities Structure Janitorial Sink: The field structure has contained a sewer connection since its initial construction in the mid 1970's and the janitorial sink was reported to connect to the sewer. Therefore, no further investigation of this AOC is warranted.

## 22.0 PLANS, FIGURES & DRAWINGS

The Site location is shown on **Figure 1** (U.S.G.S. Topographic Map, Weehawken, NJ Quadrangle) and **Figure 2** depicts Site boundaries, the location of the Site and AOCs. **Figure 3** provides a concept design of proposed site improvements.

## 23.0 PRELIMINARY SITE INSPECTION

A Preliminary Site Inspection was performed, accompanied by Mr. Joseph Rotundi, Superintendent of Parks & Recreation, on January 26, 2023. The inspection was preceded by various communications between RVE and North Bergen Township in various telephone communications between January 24<sup>th</sup> – 25<sup>th</sup>. Weather during the site inspection consisted of overcast skies with a temperature of 46°F. During the site inspection, RVE interviewed Mr. Rotundi about the usage and conditions of the Site since he was familiar with the property. Mr. Rotundi confirmed the property was owned by the Township and operated as a recreational facility with two (2) grass field baseball fields during that time, indicating that he played there as a child since 1976. He indicated that the fields were upgraded with grass and flood lighting over the years. During that period, he indicated that he was unaware of any industrial usage, dumping, cesspools, or underground storage tanks (USTs) at the Site. The maintenance room/restroom facilities were installed in the 1970s and are connected to the sewer located on 64<sup>th</sup> Street. This area of North Bergen Township has had operating public sanitary sewer since the 1920's. Mr. Rotundi indicated that subcontract landscapers did not use pesticides during field maintenance activities, the 1,500 ft<sup>2</sup> maintenance building did not have asbestos shingles (shingles replaced in 2008), the field lighting was added ca. 2000 (See **Appendix D**, 2009 aerial), the floor drain in the storage portion of the maintenance/restroom facilities was connected to the sewer on 64th street since the facility was installed ca. mid 1970s, and no fuel and/or chemicals were stored at the site. The floors are periodically cleaned using Pinesol which is stored at the Township facilities across the street.

During the site inspection, no spills or discharges, stressed vegetation, hazardous materials or chemicals, evidence of storm sewer overflows, USTs, cesspools, or other adverse environmental conditions were observed nor reported by the Site's Owner/Operator. The Site contains five (5) public trash receptacles that are emptied by the Township on a daily basis. While landscapers have maintained the grass fields over the years, no pesticides were reported to have been applied. Mr. Rotundi's report was consistent with observations made by the interviewer, and findings of the PAR and observations made by RVE which indicated no dumping, litter, staining, and/or USTs present at the Site. The interview summary is provided in **Appendix I**. Representative photographs taken at the Site during the inspection are provided in **Appendix A – Site Photographic Log**. Site processes and conditions observed are incorporated into the relevant sections of this Report.

No AOCs requiring further investigation were observed during the Site inspection or identified during this investigation for the Site, except for the previously identified Auto Wrecking parcel located in the east corner of the Site and potential historic fill material located on the 30 ft strip contiguous to the northeast and northwest property lines.

## **FIGURES**

- 1. U.S.G.S. Site Location Map**
- 2. Site Plan Aerial Map (AOC Map)**
- 3. Concept Design – 67<sup>th</sup> Street Field Improvements**

**General Notes and Data Sources:**

This Geographic Information System (GIS) USGS Site Location map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries and details, shown on this USGS Site Location map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing parcel, municipal boundary and location data provided by the New Jersey Geographic Information Network. The (NJGN) data was obtained and provided by the New Jersey Geographic Information Network (NJGN); <https://njgis-newjersey.opendata.arcgis.com/>. This secondary product has not been verified by (NJGN) and is not state-authorized.

Additional cadastral feature mapping data, such as, waterways, roadways, railroads, aerial orthophotography, etc., was obtained from the New Jersey Department of Environmental Protection (NJDEP). The New Jersey Department of Environmental Protection (NJDEP) data was obtained and provided by the New Jersey Department of Environmental Protection; <http://www.state.nj.us/dep/gis/>. This secondary product has not been verified by (NJDEP) and is not state-authorized.

All positions are based on the following:

- NAD 83 (horizontal datum)
- New Jersey State Plane Coordinate System
- English units (feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional delineated land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.



**Site Location**

**Legend**

 Site Boundary



**Figure 1 - USGS Site Location Map**  
 1308 64th Street  
 North Bergen, Hudson County, NJ  
 Block 221 Lot 10  
 January 25, 2023      Scale: 1" = 2000'

**REMINGTON & VERNICK ENGINEERS**  
 2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08003  
 (856) 795-9595, FAX (856) 795-1882, RVE.COM  
 Certificate of Authorization: 24 GA 28003300  
 Excellence • Innovation • Service

**General Notes and Data Sources:**

This Geographic Information System (GIS) Site Plan Aerial map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

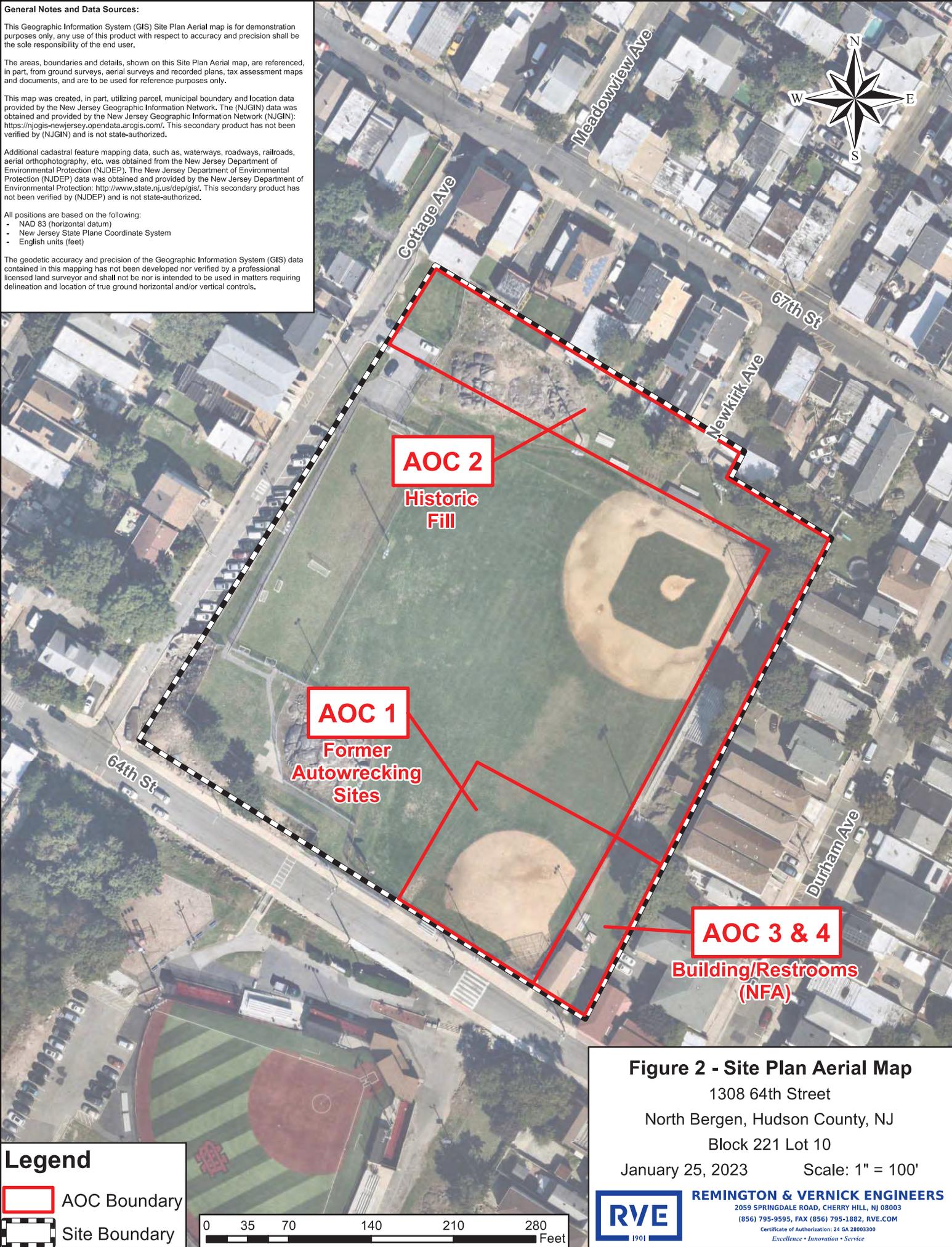
The areas, boundaries and details, shown on this Site Plan Aerial map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing parcel, municipal boundary and location data provided by the New Jersey Geographic Information Network. The (NJGIN) data was obtained and provided by the New Jersey Geographic Information Network (NJGIN): <https://njgis-newjersey.opendata.arcgis.com/>. This secondary product has not been verified by (NJGIN) and is not state-authorized.

Additional cadastral feature mapping data, such as, waterways, roadways, railroads, aerial orthophotography, etc. was obtained from the New Jersey Department of Environmental Protection (NJDEP). The New Jersey Department of Environmental Protection (NJDEP) data was obtained and provided by the New Jersey Department of Environmental Protection: <http://www.state.nj.us/dep/gis/>. This secondary product has not been verified by (NJDEP) and is not state-authorized.

All positions are based on the following:  
- NAD 83 (horizontal datum)  
- New Jersey State Plane Coordinate System  
- English units (feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.



**Figure 2 - Site Plan Aerial Map**

1308 64th Street

North Bergen, Hudson County, NJ

Block 221 Lot 10

January 25, 2023

Scale: 1" = 100'

**Legend**

 AOC Boundary

 Site Boundary

0 35 70 140 210 280 Feet



**REMINGTON & VERNICK ENGINEERS**

2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08003

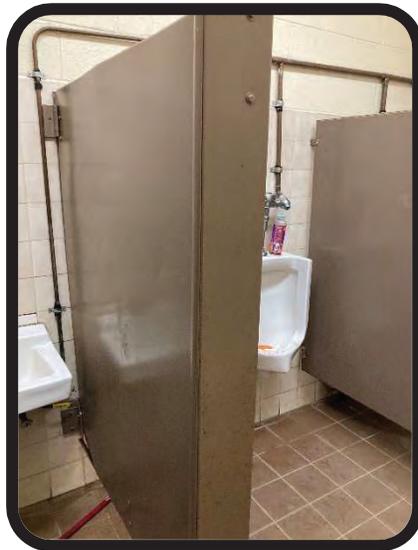
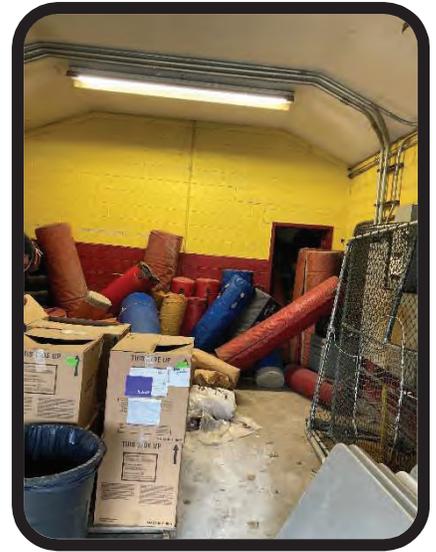
(856) 795-9595, FAX (856) 795-1882, RVE.COM

Certificate of Authorization: 24 GA 28003300

Excellence • Innovation • Service



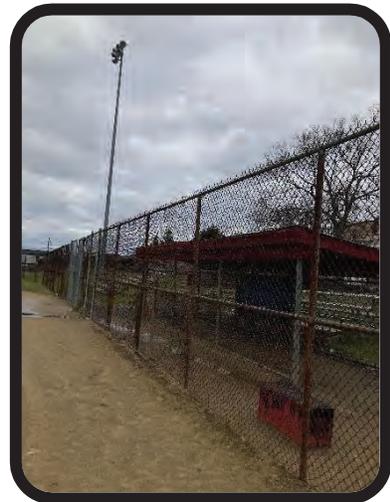
## **Appendix A – Site Photograph Log**



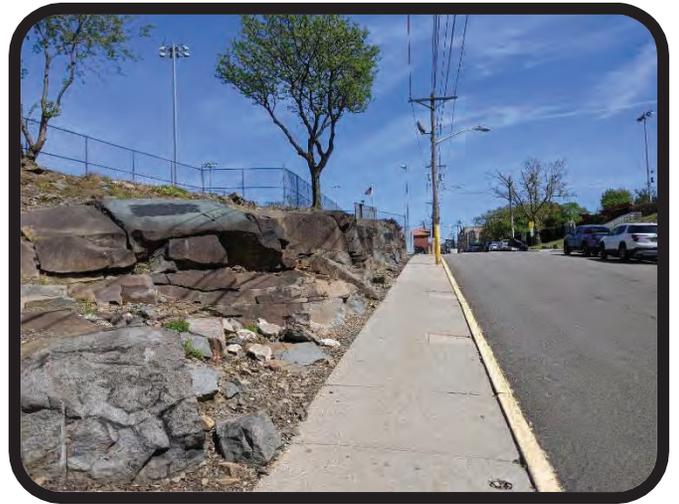
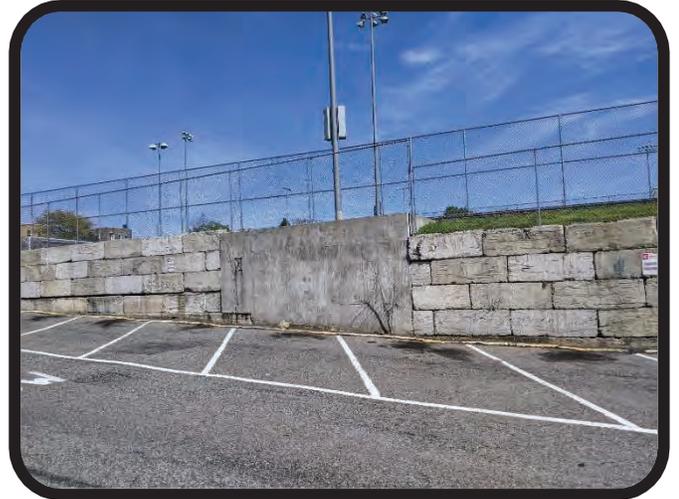
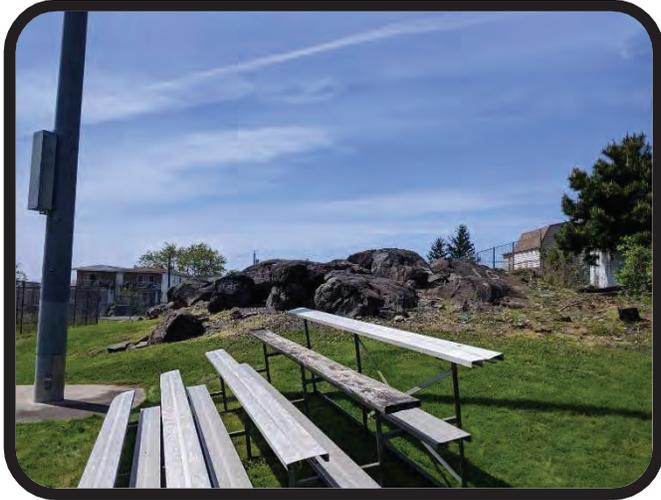
**Photo 1 (top left), 1308 64th Street Stan Newman Memorial Filed, taken 1/26/2023 looking south west from the northeast corner of the property at the garage door of the maintenance Building installed in the 1970s. Photo 2 (top middle), 1308 64th Street looking west across Stan Newman Memorial Filed, taken 1/26/2023 at filed sign. Photo 3 (top right), Maintenance Building storage, football tackle dummies, and Musco lamps, no chemicals. Photo 4 (bottom left), Maintenance Building storage, archival photo taken May 6, 2021, shows prior storage of antifreeze standing on four (4) inch concrete pad, floor drain in view. Floor drain (AOC-4) tied into sewer, and no further action warranted. Photo 5 (bottom middle), Restroom. Plumbing (AOC-2) tied into sewer, and no further action warranted. Photo 6 (bottom right), sprinkler box contains two (2) inch water pipe, check valve, and meter, no longer in use.**



**Photo 7 (top left), 1308 64th St., Stan Newman Memorial Field (the field), taken 1/26/2023 looking west along northeast property line, bleaches in view, AOC-2 HF seen on 1 On 3 side slope to property edge, fill placed in the 1930's. Photo 8 (top middle), 1308 64th Street, looking west across the field, taken 1/26/2023 across AOC-1, former Auto Wrecking parcels. Photo 9 (top right), northeast property line sprinkler drain chamber in view. Photo 10 (bottom left), north corner of the field third base line. Photo 11 (bottom middle), looking east both ball fields in view. Photo 12 (bottom right) bleachers mod northeast property.**



**Photo 13 (top left), 1308 64th St., Stan Newman Memorial Field (the field), taken 1/26/2023 looking south soccer field in view, former footprint of tennis courts. Photo 14 (top middle), fenced in rock outcrop in southern portion of property. Photo 15 (top right), looking south east strip of lawn area adjacent to Cottage Street. Photo 16 (bottom left), sidewalk right of way with utility pole and transformers along 64<sup>th</sup> Street, transformers confirmed by OPRA request to PSE&G to be non-PCB. Photo 17 (bottom middle), looking north at the north east property corner with the footprint of the former Auto Wrecking facility in view, maintenance buildings restrooms in view right photo. both ball fields in view. Photo 18 (bottom right) bleachers along northeast property line.**



**Photo 19 (top left), 1308 64th St., Stan Newman Memorial Field (the field), archival photo taken 5/6/2021 looking southwest along the north western property line, bleachers in view. Photo 20 (top right) parking lot along the southern property line off Cottage Street. fenced in rock outcrop in southern portion of property. Photo 21 (bottom left), looking northwest toward Cottage Street bedrock outcrops in view. Photo 22 (bottom right), looking northeast up 46<sup>th</sup> Street, bedrock outcrops in view.**

## **Appendix B – Chain of Title & Lien Search Report**

**STAN NEWMAN MEMORIAL FIELD/VICTOR KILKEN FIELD**  
1308 64TH STREET  
NORTH BERGEN, NJ 07047

**Inquiry Number: 06471091.13R**  
MAY 16, 2021

## The EDR 1932 Chain of Title



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners from the present back to 1932 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property.

A network of professional abstractors following established procedures, uses client supplied address information to locate:

- Historical Chain of Title research

**Thank you for your business.**  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## **EDR Chain of Title**

### **TARGET PROPERTY INFORMATION**

#### **ADDRESS**

STAN NEWMAN MEMORIAL FIELD/VICTOR KILKEN FIELD  
1308 64TH STREET  
NORTH BERGEN, NJ 07047

#### **RESEARCH SOURCE**

SOURCE 1: HUDSON COUNTY RECORDER'S OFFICE

SOURCE 2: HUDSON COUNTY ASSESSOR'S OFFICE

EXAMINER'S NOTE: PUBLIC RECORDS OF HUDSON COUNTY, NJ WERE SEARCHED FROM JANUARY 1, 1932 TO MAY 14, 2021, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

#### **PROPERTY DESCRIPTION**

CURRENT OWNER: TOWNSHIP OF NORTH BERGEN  
LEGAL DESCRIPTION: BLOCK 221, LOT 10, HUDSON COUNTY, NJ  
PROPERTY IDENTIFIERS: 08-00221-0000-00010  
00385400  
GENERAL COMMENTS: NA

#### **HISTORICAL CHAIN OF TITLE**

SEE EXHIBIT "A"

#### **MISCELLANEOUS**

SEE EXHIBIT "B"

**EDR Chain of Title**

**CHAIN OF TITLE**

**EXHIBIT "A"**

## EDR Chain of Title

### HISTORICAL CHAIN OF TITLE

PARCEL 08-00221-0000-00010

#### CHAIN 1

TYPE OF DEED:	NA
TITLE IS VESTED IN:	TOWNSHIP OF NORTH BERGEN
TITLE RECEIVED FROM:	NA
DATE EXECUTED:	NA
DATE RECORDED:	PRIOR TO 1932
BOOK:	NA
PAGE:	NA
VOLUME:	NA
INSTRUMENT #:	NA
DOCKET:	NA
LAND RECORD COMMENTS:	NA

**EDR Chain of Title**

**MISCELLANEOUS**

**EXHIBIT "B"**

**EDR Chain of Title**

**MISCELLANEOUS**

COMMENTS:

NONE IDENTIFIED.

**STAN NEWMAN MEMORIAL FIELD/VICTOR KILKEN FIELD**  
1308 64TH STREET  
NORTH BERGEN, NJ 07047

**Inquiry Number: 06471091.7R**  
MAY 5, 2021

## EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

**Thank you for your business.**  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

STAN NEWMAN MEMORIAL FIELD/VICTOR KILKEN FIELD  
1308 64TH STREET  
NORTH BERGEN, NJ 07047

#### RESEARCH SOURCE

Source 1: HUDSON COUNTY RECORDER'S OFFICE  
Source 2: NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

### PROPERTY INFORMATION

#### **Deed 1**

Type of Deed: NO DEED FOUND 1980 - PRESENT  
Title is vested in: TOWNSHIP OF NORTH BERGEN  
Title received from: NA  
Date Executed: NA  
Date Recorded: NA  
Book: NA  
Page: NA  
Volume: NA  
Instrument#: NA  
Docket: NA  
Land Record Comments: NA  
Miscellaneous Comments: NO DEED IMAGE

**Legal Description:** BLOCK 221, LOT 10

**Current Owner:** TOWNSHIP OF NORTH BERGEN

**Property Identifiers:** 08-00221-0000-00010

**Comments:** NA

## EDR Environmental Lien and AUL Search

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

Comments: NONE IDENTIFIED.

### OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found  Not Found

Comments: NONE IDENTIFIED.

## EDR Environmental Lien and AUL Search

### MISCELLANEOUS

Comments: NONE IDENTIFIED.

## **Appendix C – NJ Property Tax Property Tax Information**

<b>Property Location</b>			
1308 64TH ST, NORTH BERGEN 07047-908 (North Bergen Township), Block: 221, Lot: 10			
<b>Year</b>			
2020			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,221,100.00	
Additional Lots:		Land Value: \$1,182,500.00	
Bld Description: FIELD		Improvement Value: \$38,600.00	
Land Description: 4.73AC		% Improvement: 3.16	
Acreage: 4.73		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: R1, Usage: PLAYGROUND		Exemption: 9	
Year Constructed: 1960		Exemption statute: 54:04-03.03	
Use Code: 629		2018 Rate: 5.636; 2018 Ratio: 41.9%; 2018 Taxes: \$68,821.19	
# Dwellings: 0		2019 Rate: 5.726; 2019 Ratio: 39.5%; 2019 Taxes: \$69,920.18	
Census Tract: 145.01		2020 Rate: 5.732; 2020 Ratio: 38.82%; 2020 Taxes: \$69,993.45	
<b>Current Owner</b>			<b>Sale Data</b>
TOWNSHIP OF NORTH BERGEN			Date:
1308 64TH ST			Price:
NORTH BERGEN, NJ 07047-			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
TOWNSHIP OF NORTH BERGEN 1308 64TH ST NORTH BERGEN, NJ 07047-			
<b>Seller</b>		<b>Seller</b>	

SHEET 45

SHEET 42

SHEET 43

SHEET 47



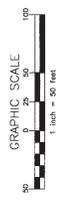
NEW JERSEY DEPARTMENT OF TREASURY  
 DIVISION OF REVENUE  
 TAX MAP PREPARED BY JORDAN BUS  
 DATE: 05/01/11, 11:58 AM. THE APPROVED ORIGINAL IS ON FILE AT THE DIVISION OFFICE.

APPROVED AS PROPERTY TAX MAP BY THE COUNTY CLERK  
 JUDITH A. BROWN  
 COUNTY CLERK  
 COUNTY OF HUDSON

APPROVED AS TAX MAP BY THE TOWNSHIP CLERK  
 JOSEPH M. LYNCH  
 TOWNSHIP CLERK  
 NORTH BERGEN TOWNSHIP

APPROVED AS TAX MAP BY THE TOWNSHIP ENGINEER  
 JOHN J. BROWN  
 TOWNSHIP ENGINEER  
 NORTH BERGEN TOWNSHIP

**TAX MAP**  
 TOWNSHIP OF NORTH BERGEN  
 HUDSON COUNTY NEW JERSEY  
 JUNE 1997  
 JOSEPH M. LYNCH L.S. 8273  
 333 MEADOWLAND PARKWAY  
 SECAUCUS NEW JERSEY 07094  
 SCALE: 1" = 50'



## **Appendix D – Envirosite Historical Aerial Photographs**



# Historical Aerial Photo Report | 2023

Order Number: 82792

Report Generated: 01/25/2023

Project Name: Green Acres

Project Number: 0908G002-03

Stan Newman Memorial Field

1308 64th St.

North Bergen, NJ, 07047

---

Contact us at:

(866) 211-2028

[envirositecorp.com](http://envirositecorp.com)

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

## **ENVIROSITE SEARCHED SOURCES**

### **SUBJECT PROPERTY:**

Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ, 07047

<b><u>YEAR:</u></b>	<b><u>SCALE:</u></b>	<b><u>SOURCE:</u></b>
1931	1" = 500'	U.S.D.A
1953	1" = 500'	U.S.G.S
1954	1" = 500'	U.S.G.S
1959	1" = 1,000'	U.S.G.S
1960	1" = 1,000'	U.S.G.S
1966	1" = 500'	U.S.G.S
1969	1" = 1,000'	U.S.G.S
1971	1" = 1,000'	U.S.G.S
1972	1" = 1,000'	U.S.G.S
1976	1" = 1,000'	U.S.G.S
1984	1" = 1,000'	NHAP
1985	1" = 1,000'	NHAP
1991	1" = 1,000'	NAPP
1994	1" = 1,000'	NAPP
1995	1" = 500'	DOQ
2002	1" = 500'	U.S.G.S
2006	1" = 500'	NAIP
2008	1" = 500'	NAIP
2009	1" = 500'	NAIP
2011	1" = 500'	NAIP
2013	1" = 500'	NAIP
2015	1" = 500'	NAIP
2017	1" = 500'	NAIP
2019	1" = 500'	NAIP
2021	1" = 500'	NAIP

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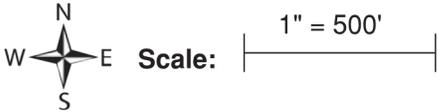
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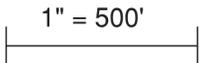
**FLIGHT YEAR:**  
1931

**Subject Cannot Be Centered**

Scale:  1" = 500'

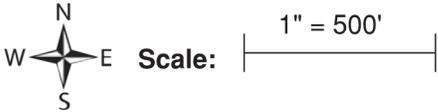


**FLIGHT YEAR:**  
1953

 **Scale:**  1" = 500'



**FLIGHT YEAR:**  
1954

Scale:  1" = 500'

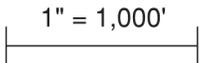


**FLIGHT YEAR:**  
1959

N  
W E S  
Scale: 1" = 1,000'



**FLIGHT YEAR:**  
1960

 **Scale:**  1" = 1,000'



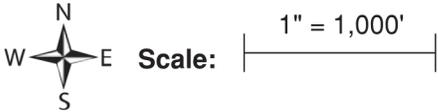
**FLIGHT YEAR:**  
1966

N  
W  E S  
Scale: |-----|  
1" = 500'



**FLIGHT YEAR:**  
1969

**Best Quality Available**

Scale:  1" = 1,000'



**FLIGHT YEAR:**  
1971

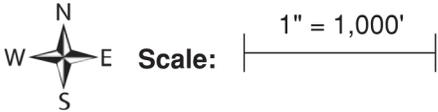
**Best Quality Available**

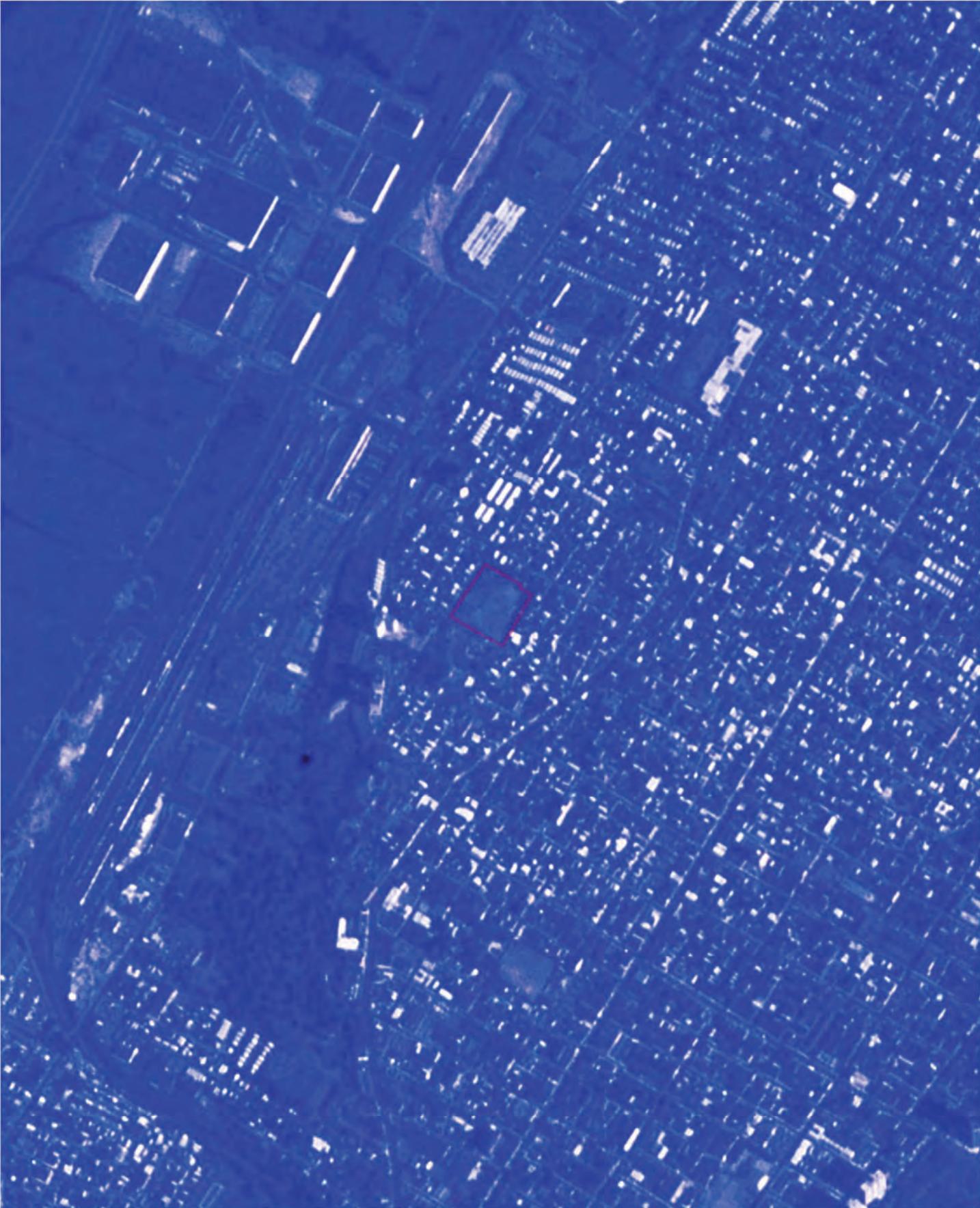
N  
W E S  
**Scale:** 1" = 1,000'



**FLIGHT YEAR:**  
1972

**Best Quality Available**

Scale:  1" = 1,000'



**FLIGHT YEAR:**  
1976

N  
W  E  
S

Scale: |-----| 1" = 1,000'



**FLIGHT YEAR:**  
1984

**Subject Cannot Be Centered**



**Scale:** |-----|  
1" = 1,000'



**FLIGHT YEAR:**  
1985

N  
W  E  
S

Scale: |-----| 1" = 1,000'



**FLIGHT YEAR:**  
1991

N  
W E S  
**Scale:** 1" = 1,000'



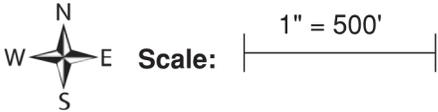
**FLIGHT YEAR:**  
1994

N  
W  E  
S

**Scale:** |-----| 1" = 1,000'



**FLIGHT YEAR:**  
1995

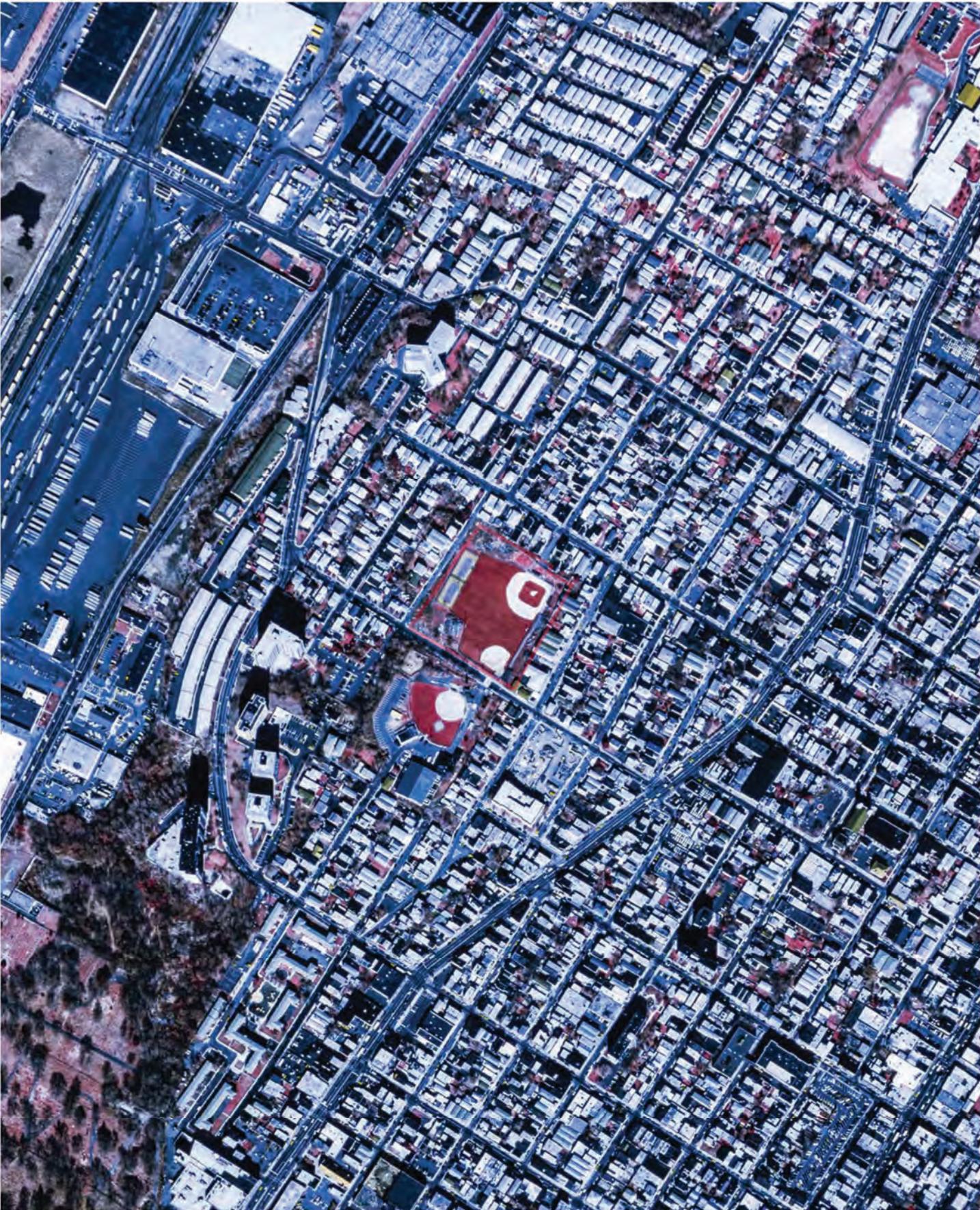
Scale:  1" = 500'



**FLIGHT YEAR:**  
2002

N  
W  E  
S

Scale: |-----|  
1" = 500'

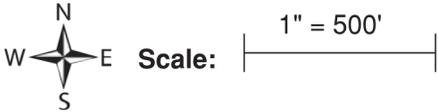


**FLIGHT YEAR:**  
2006

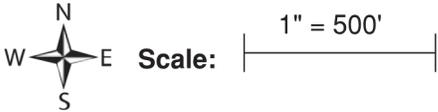
N  
W E S  
Scale: 1" = 500'



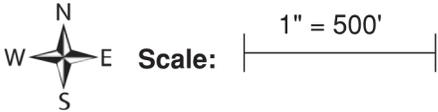
**FLIGHT YEAR:**  
2008



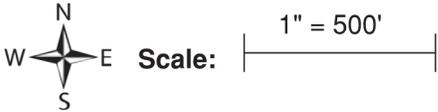
**FLIGHT YEAR:**  
2009



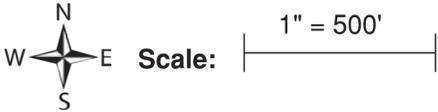
**FLIGHT YEAR:**  
2011



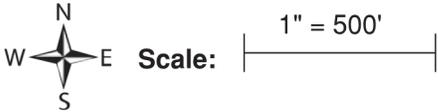
**FLIGHT YEAR:**  
2013



**FLIGHT YEAR:**  
2015



**FLIGHT YEAR:**  
2017



**FLIGHT YEAR:**  
2019

N  
W  E  
S

Scale: |-----|  
1" = 500'



**FLIGHT YEAR:**  
2021

N  
W  E  
S

Scale: |-----|  
1" = 500'



## **Appendix E – Envirosite Historical Topographical Maps**



## Historical Topographic Map Report | 2023

Order Number: 82792

Report Generated: 01/24/2023

Project Name: Green Acres

Project Number: 0908G002-03

Stan Newman Memorial Field

1308 64th St.

North Bergen, NJ 07047

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Contact us at:  
(866) 211-2028  
[envirositecorp.com](http://envirositecorp.com)

Envirosite’s Historical Topographic Map Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite’s Historical Topographic Map Report includes a search of USGS historical topographic maps, dating back to the early 1900s.

**TOPOGRAPHIC MAPS FOUND:**

	<u>Map Name:</u>	<u>Year:</u>	<u>Revision Year:</u>	<u>Scale:</u>
1.	<u>Paterson</u>	1888	N/R	1 : 62500
2.	<u>Paterson</u>	1892	N/R	1 : 62500
3.	<u>Paterson</u>	1898	N/R	1 : 62500
4.	<u>Paterson</u>	1900	N/R	1 : 62500
5.	<u>Paterson</u>	1903	N/R	1 : 62500
6.	<u>Weehawken</u>	1935	N/R	1 : 24000
7.	<u>Weehawken</u>	1940	N/R	1 : 31680
8.	<u>Weehawken</u>	1943	N/R	1 : 25000
9.	<u>Weehawken</u>	1947	N/R	1 : 25000
10.	<u>Weehawken</u>	1955	N/R	1 : 24000
11.	<u>Weehawken</u>	1967	N/R	1 : 24000
12.	<u>Weehawken</u>	1967	1981	1 : 24000
13.	<u>Weehawken</u>	1995	N/R	1 : 24000
14.	<u>Weehawken</u>	2011	N/R	1 : 24000
15.	<u>Weehawken</u>	2014	N/R	1 : 24000
16.	<u>Weehawken</u>	2016	N/R	1 : 24000
17.	<u>Weehawken</u>	2019	N/R	1 : 24000

The USGS 7.5 minute series includes scales 1:24,000 / 1:25,000 / 1:31,680. The USGS 15 minute series includes scales 1:48,000 / 1:62,500 / 1:63,360. The USGS 30x60 minute series scale is 1:100,000.

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SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

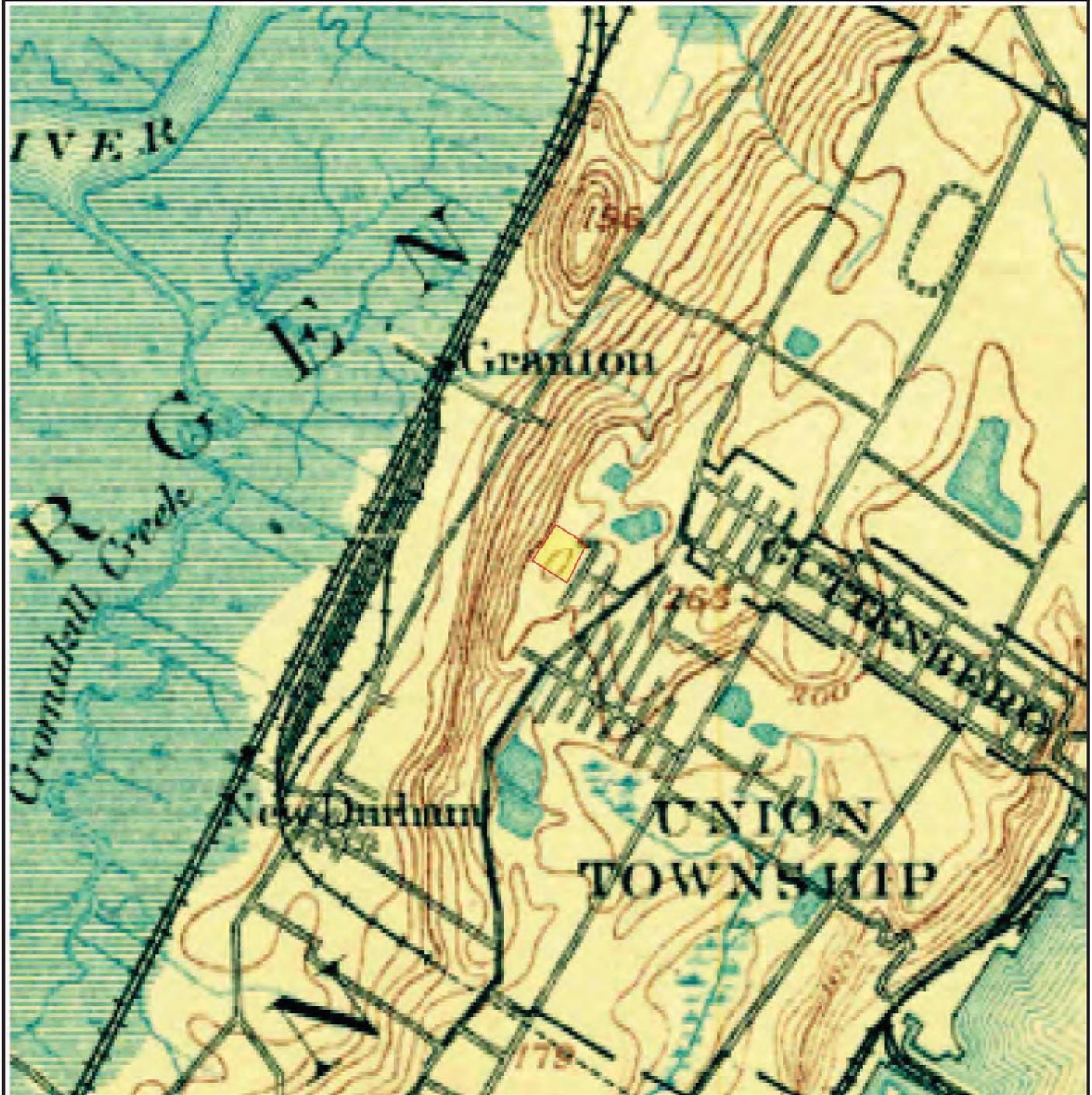
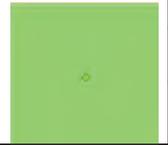
MAP NAME: Paterson

MAP YEAR: 1888

REVISION YEAR: N/R

SCALE: 1 : 62500

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Paterson

MAP YEAR: 1892

REVISION YEAR: N/R

SCALE: 1 : 62500

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Paterson

MAP YEAR: 1898

REVISION YEAR: N/R

SCALE: 1 : 62500

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Paterson

MAP YEAR: 1900

REVISION YEAR: N/R

SCALE: 1 : 62500

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Paterson

MAP YEAR: 1903

REVISION YEAR: N/R

SCALE: 1 : 62500

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken

MAP YEAR: 1935

REVISION YEAR: N/R

SCALE: 1 : 24000

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken                      MAP YEAR: 1940                      REVISION YEAR: N/R  
SCALE: 1 : 31680                      Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken

MAP YEAR: 1943

REVISION YEAR: N/R

SCALE: 1 : 25000

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

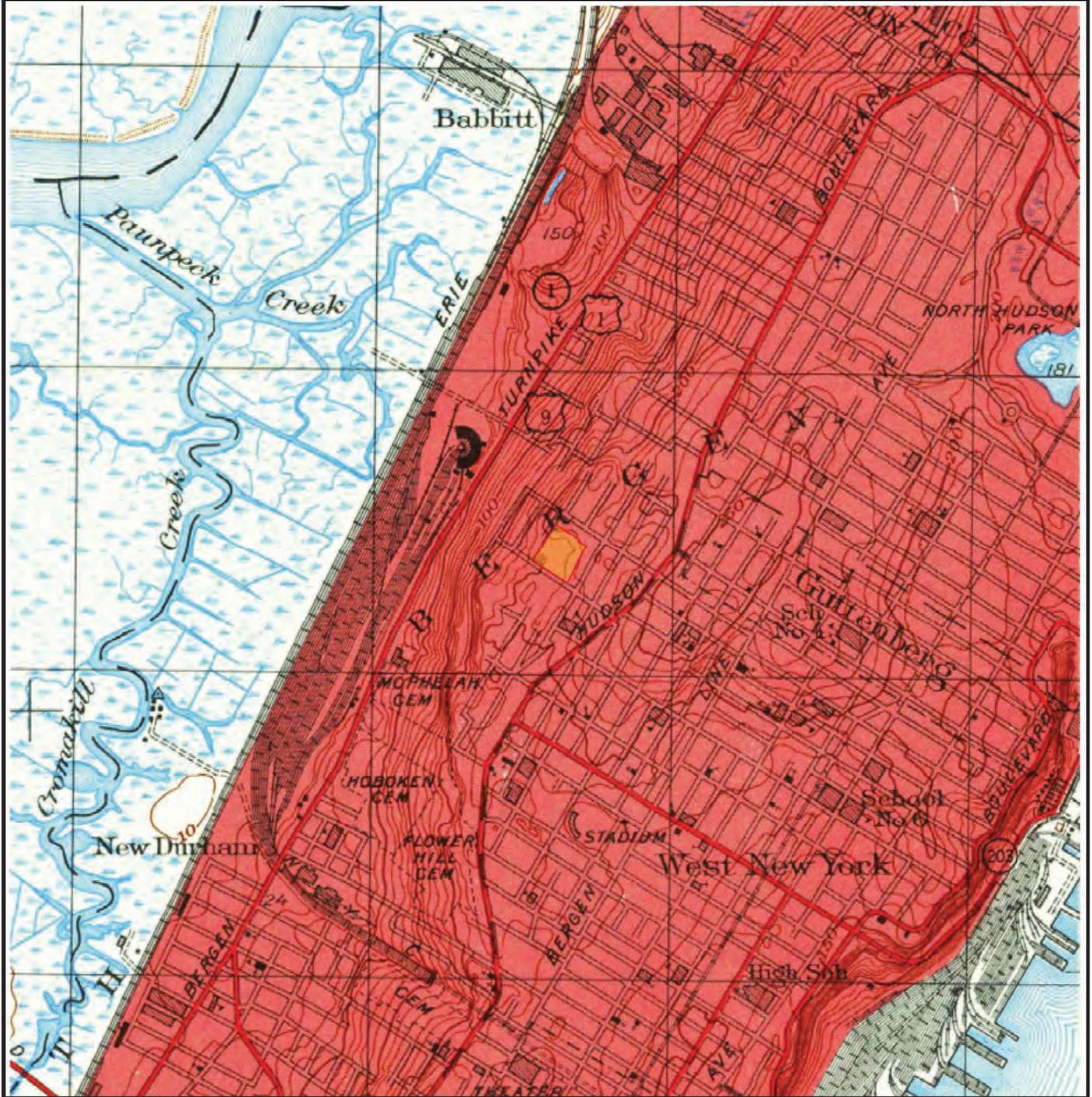
MAP NAME: Weehawken

MAP YEAR: 1947

REVISION YEAR: N/R

SCALE: 1 : 25000

Part 1

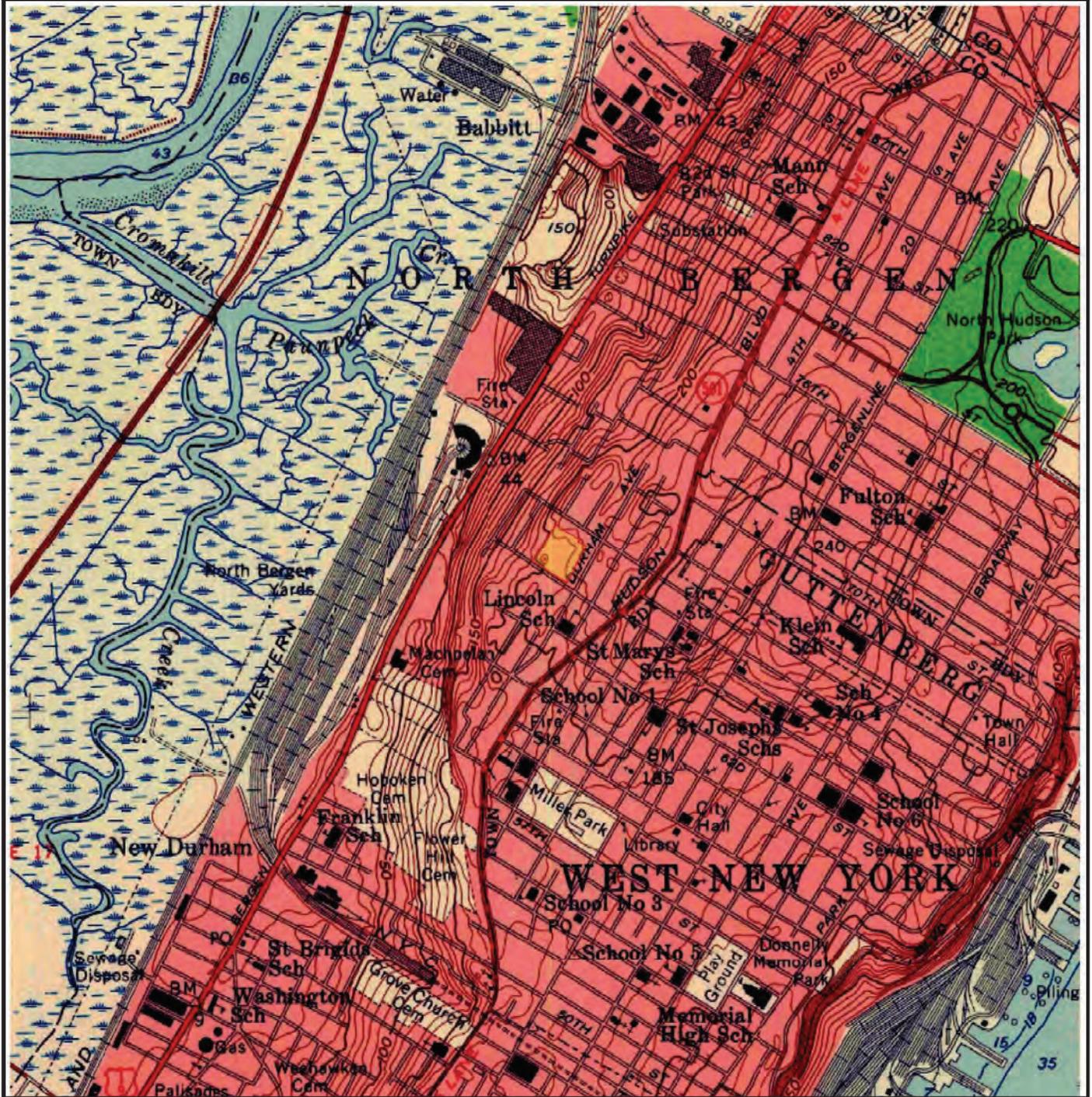


SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME:	Weehawken	MAP YEAR:	1955	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

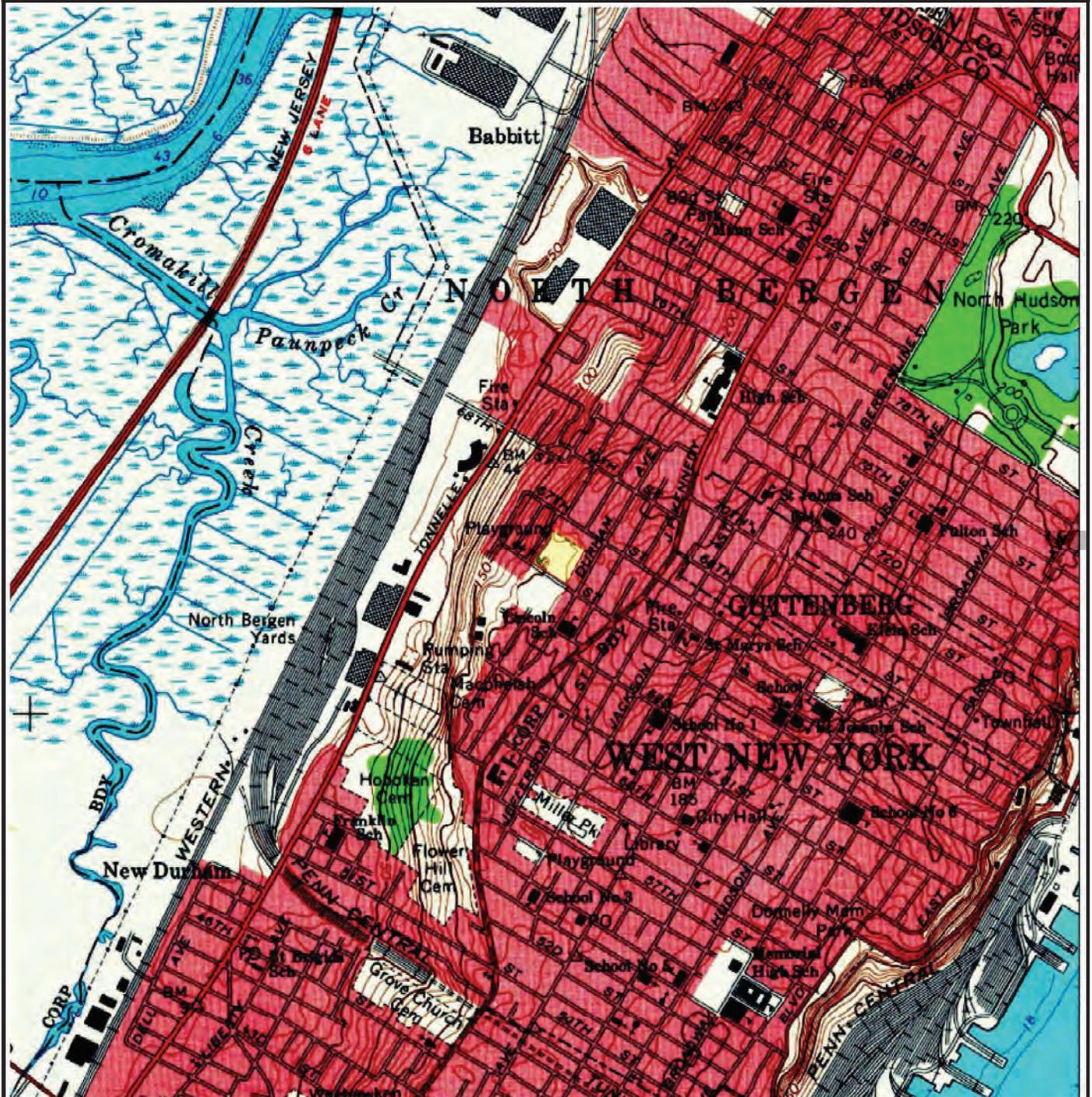
MAP NAME: Weehawken

MAP YEAR: 1967

REVISION YEAR: N/R

SCALE: 1 : 24000

Part 1



SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

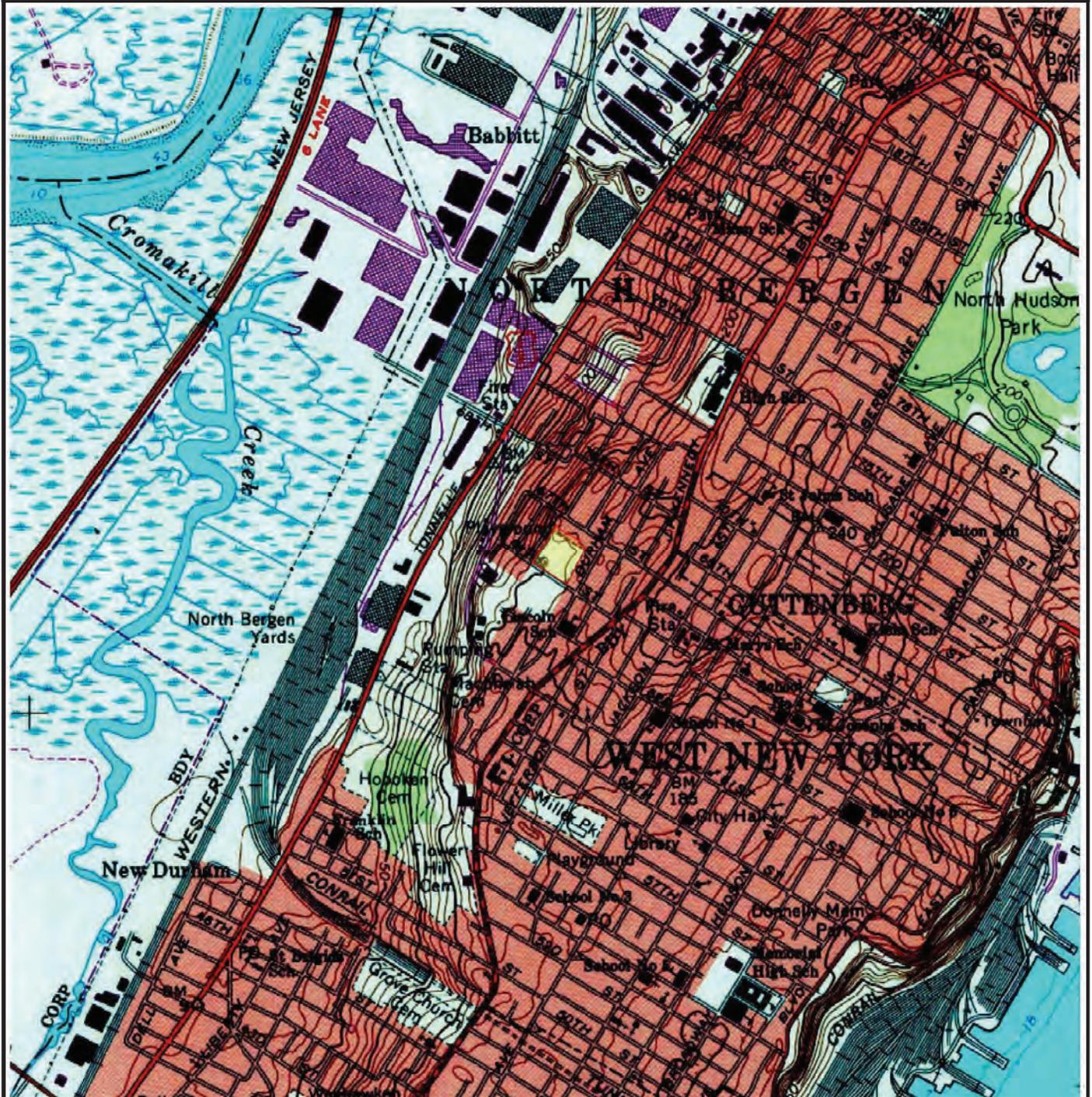
MAP NAME: Weehawken

MAP YEAR: 1967

REVISION YEAR: 1981

SCALE: 1 : 24000

Part 1



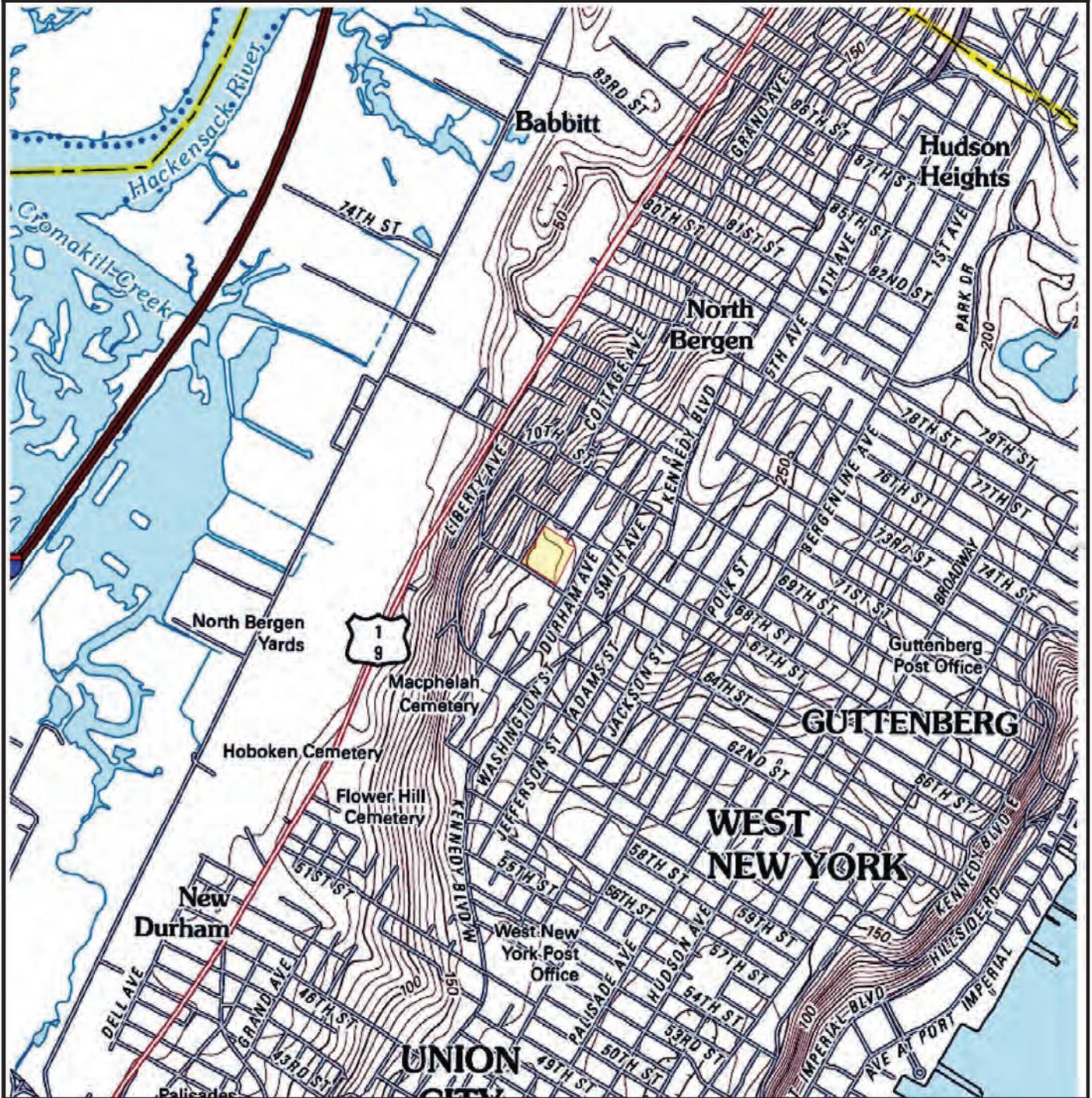


SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken      MAP YEAR: 2011      REVISION YEAR: N/R  
SCALE: 1 : 24000      Part 1

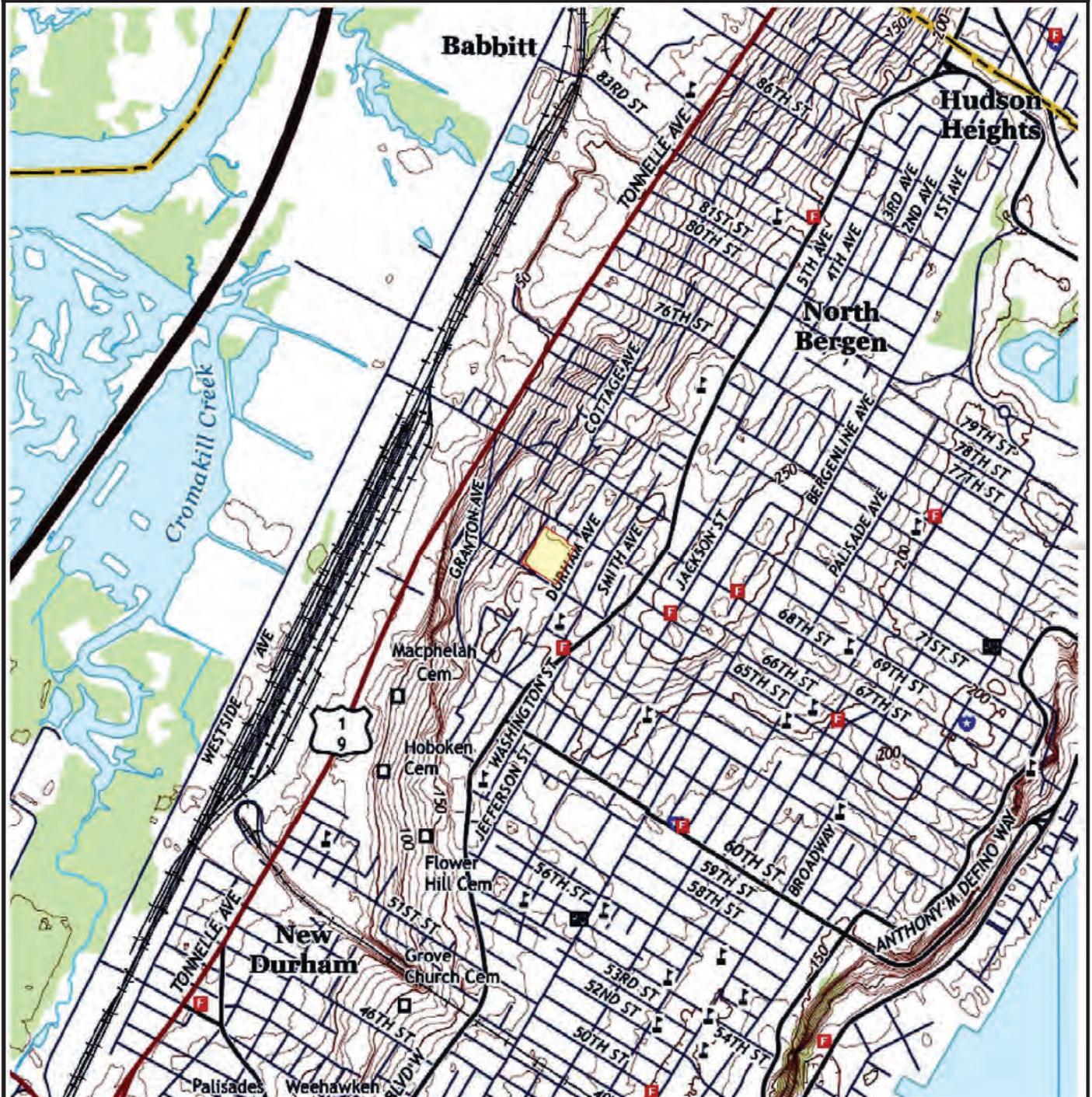


SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken      MAP YEAR: 2014      REVISION YEAR: N/R  
SCALE: 1 : 24000      Part 1



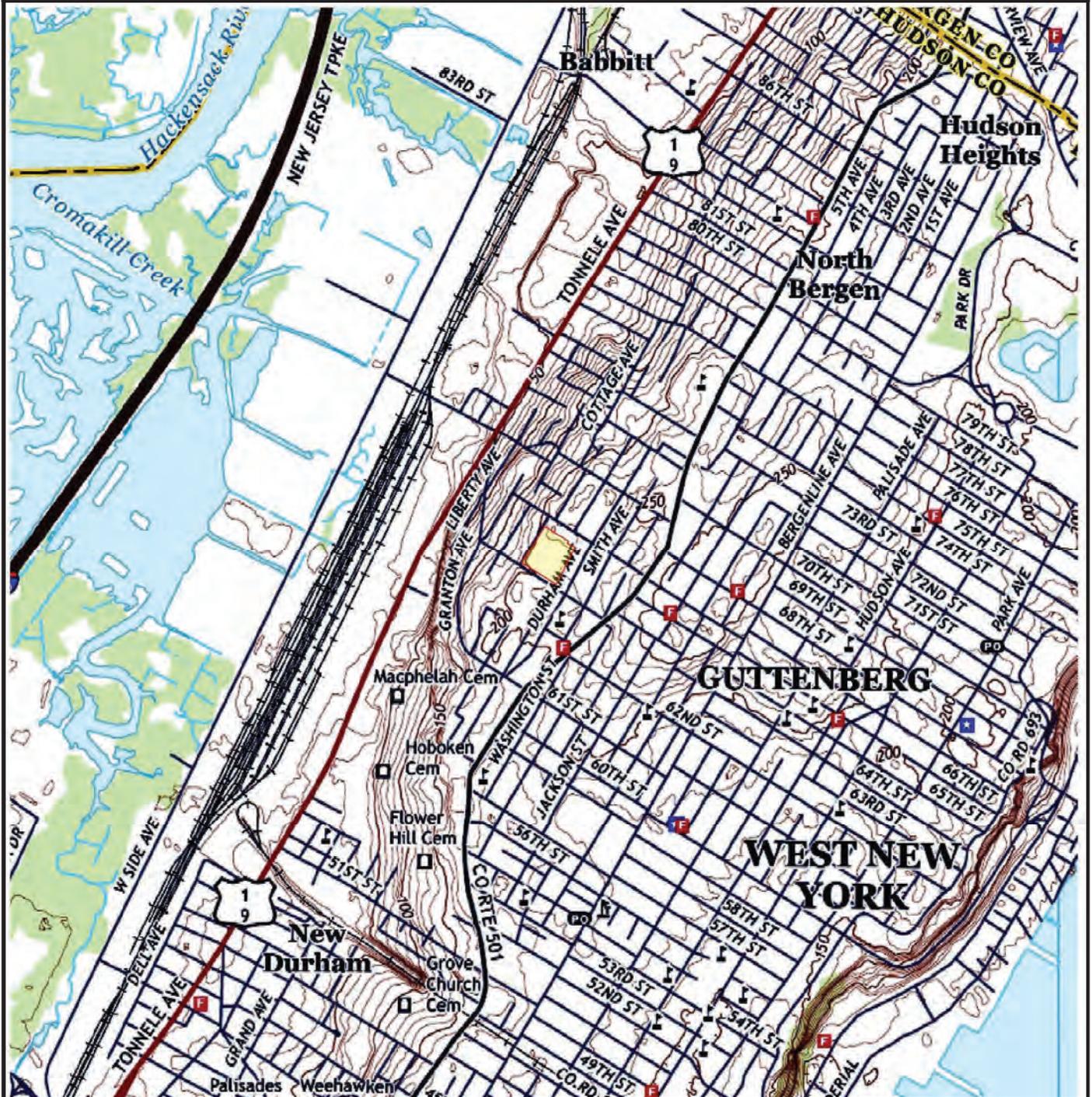
SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME: Weehawken      MAP YEAR: 2016      REVISION YEAR: N/R

SCALE: 1 : 24000      Part 1

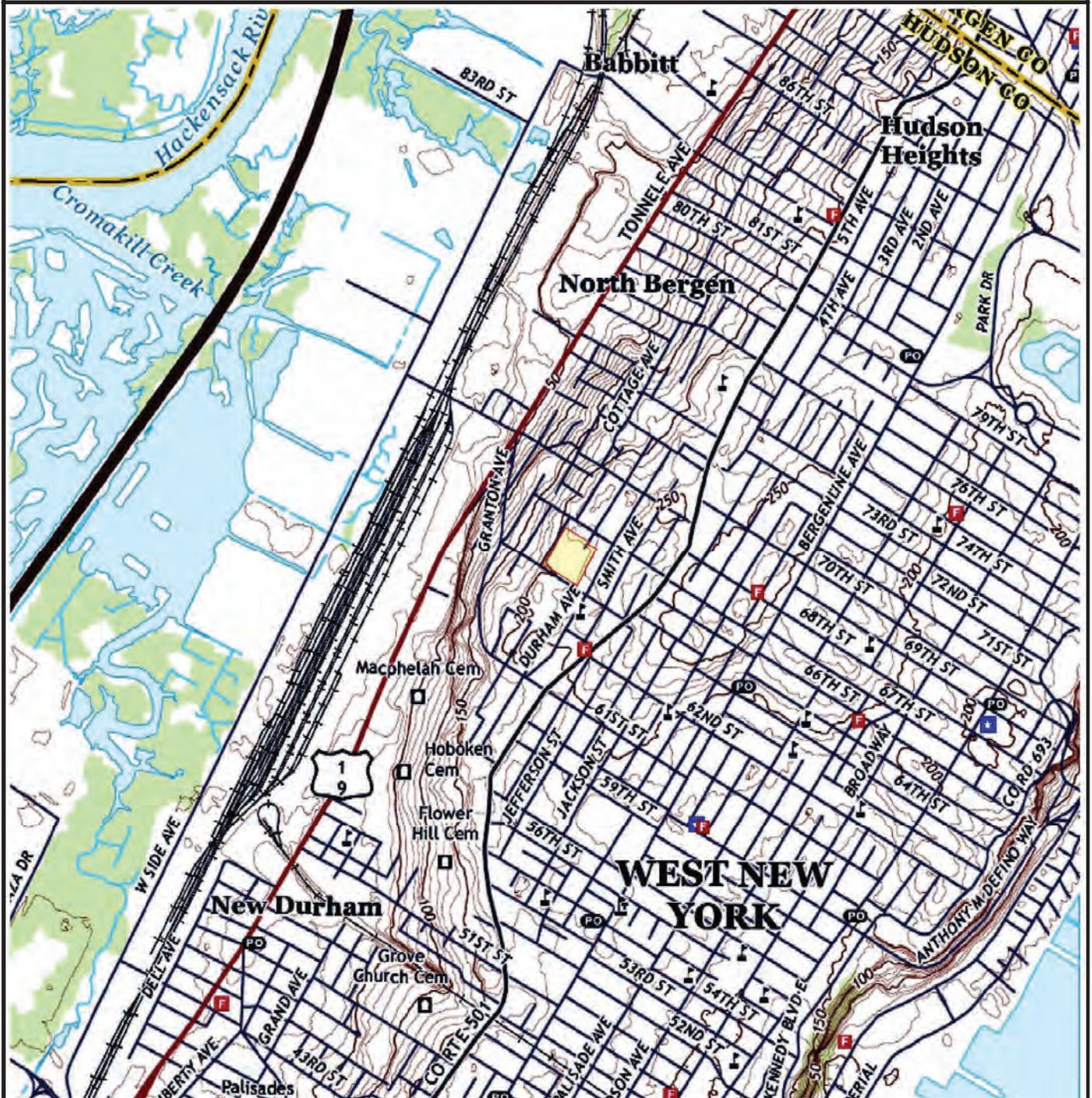


SUBJECT NAME: Stan Newman Memorial Field  
ADDRESS: 1308 64th St., North Bergen, NJ, 07047  
LAT/LONG: 40.796440 / -74.020214

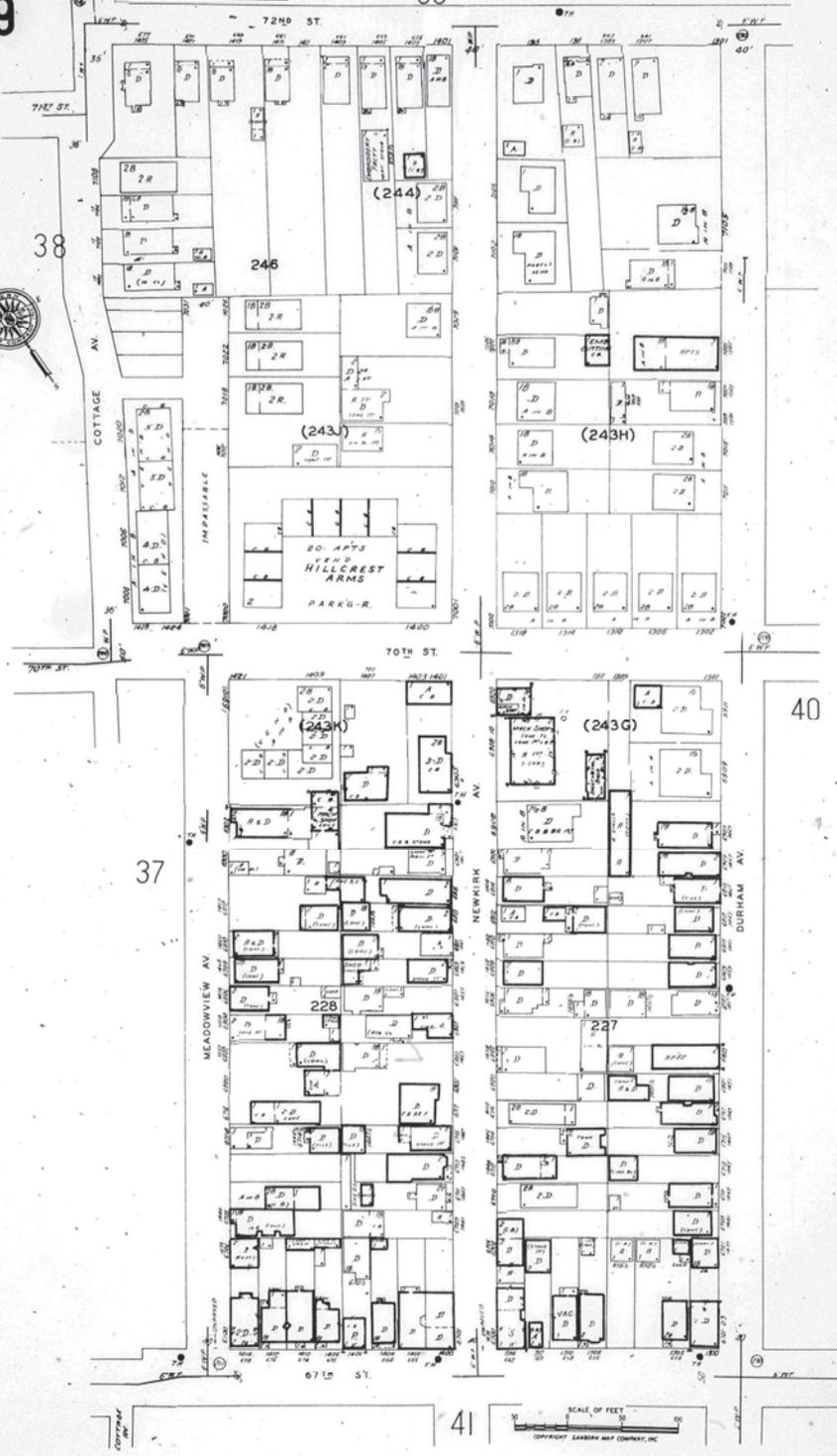
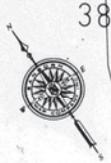
PREPARED FOR: Remington & Vernick Engineers  
ORDER #: 82792  
REPORT DATE: 01/24/2023

SUBJECT QUAD:

MAP NAME:	Weehawken	MAP YEAR:	2019	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



## **Appendix F – Envirosite Fire Insurance Map Report**

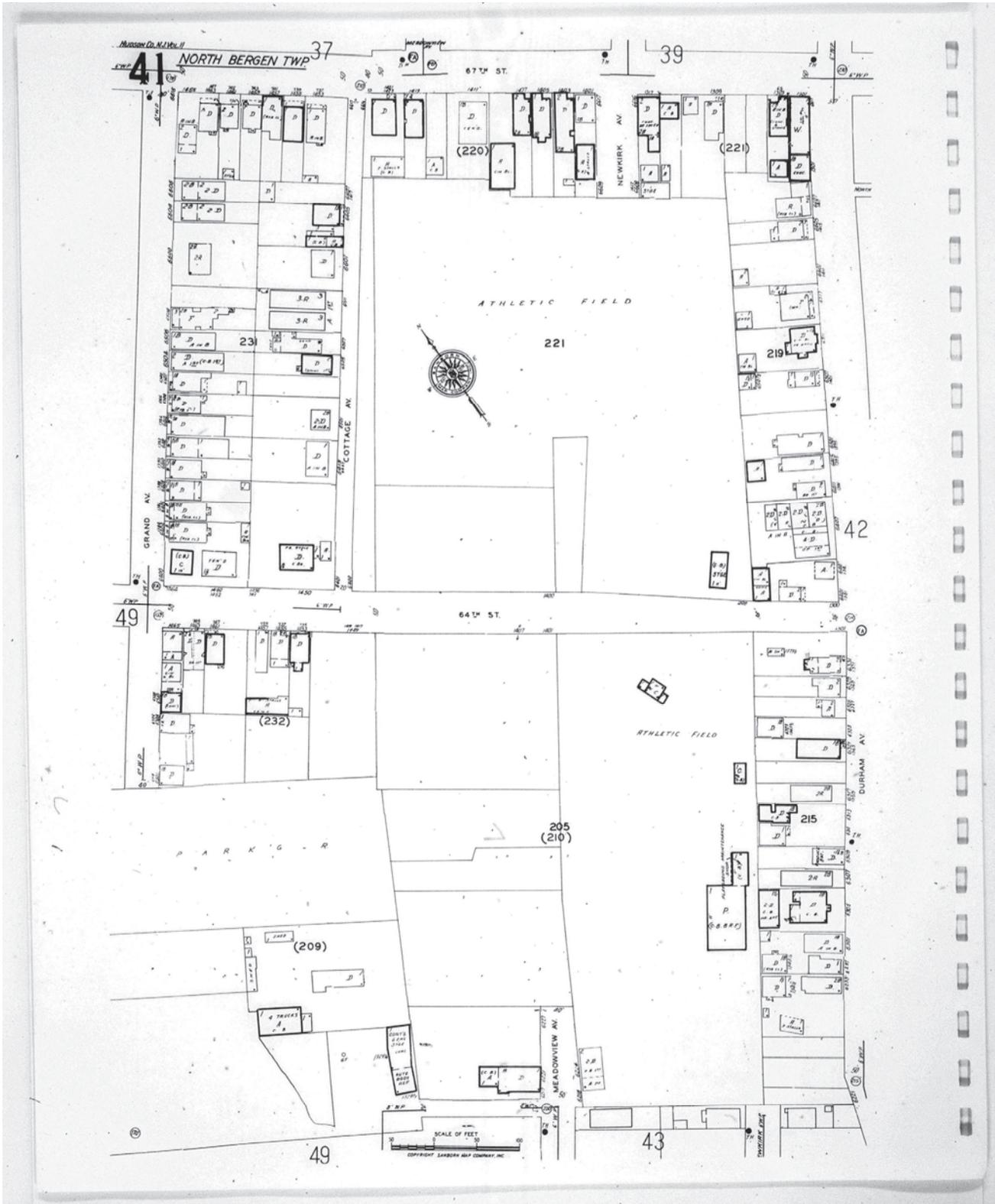


Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 11  
Base Map Date: January 1976  
Revised Date: 1988  
Republished Date:  
Sheet Number: 39

1988

Requested by: Envirosite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



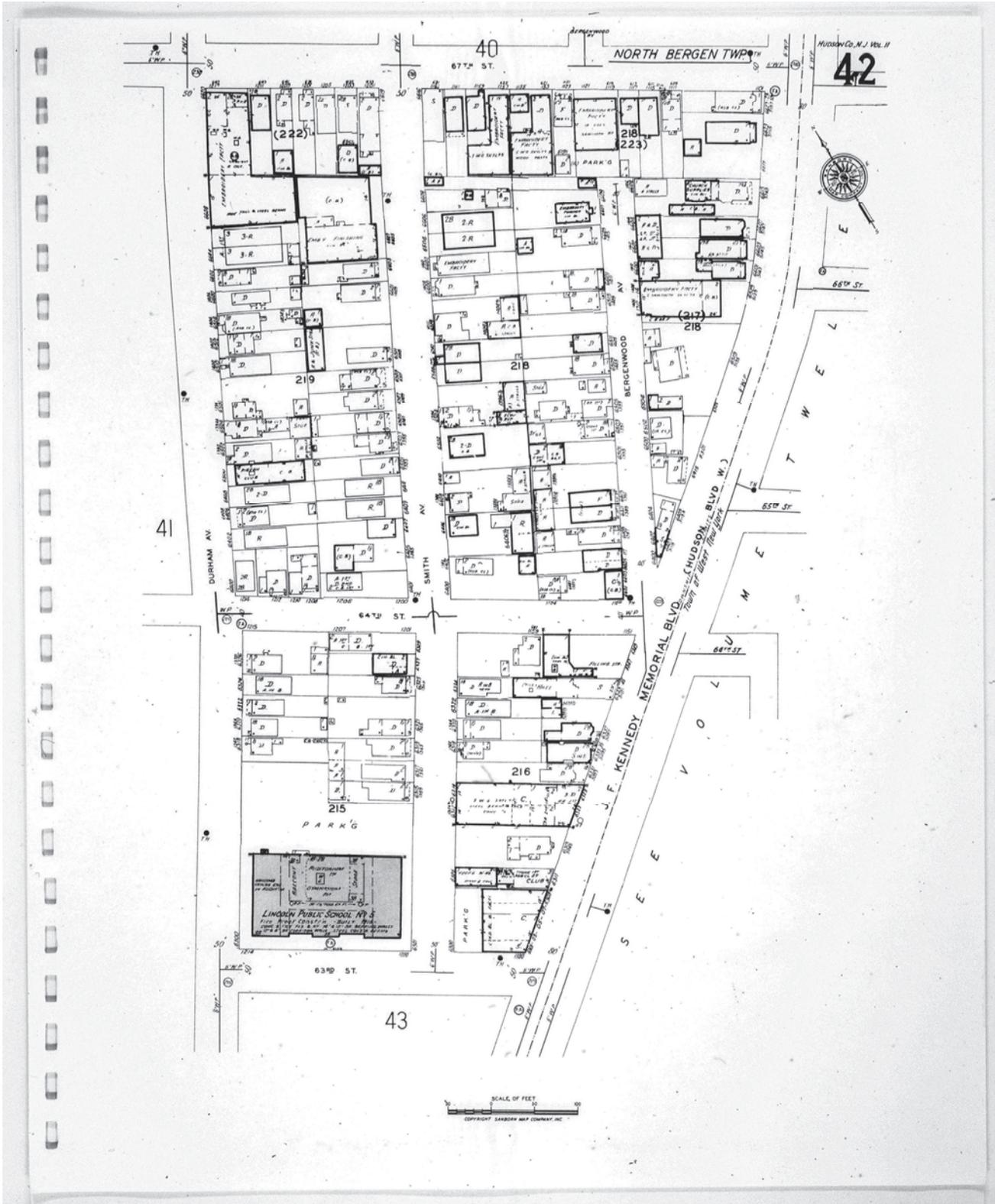


Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date: 1988  
 Republished Date:  
 Sheet Number: 41

**1988**

Requested by: EnviroSite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date: 1988  
 Republished Date:  
 Sheet Number: 42

Requested by: Envirosite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)

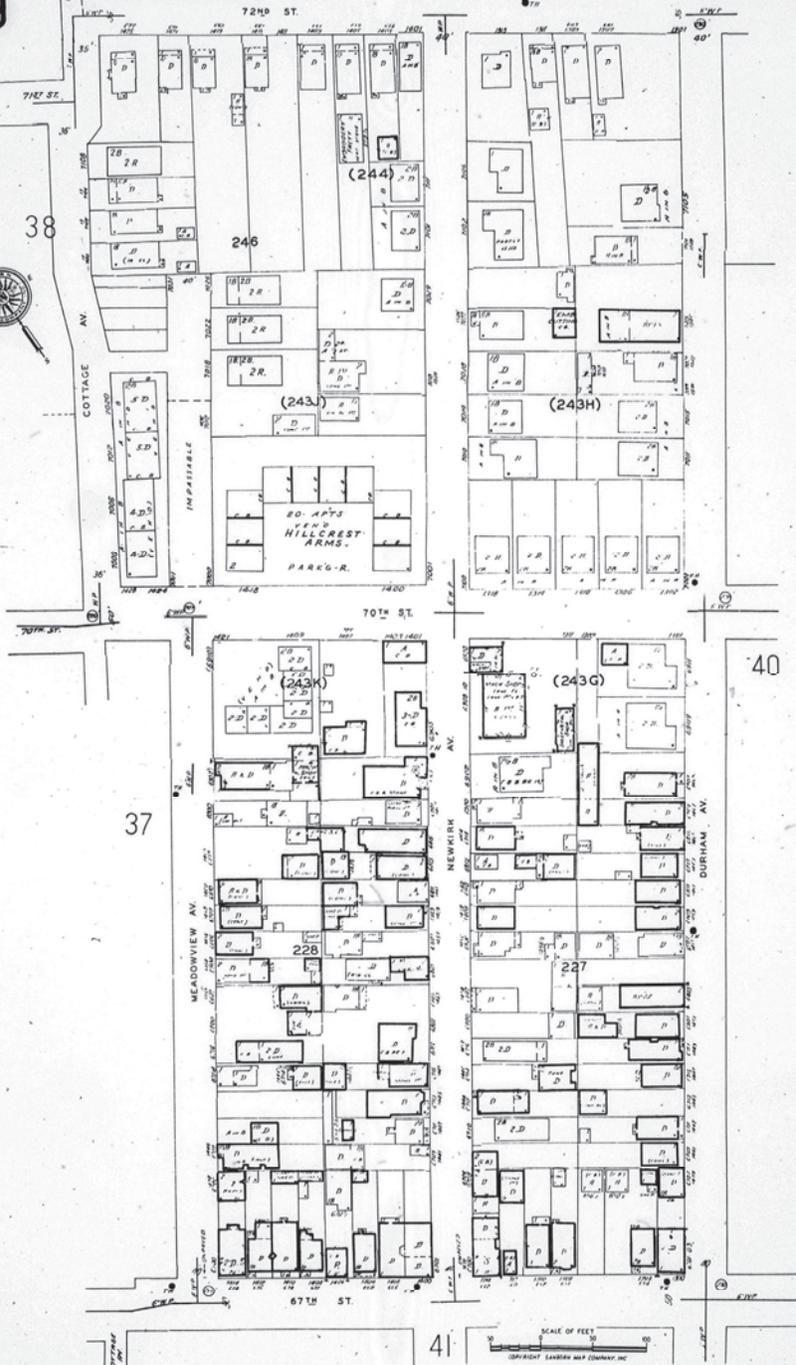
**1988**



39

NORTH BERGEN TWP

35



40

37

41

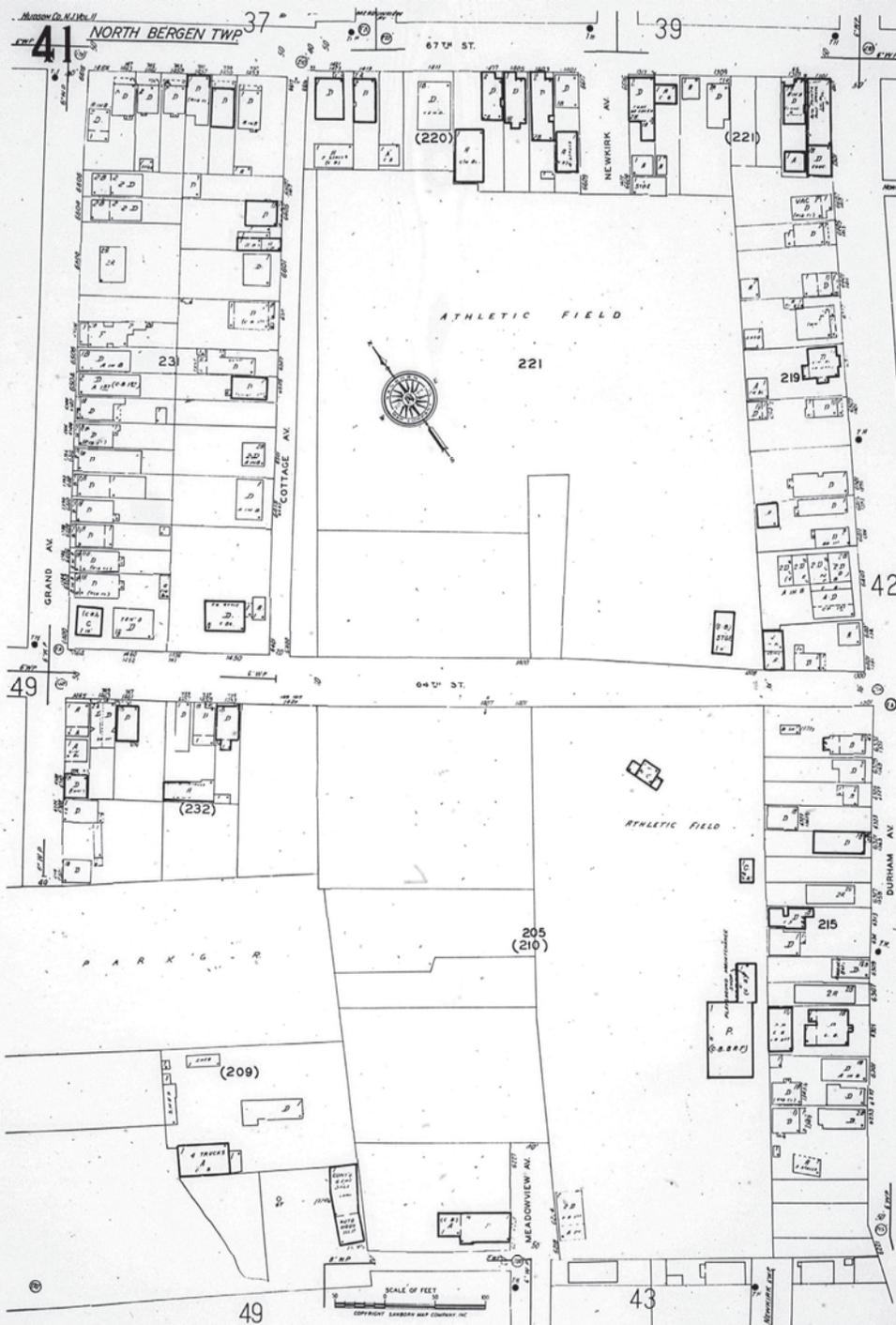


Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 11  
Base Map Date: January 1976  
Revised Date: 1979  
Republished Date:  
Sheet Number: 39

1979

Requested by: Envirosite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





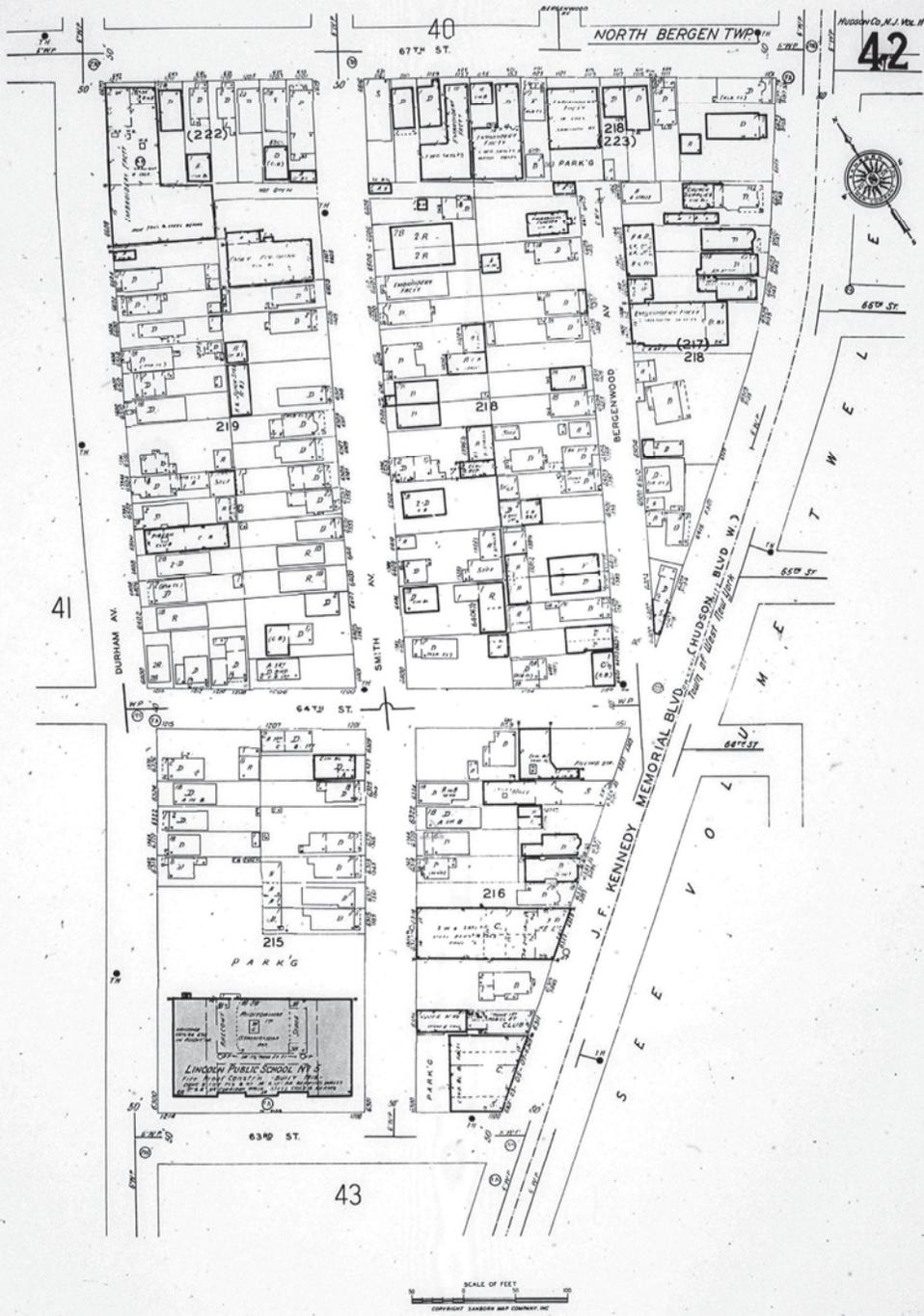
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date: 1979  
 Republished Date:  
 Sheet Number: 41

1979

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





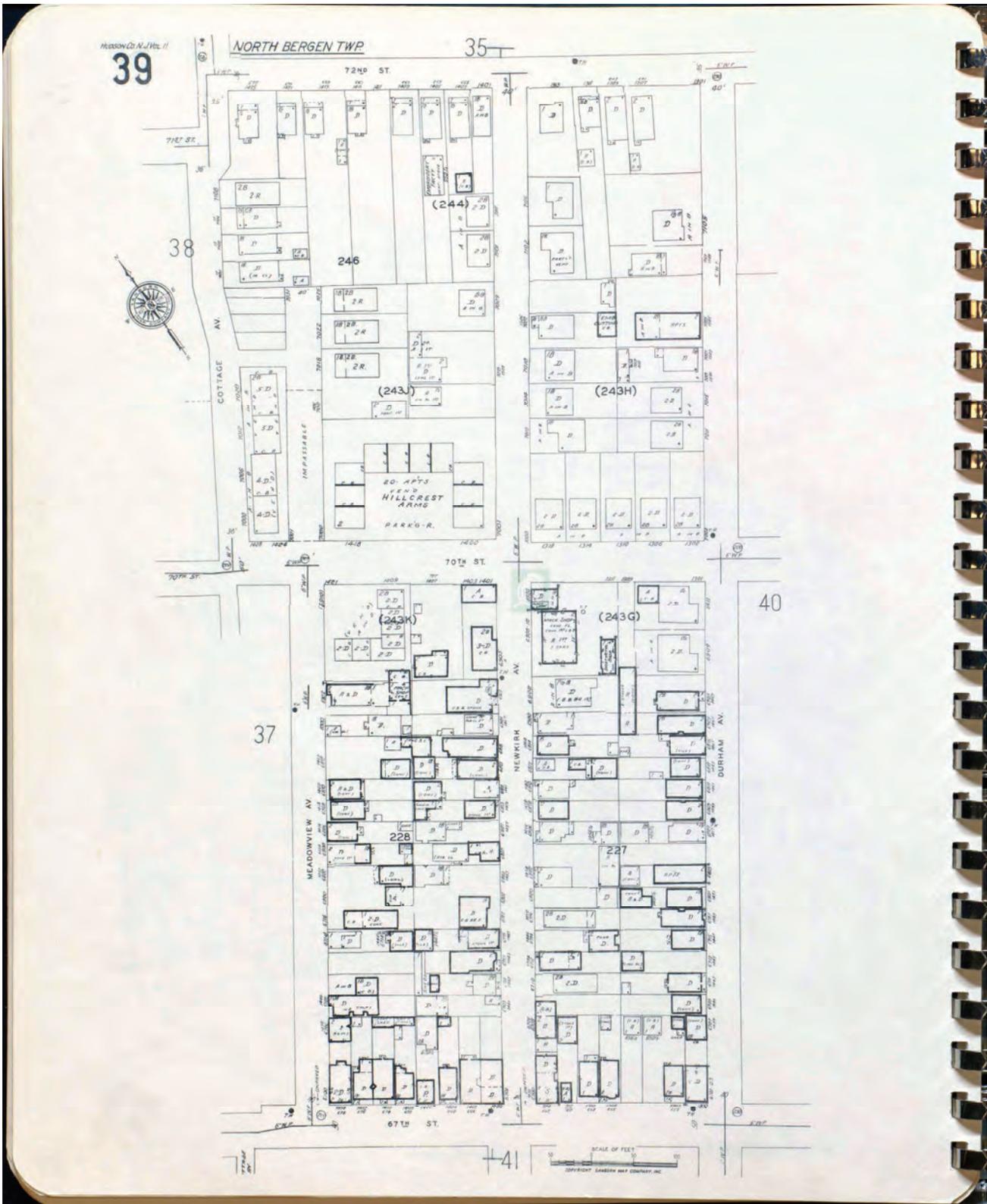
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date: 1979  
 Republished Date:  
 Sheet Number: 42

**1979**

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





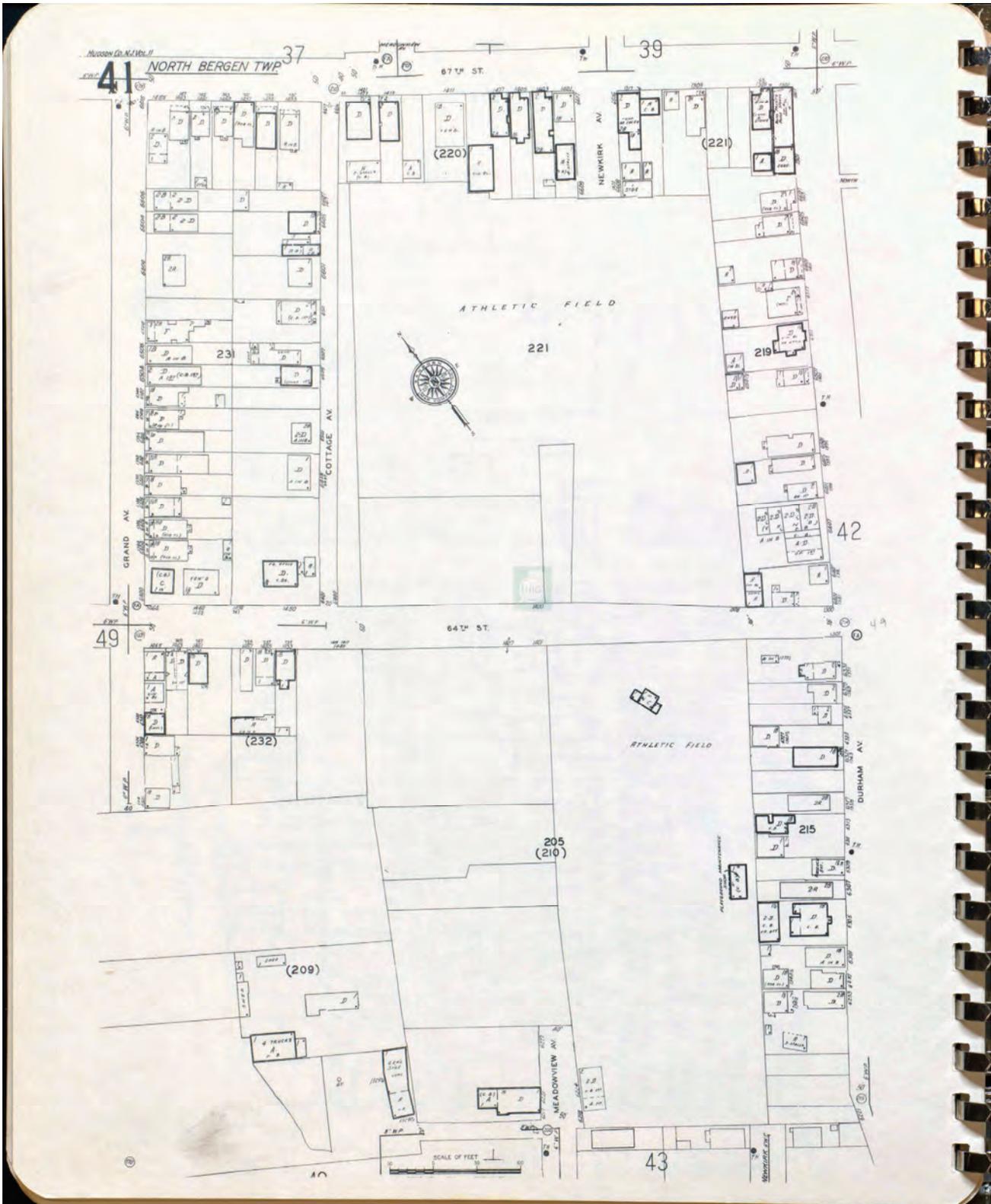
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date:  
 Republished Date:  
 Sheet Number: 39

**1976**

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date:  
 Republished Date:  
 Sheet Number: 41

1976

Requested by: EnviroSite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: January 1976  
 Revised Date:  
 Republished Date:  
 Sheet Number: 42

**1976**

Requested by: Envirosite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



N.J. 27  
(837) Hudson Co. N.J. Vol. 11  
**39**  
(64-68-69 VOL. 8)

**NORTH BERGEN TWP**

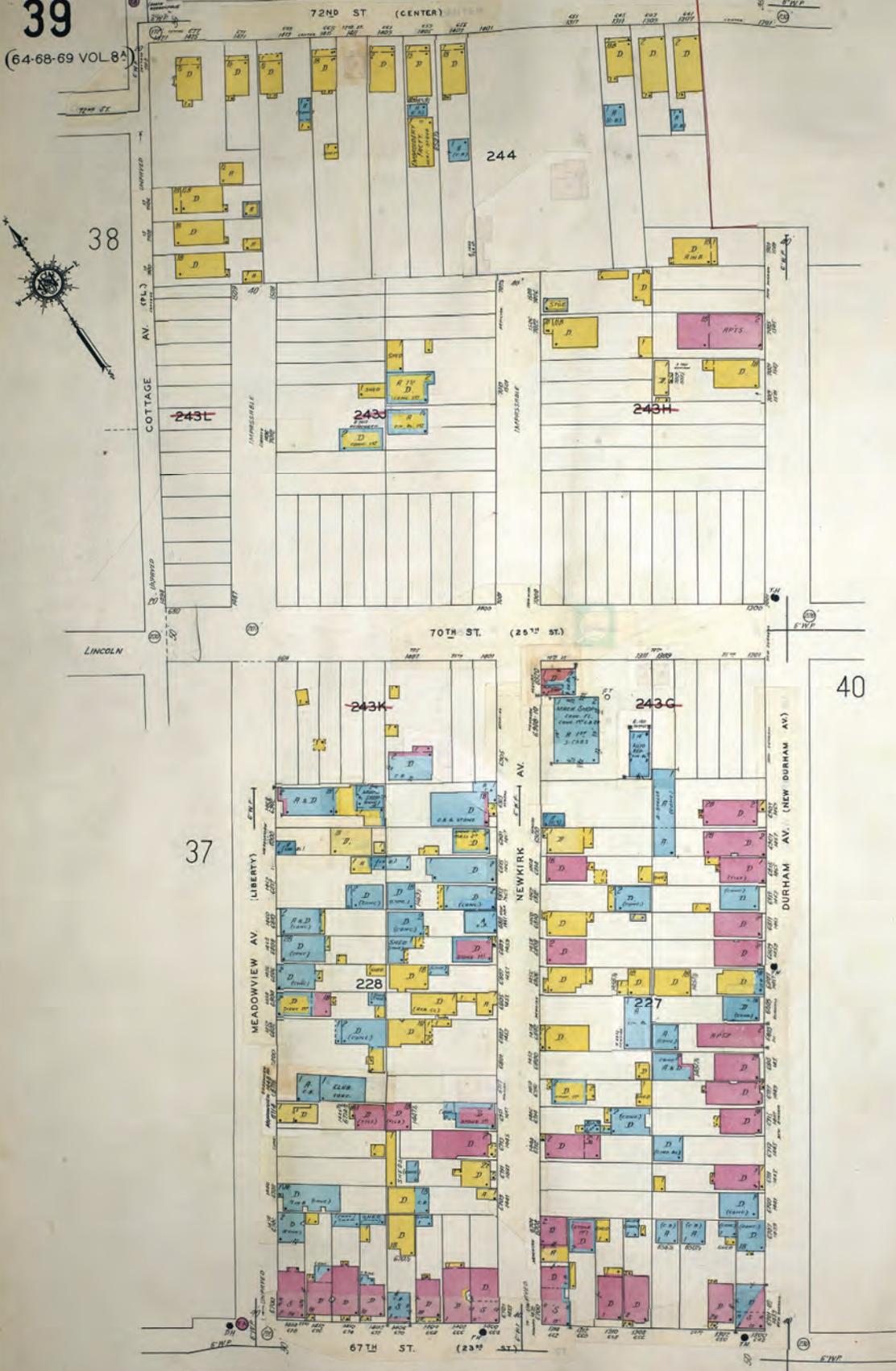
35

38

37

40

41



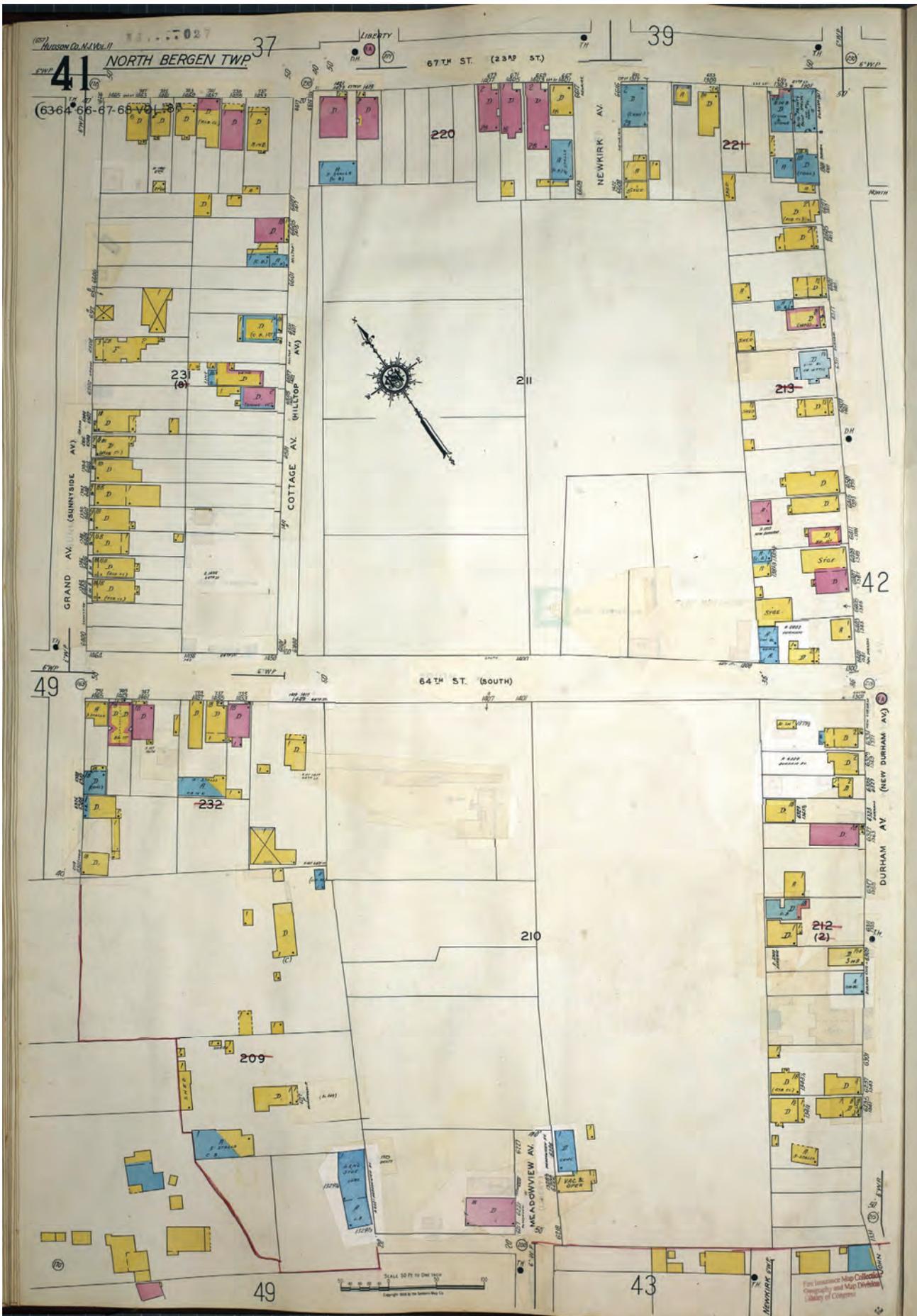
Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 11  
Base Map Date: 1936  
Revised Date: August 1950  
Republished Date:  
Sheet Number: 39

**1950**

Requested by: Envirosite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



For Insurance Map Collection  
Origami and Map Division  
Library of Congress



Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: 1936  
 Revised Date: August 1950  
 Republished Date:  
 Sheet Number: 41

1950

Requested by: EnviroSite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





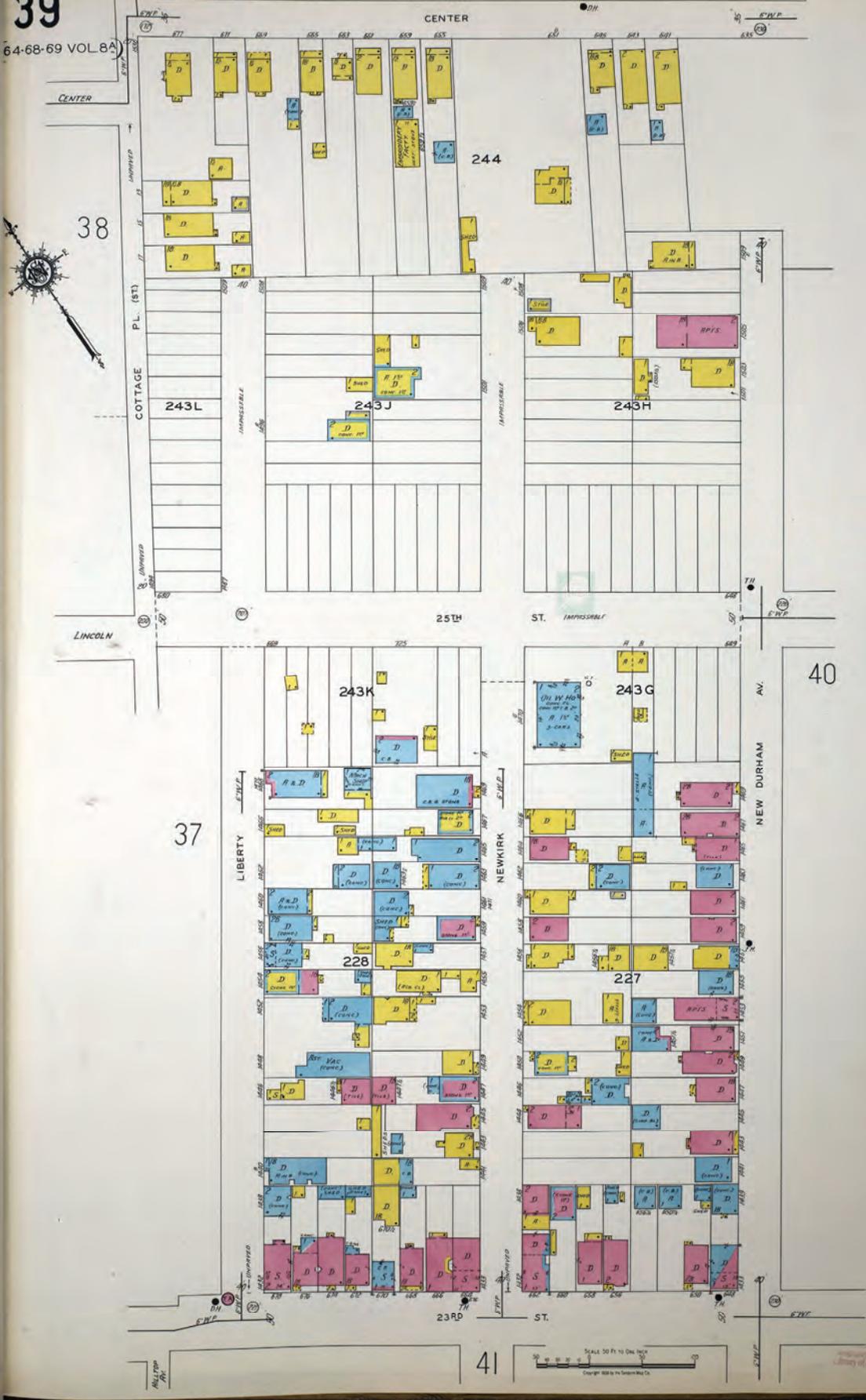
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: 1936  
 Revised Date: August 1950  
 Republished Date:  
 Sheet Number: 42

**1950**

Requested by: Envirosite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



Fire Insurance Map Collection  
 Geography and Map Division  
 Library of Congress



Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 11  
Base Map Date: 1936  
Revised Date:  
Republished Date:  
Sheet Number: 39

**1936**

Requested by: Envirosite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: 1936  
 Revised Date:  
 Republished Date:  
 Sheet Number: 41

**1936**

Requested by: EnviroSite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





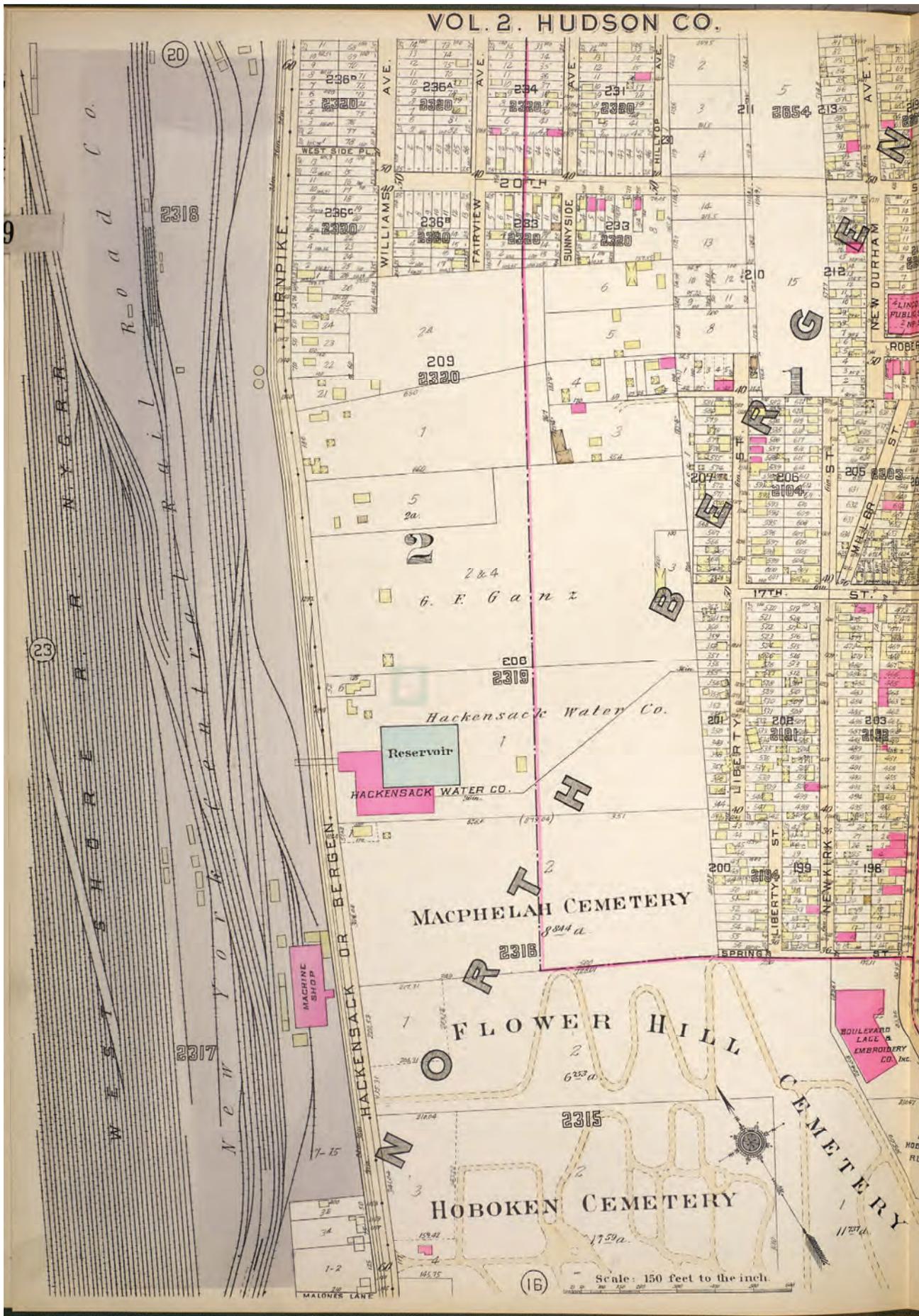
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 11  
 Base Map Date: 1936  
 Revised Date:  
 Republished Date:  
 Sheet Number: 42

**1936**

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





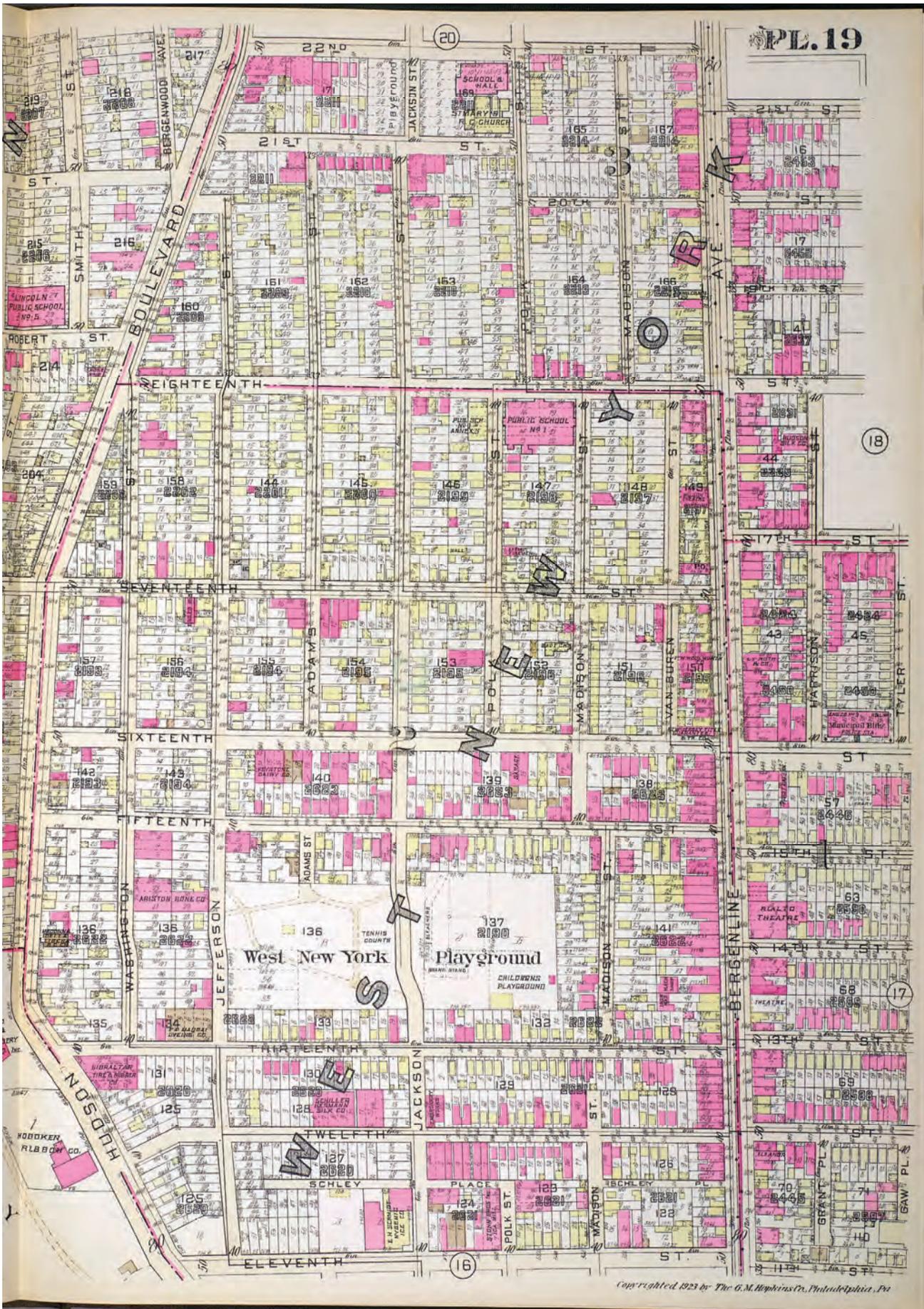
Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1923  
 Revised Date:  
 Republished Date:  
 Sheet Number: 19L

1923

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





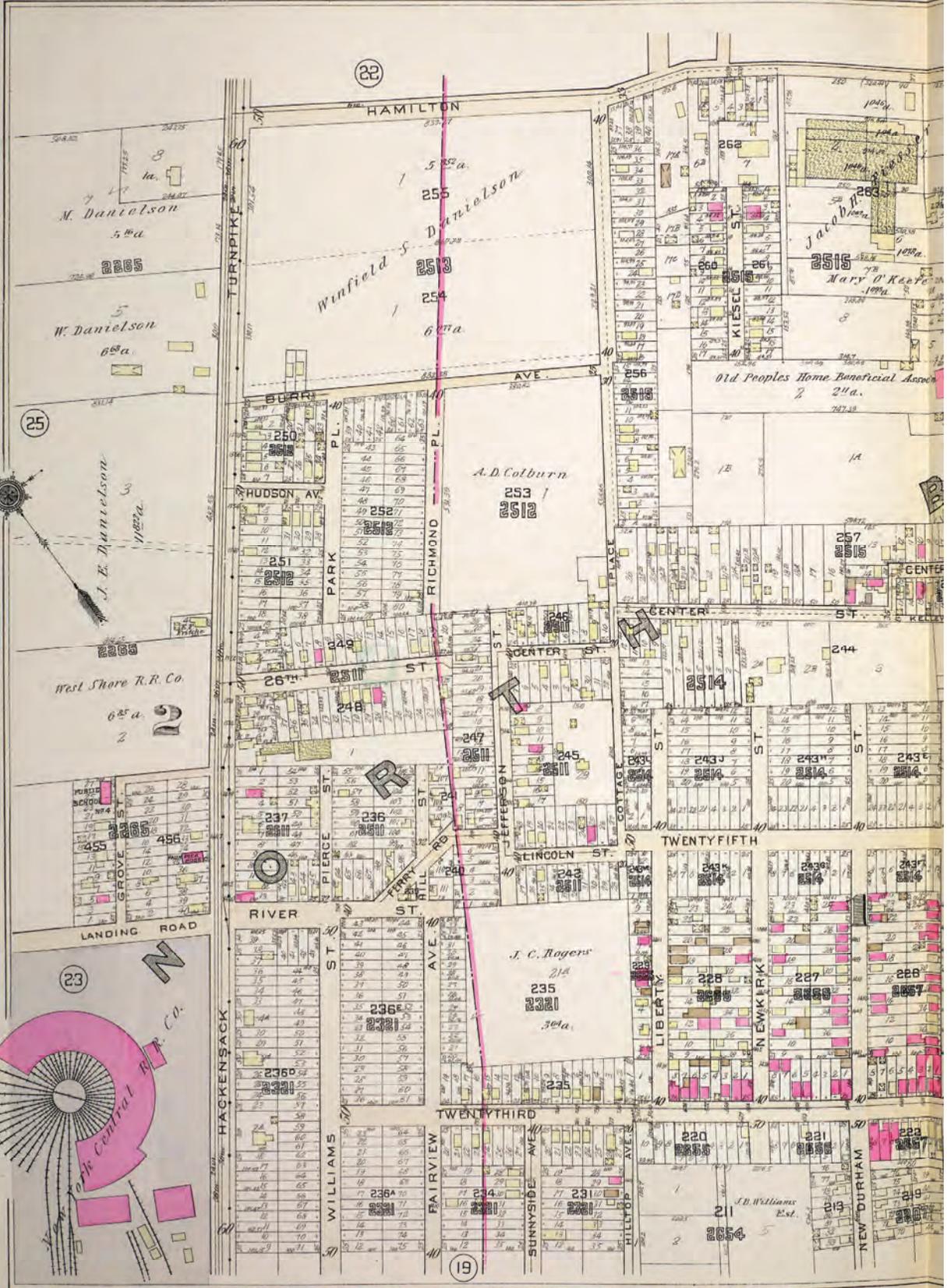
Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1923  
 Revised Date:  
 Republished Date:  
 Sheet Number: 19R

**1923**

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1923  
 Revised Date:  
 Republished Date:  
 Sheet Number: 20L

1923

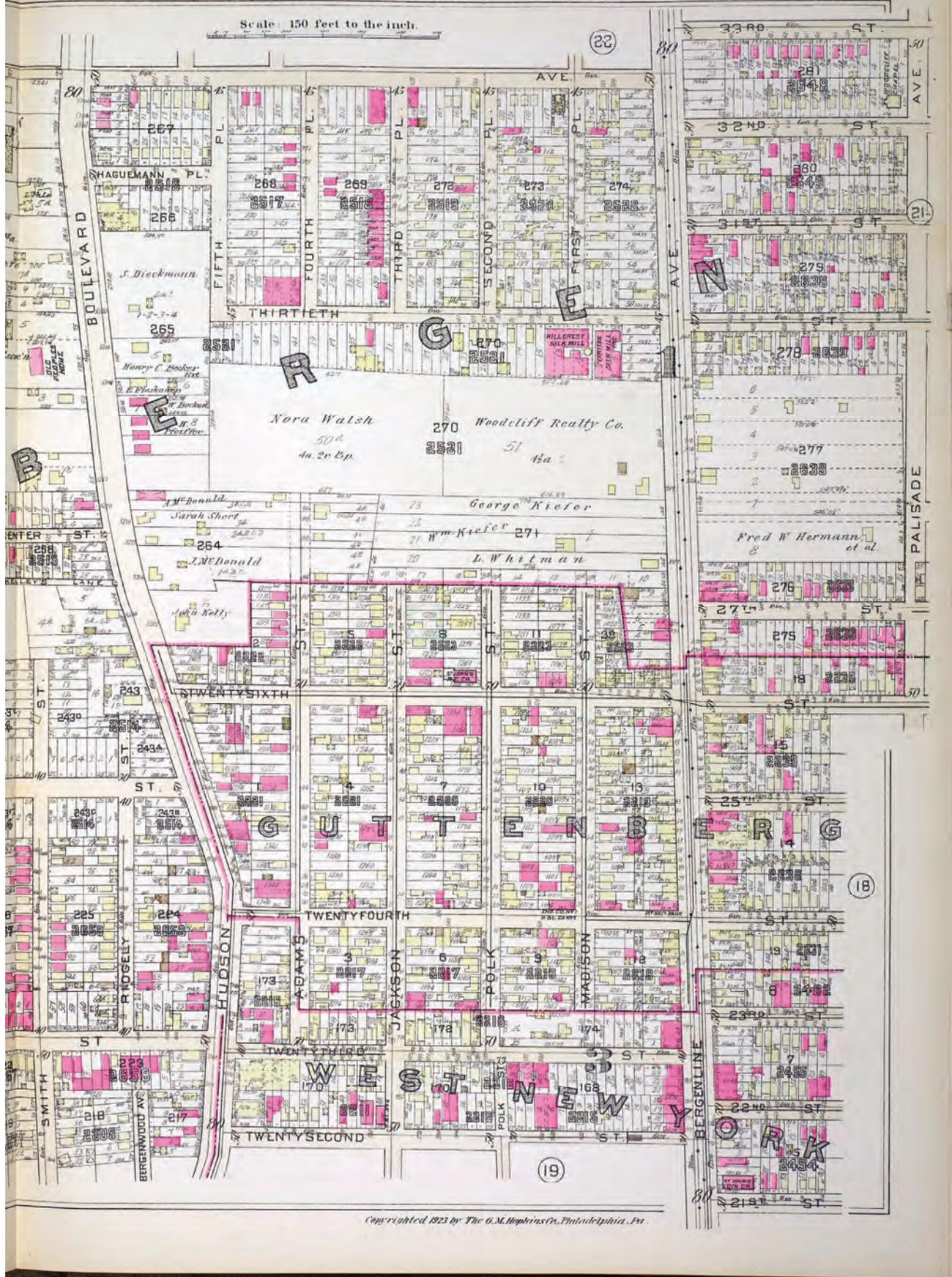
Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



# T NEW YORK, GUTTENBERG, & NORTH BERGEN. PLATE, 20

Scale: 150 feet to the inch.



Copyrighted 1923 by The G.M. Hopkins Co., Philadelphia, Pa.

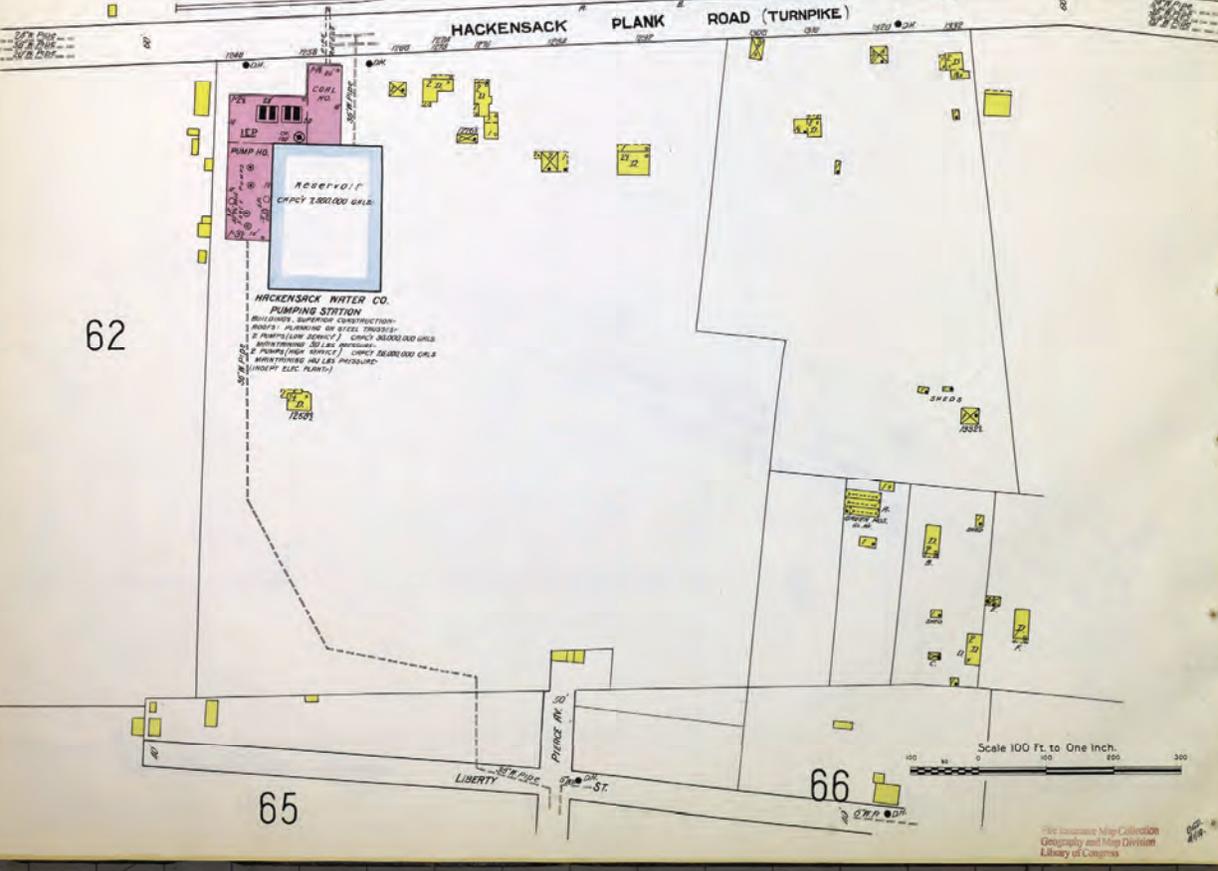
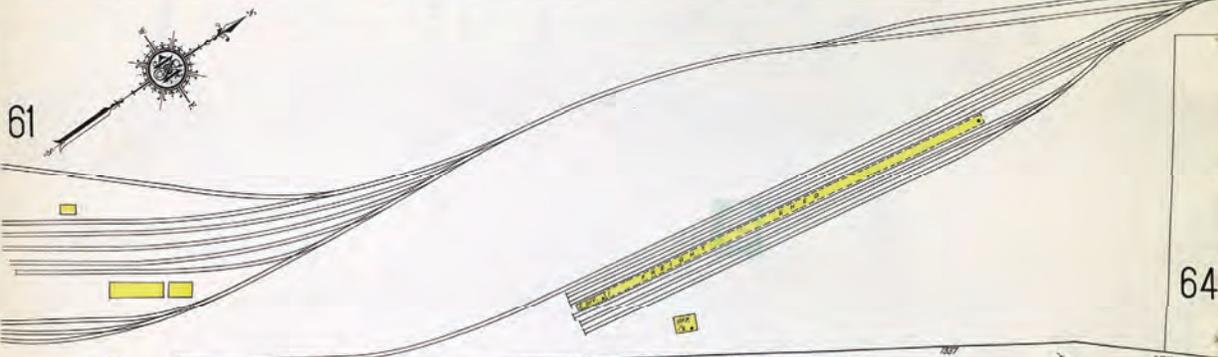
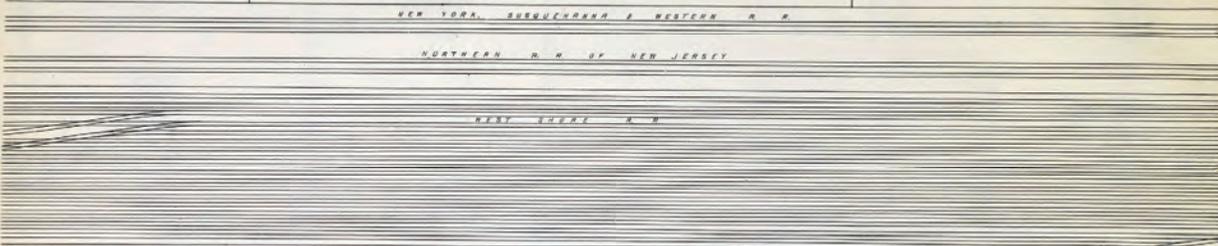
Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1923  
 Revised Date:  
 Republished Date:  
 Sheet Number: 20R

## 1923

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



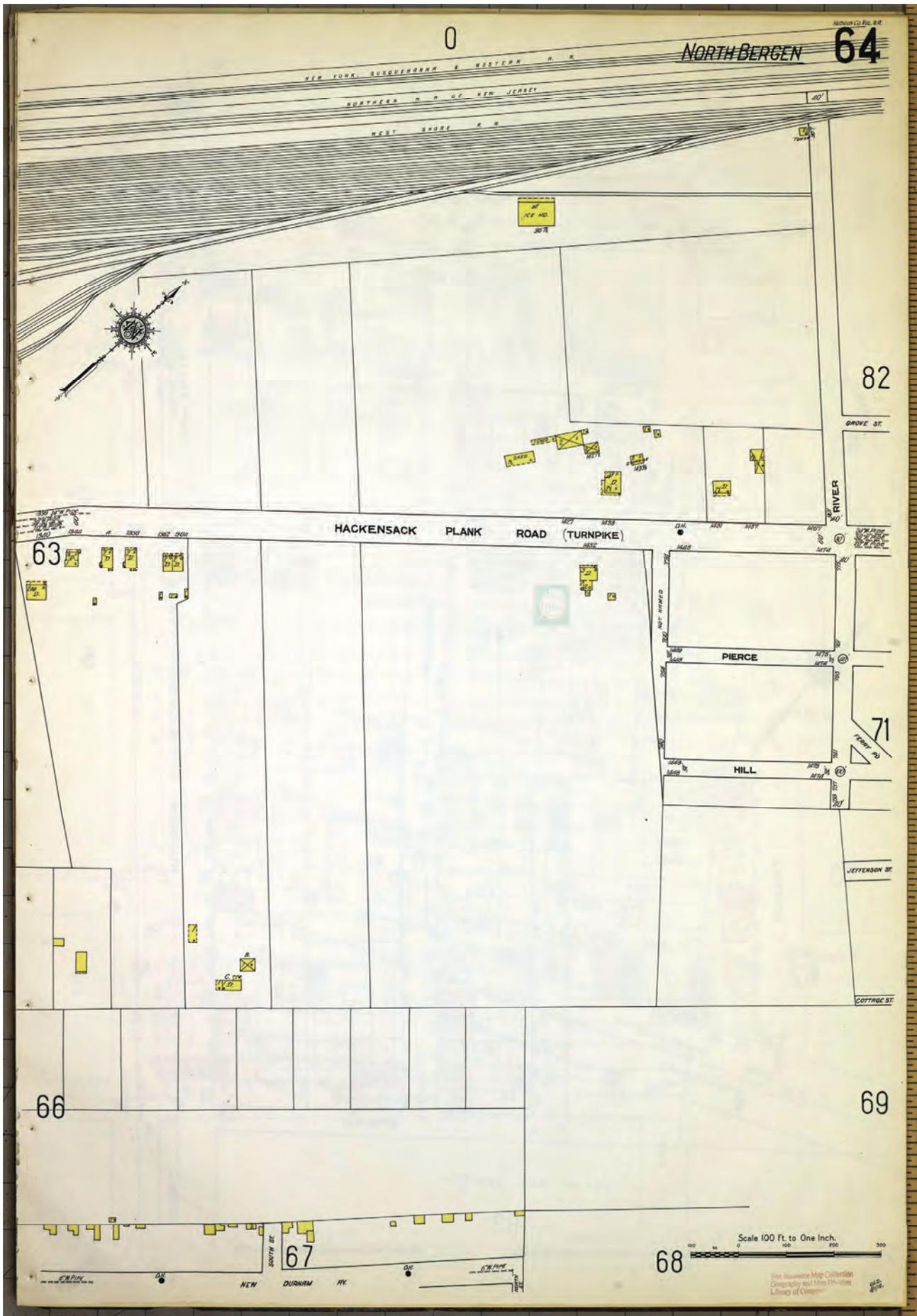


Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 8A  
Base Map Date: 1910  
Revised Date:  
Republished Date:  
Sheet Number: 63

1910

Requested by: EnviroSite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





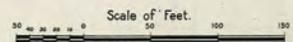
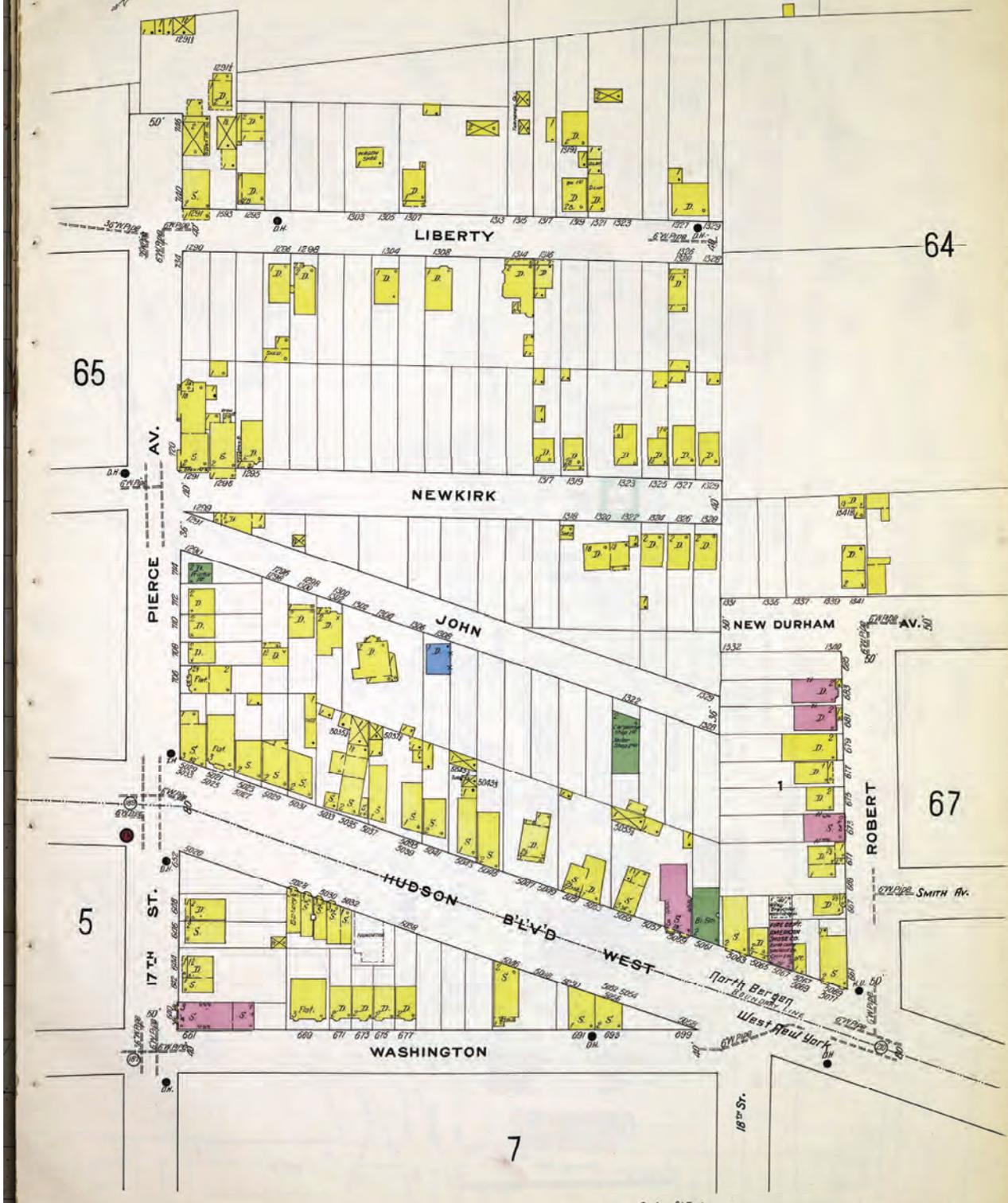
Map Type: Fire Insurance  
 Publisher: Sanborn Map Co.  
 Publication Name: Hudson County, NJ Vol. 8A  
 Base Map Date: 1910  
 Revised Date:  
 Republished Date:  
 Sheet Number: 64

**1910**

Requested by: EnviroSite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





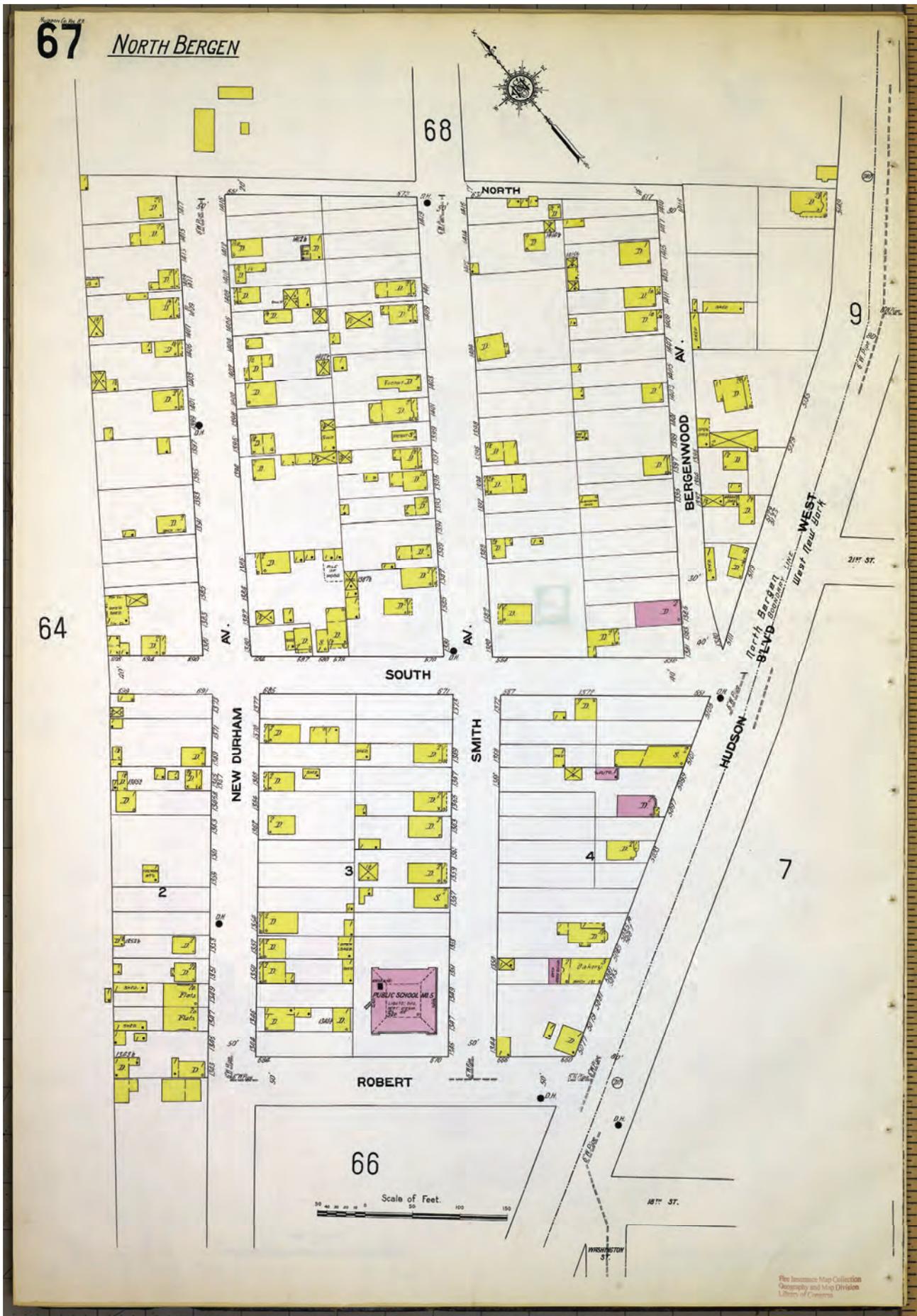
Fire Insurance Map Collection  
Geography and Map Division  
Library of Congress

Map Type: Fire Insurance  
Publisher: Sanborn Map Co.  
Publication Name: Hudson County, NJ Vol. 8A  
Base Map Date: 1910  
Revised Date:  
Republished Date:  
Sheet Number: 66

1910

Requested by: Envirosite Corporation  
Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047  
Client Project # 82792  
HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





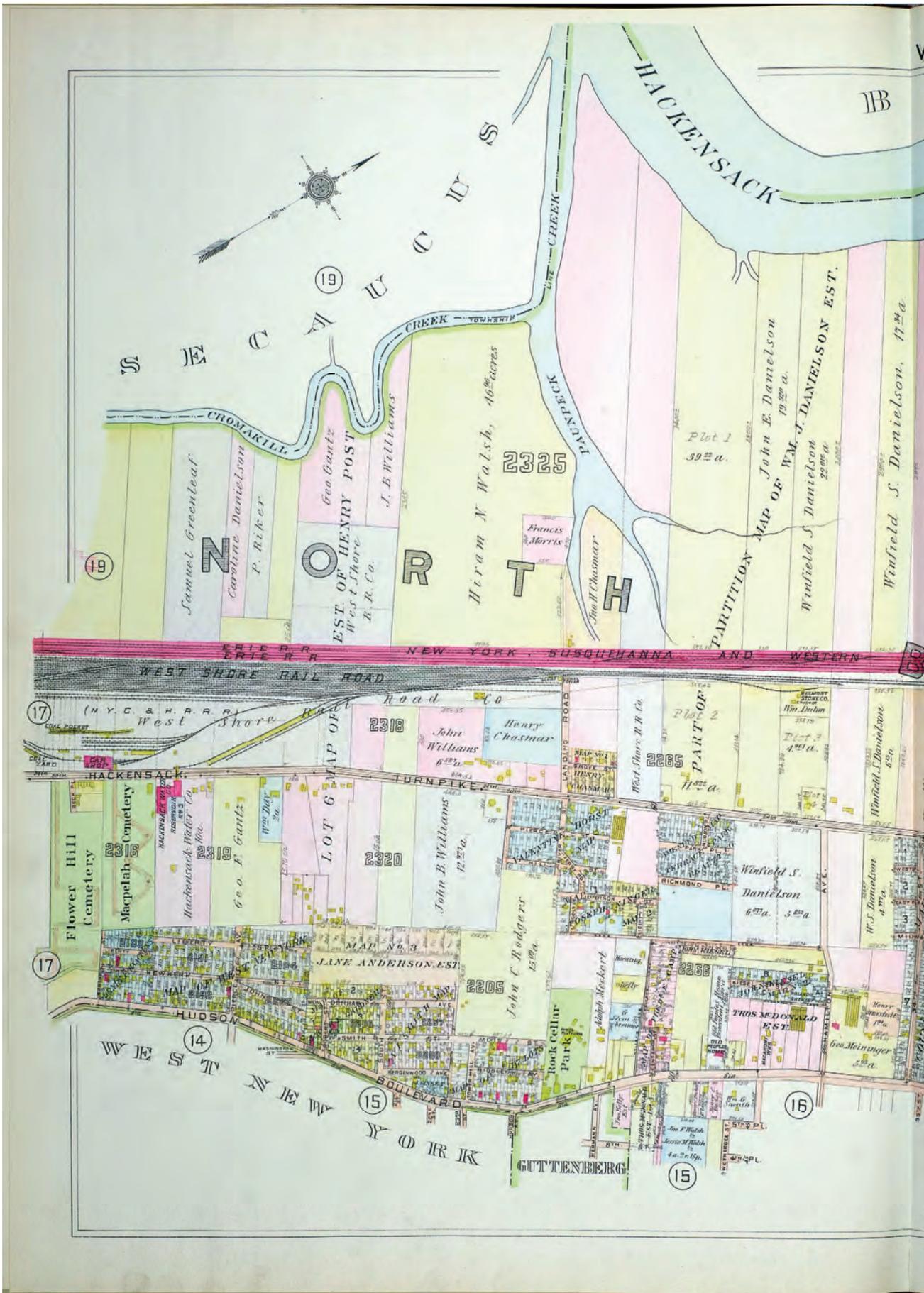
Map Type: Fire Insurance  
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 Publication Name: Hudson County, NJ Vol. 8A  
 Base Map Date: 1910  
 Revised Date:  
 Republished Date:  
 Sheet Number: 67

1910

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



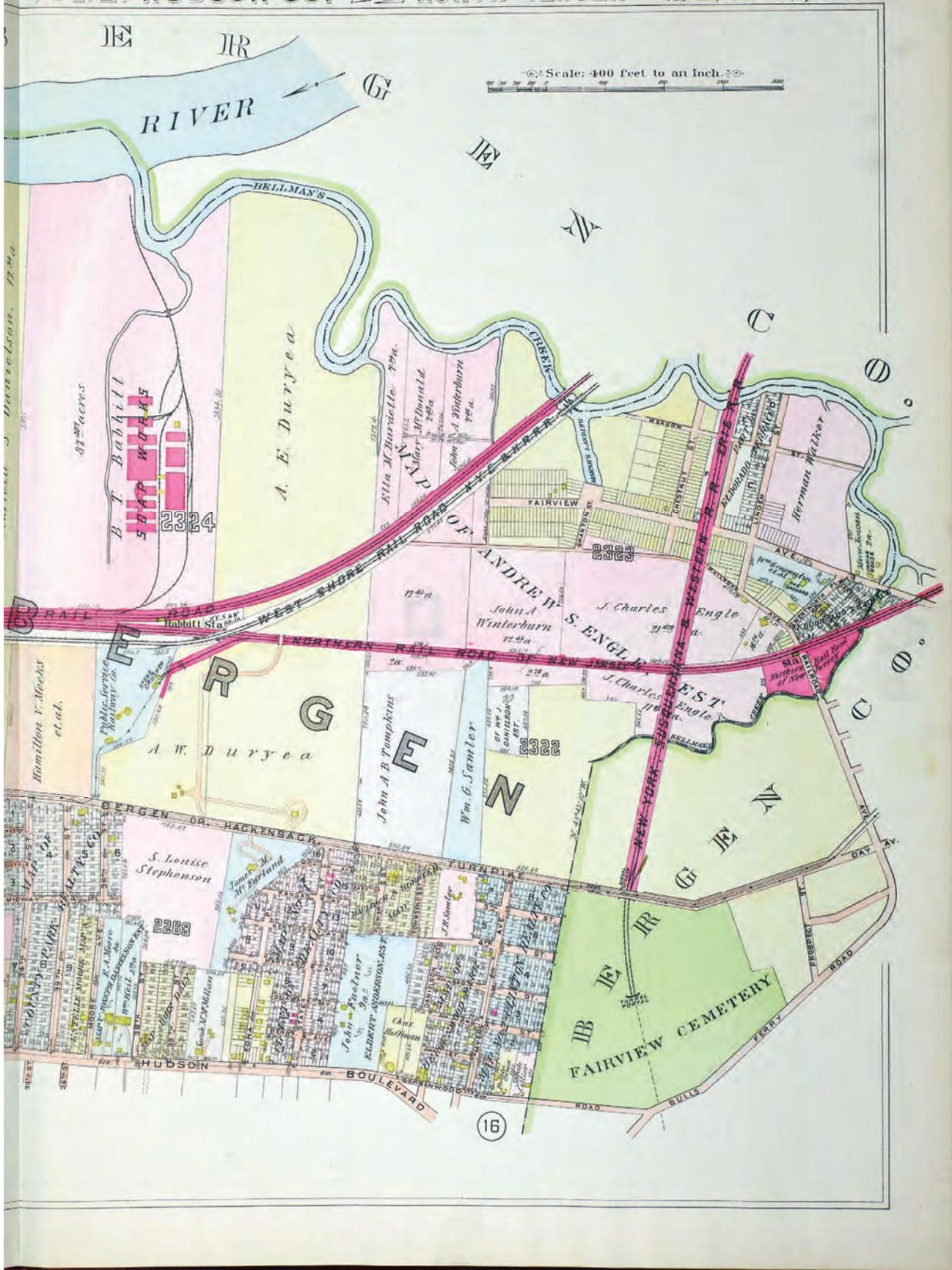


Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1909  
 Revised Date:  
 Republished Date:  
 Sheet Number: 18L

**1909**

Requested by: Envirosite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Real Estate Atlas  
 Publisher: G. M. Hopkins Co.  
 Publication Name: Hudson County, NJ Vol. 02  
 Base Map Date: 1909  
 Revised Date:  
 Republished Date:  
 Sheet Number: 18R

1909

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



# 121

North Bergen

# 124

# 122

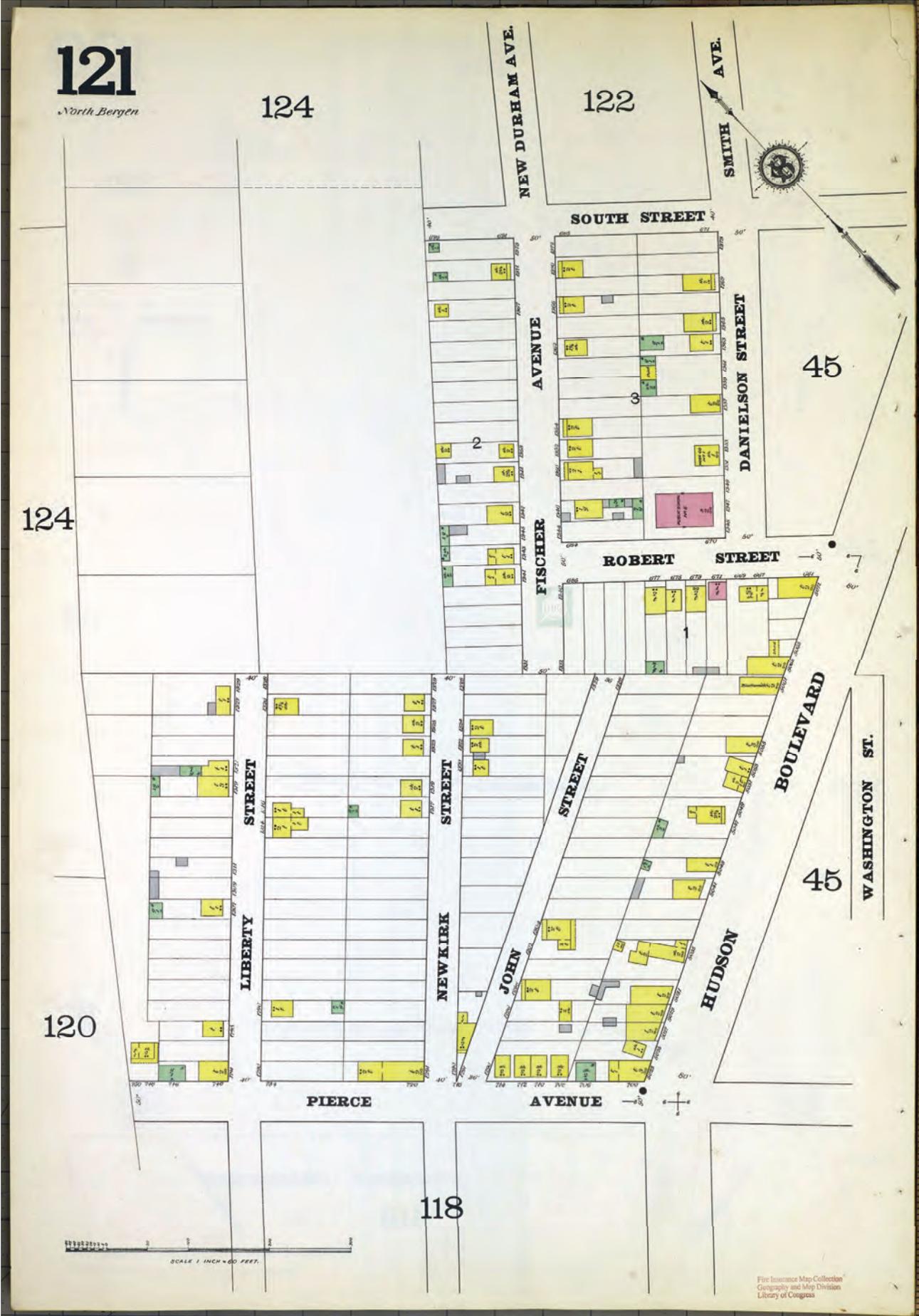
# 124

# 120

# 118

# 45

# 45



Map Type: Fire Insurance  
 Publisher: Sanborn-Perris Map Co.  
 Publication Name: Hudson County, NJ Vol. 8  
 Base Map Date: 1900  
 Revised Date:  
 Republished Date:  
 Sheet Number: 121

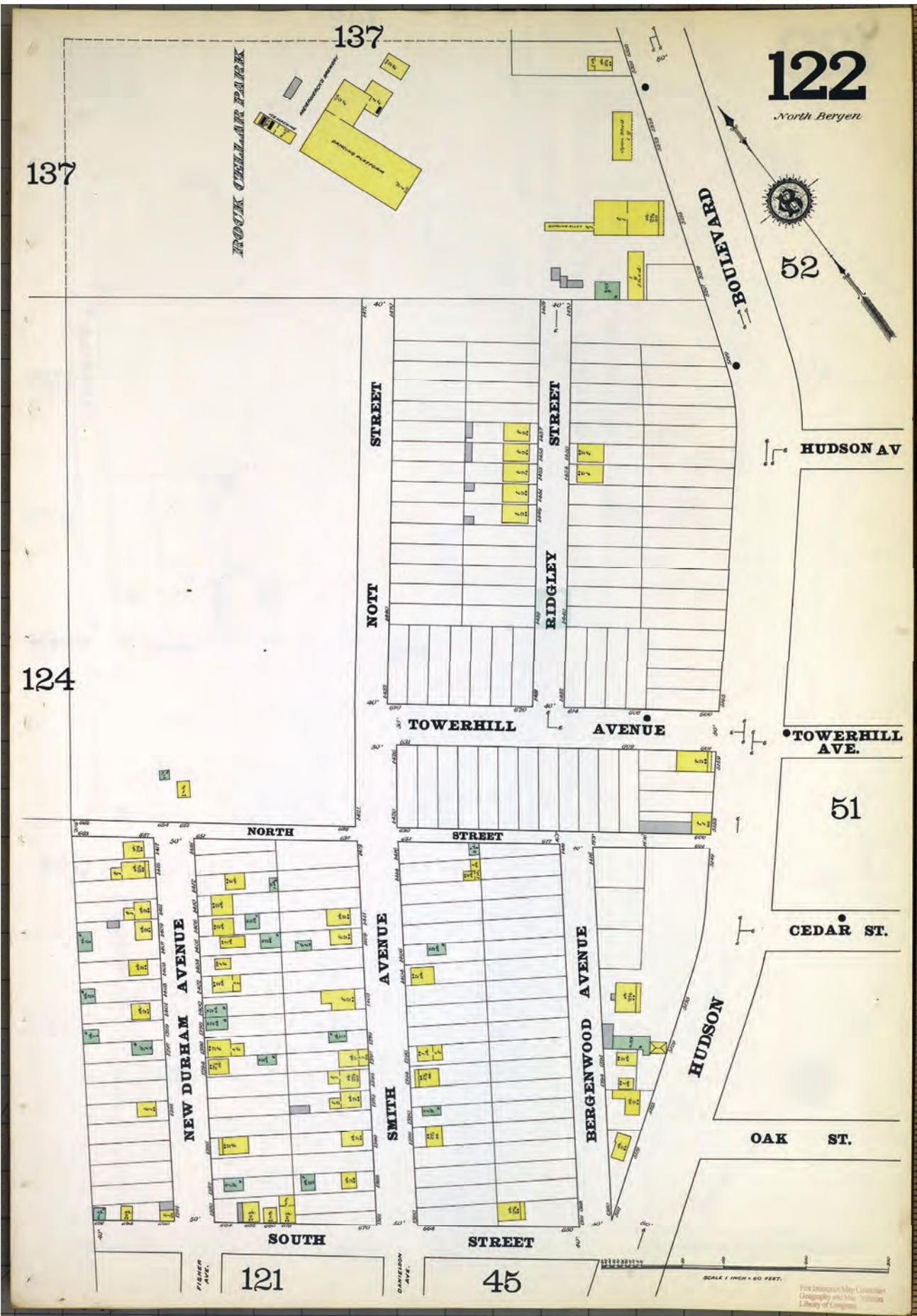
# 1900

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



Fire Insurance Map Collection  
 Geography and Map Division  
 Library of Congress



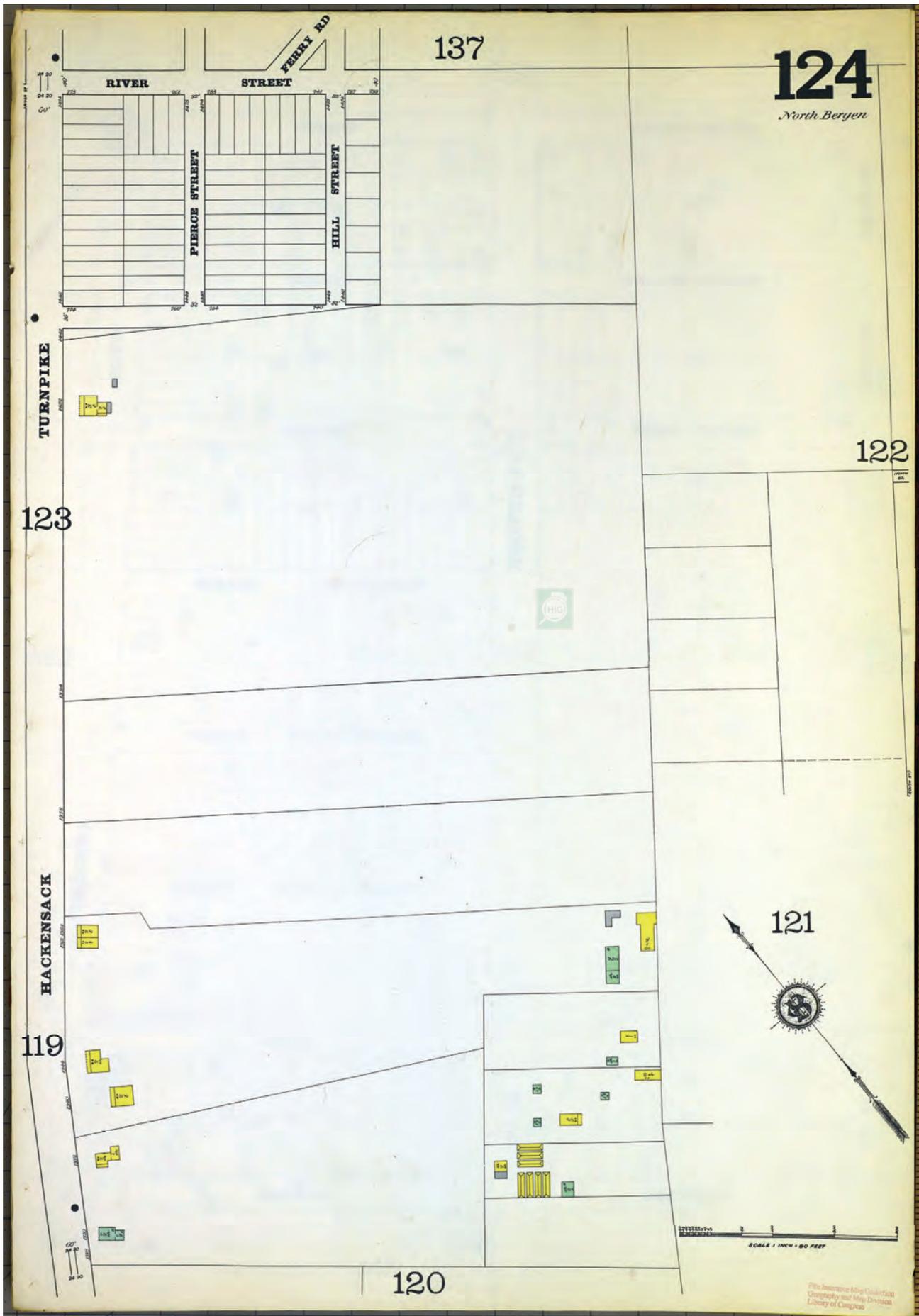
Map Type: Fire Insurance  
 Publisher: Sanborn-Perris Map Co.  
 Publication Name: Hudson County, NJ Vol. 8  
 Base Map Date: 1900  
 Revised Date:  
 Republished Date:  
 Sheet Number: 122

**1900**

Requested by: Envirosite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)





Map Type: Fire Insurance  
 Publisher: Sanborn-Perris Map Co.  
 Publication Name: Hudson County, NJ Vol. 8  
 Base Map Date: 1900  
 Revised Date:  
 Republished Date:  
 Sheet Number: 124

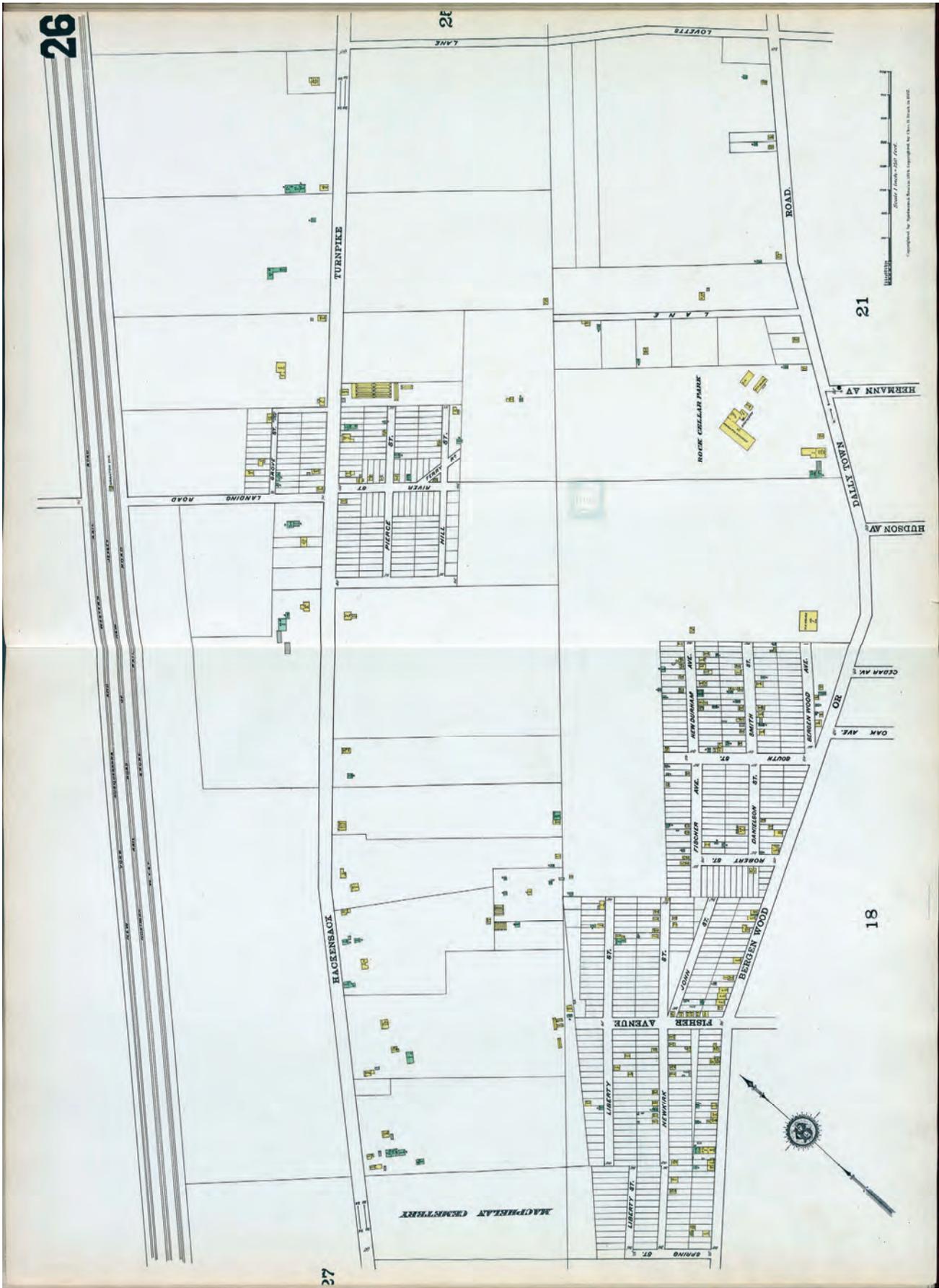
**1900**

Requested by: EnviroSite Corporation

Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
 HIG Project # 2071993 [www.historicalinfo.com](http://www.historicalinfo.com)



The Insurance Map Collection  
 Geography and Map Division  
 Library of Congress

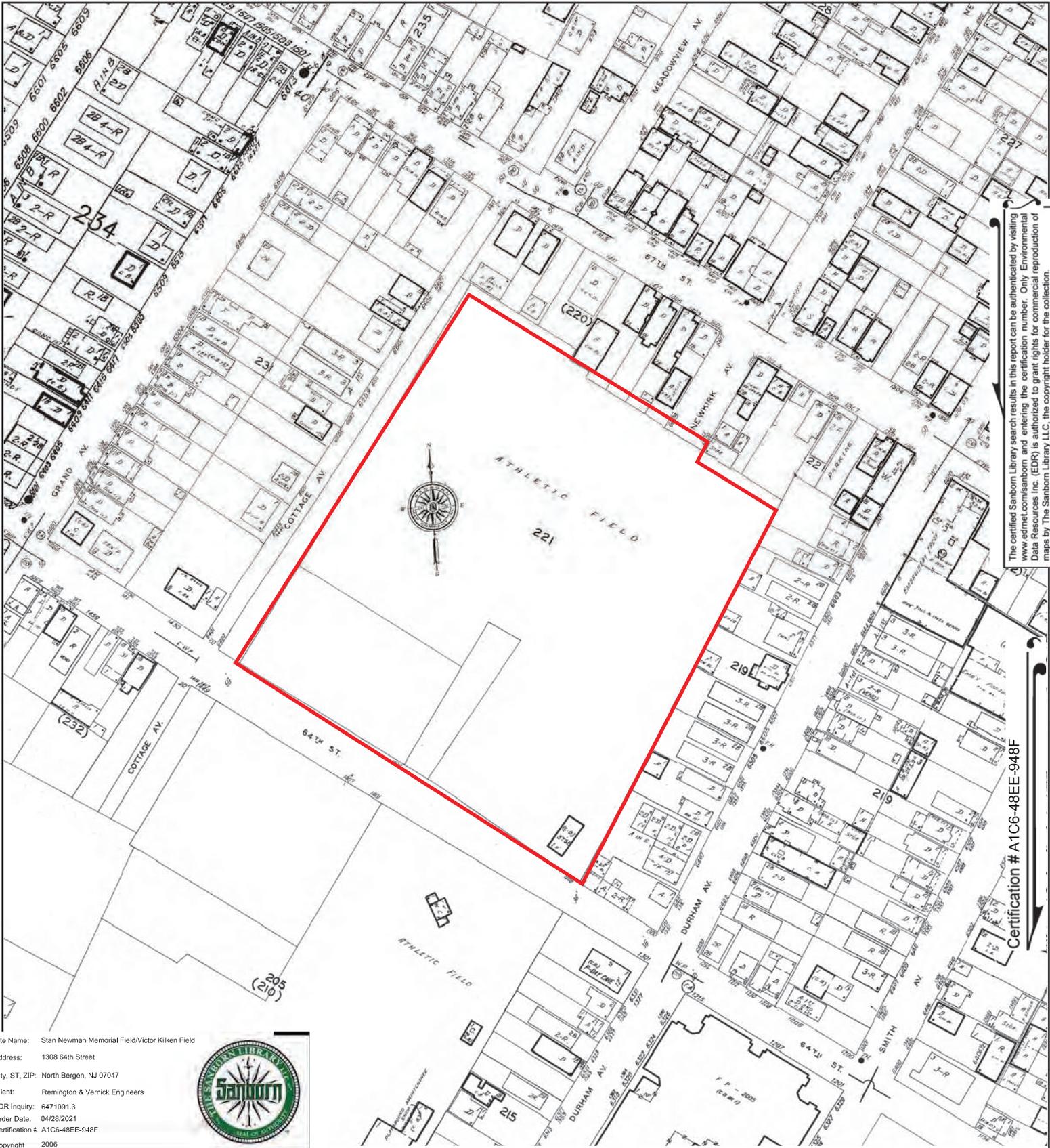


Map Type: Fire Insurance  
 Publisher: Chas. B. Brush  
 Publication Name: Hudson County, NJ Vol. 8  
 Base Map Date: 1887  
 Revised Date:  
 Republished Date:  
 Sheet Number: 26

1887

Requested by: Envirosite Corporation  
 Stan Newman Memorial Field  
 1308 64th St.  
 North Bergen, NJ 07047  
 Client Project # 82792  
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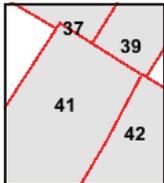
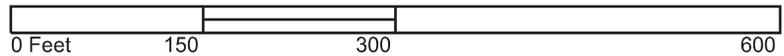
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Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 2006

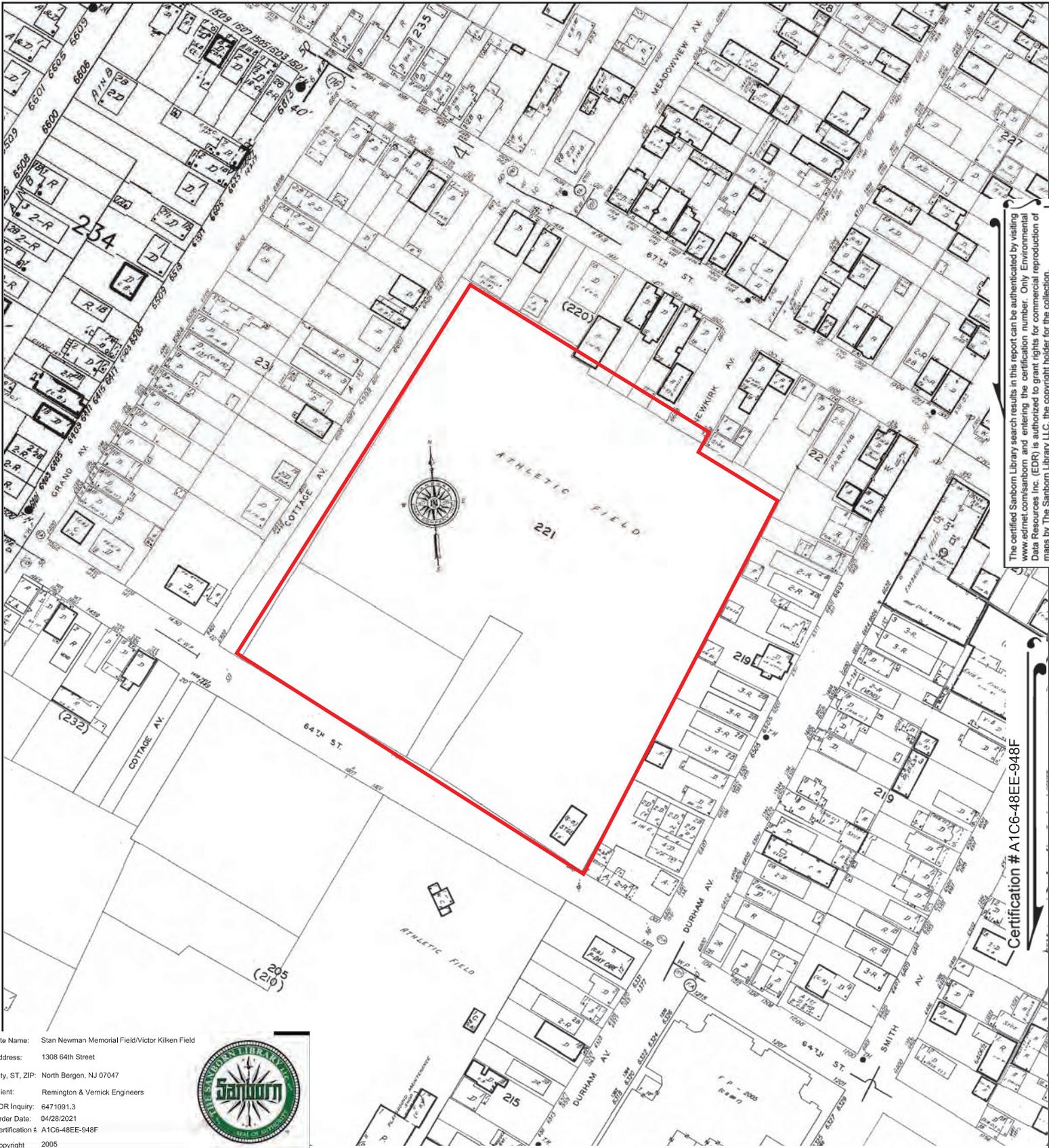


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Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





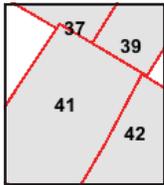
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Certification # A1C6-48EE-948F

Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
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 Copyright: 2005

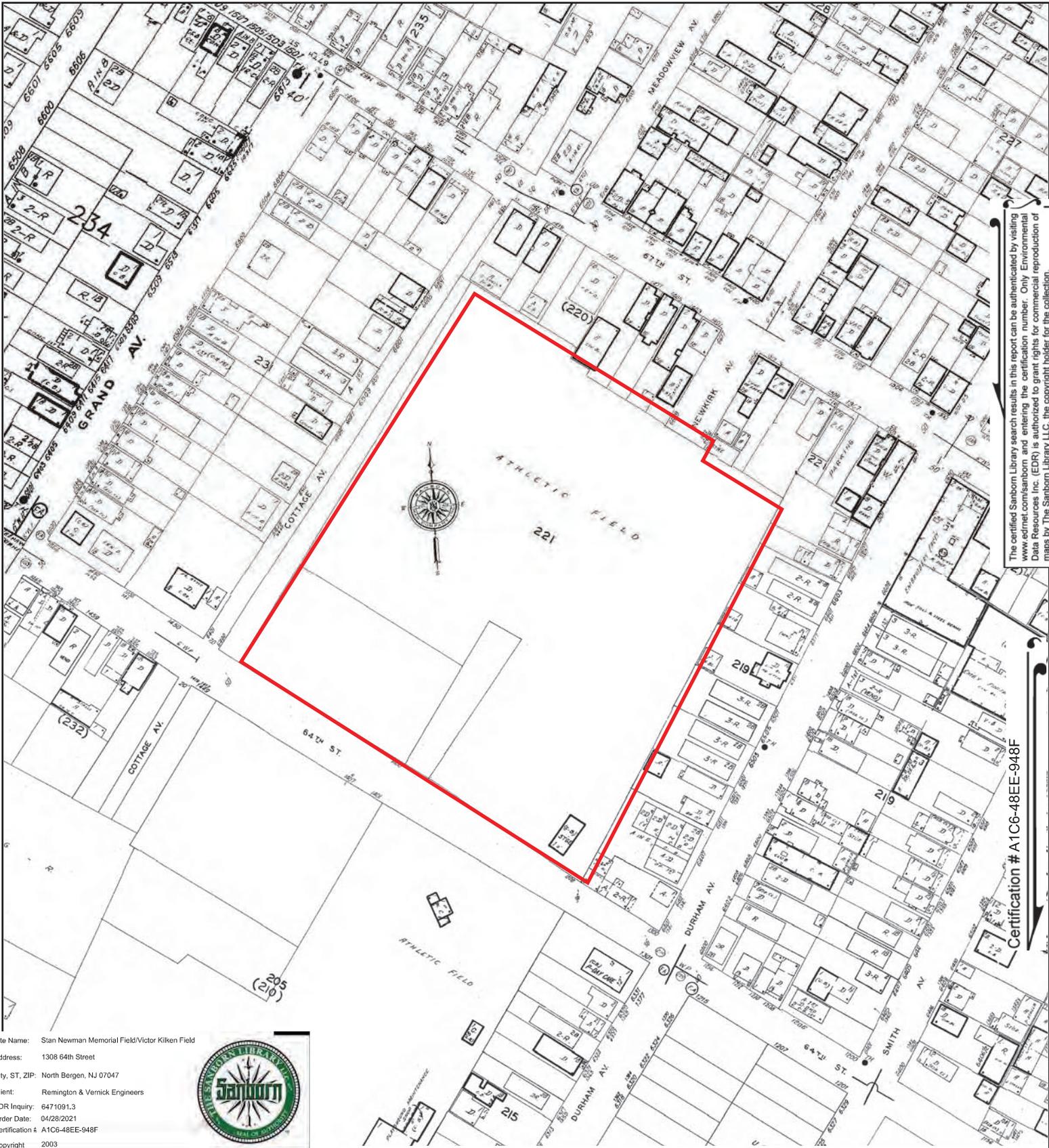


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Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





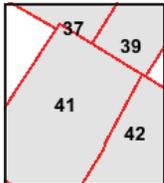
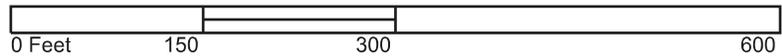
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Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
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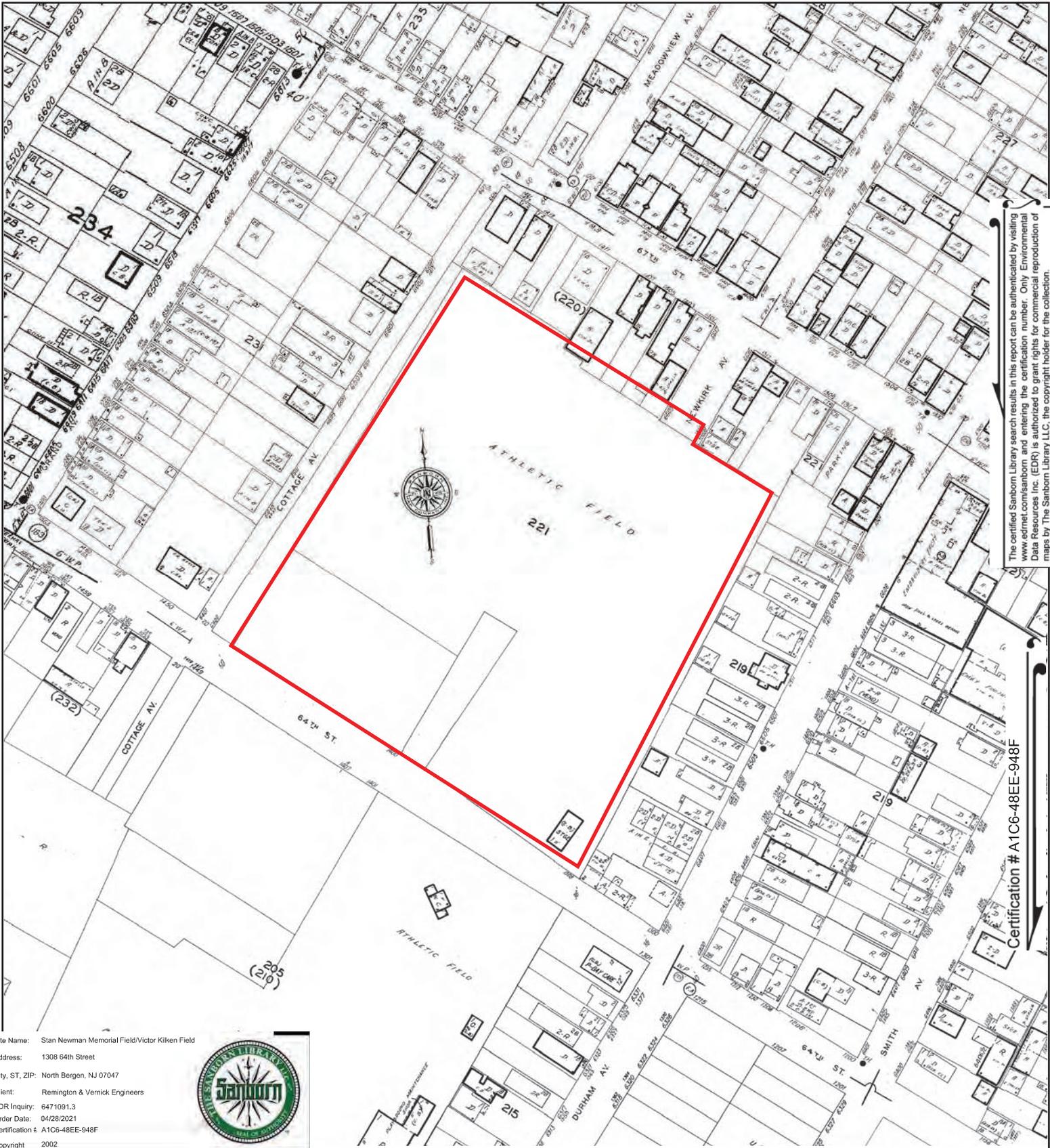


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Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





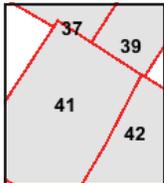
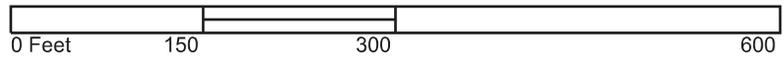
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Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
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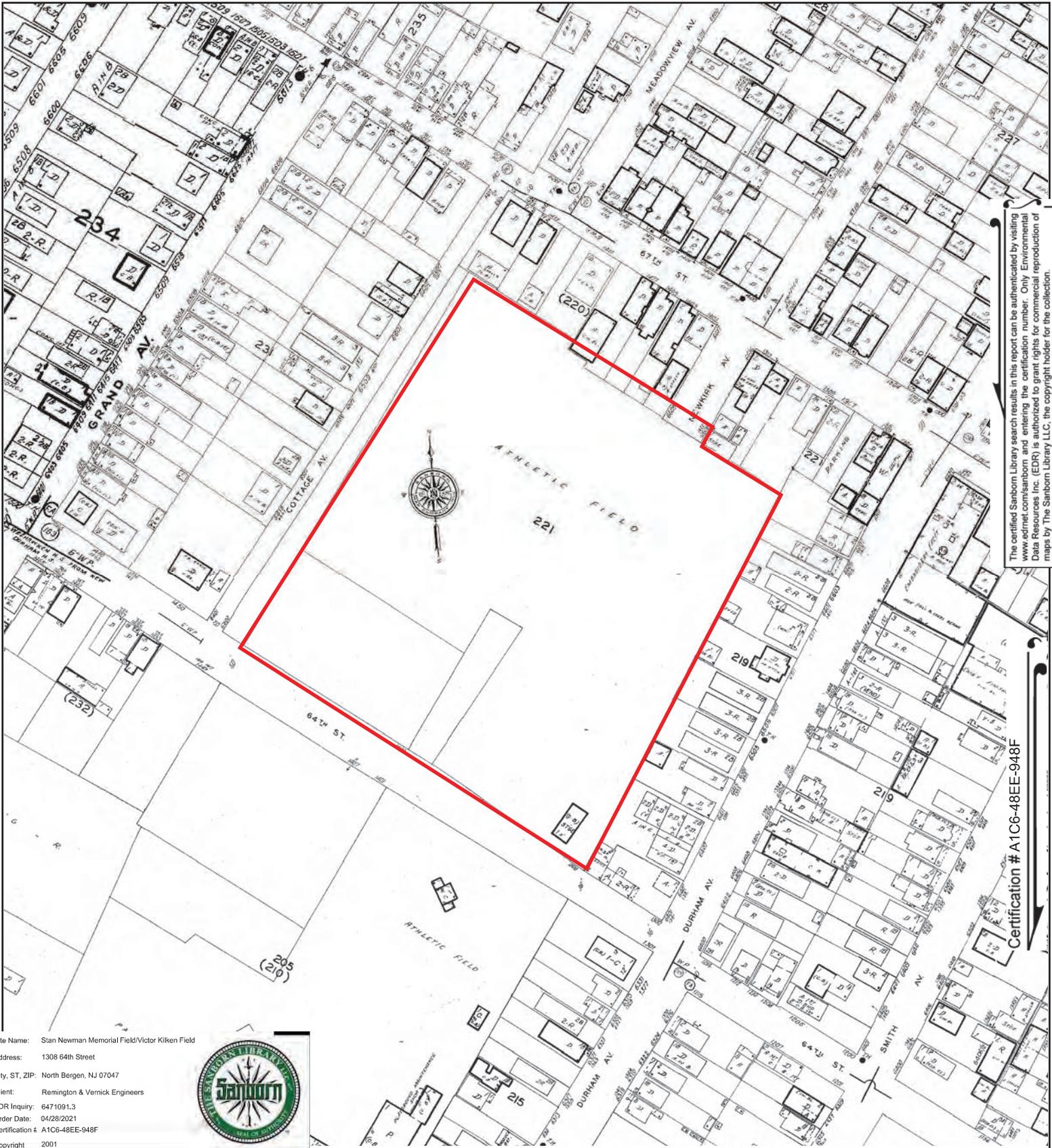


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Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





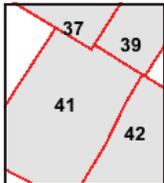
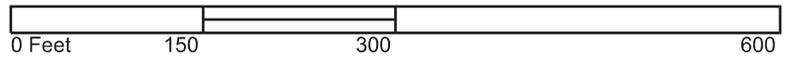
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 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 2001

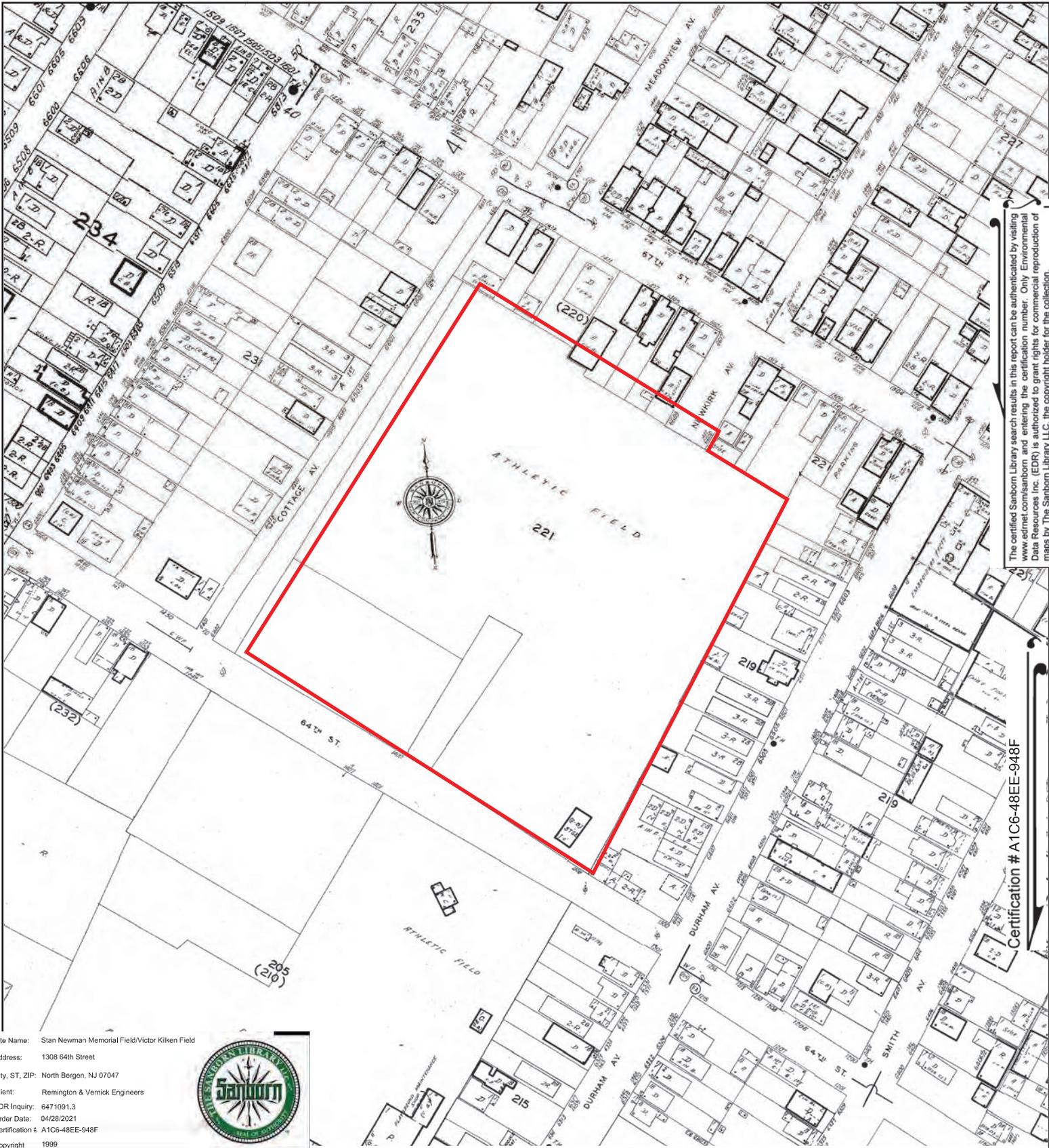


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Volume 11, Sheet 37  
 Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39





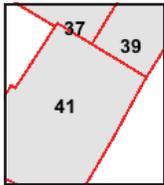
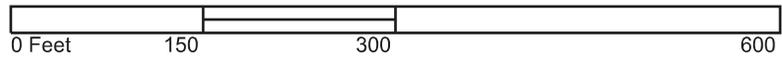
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Certification # A1C6-48EE-948F

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 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1999

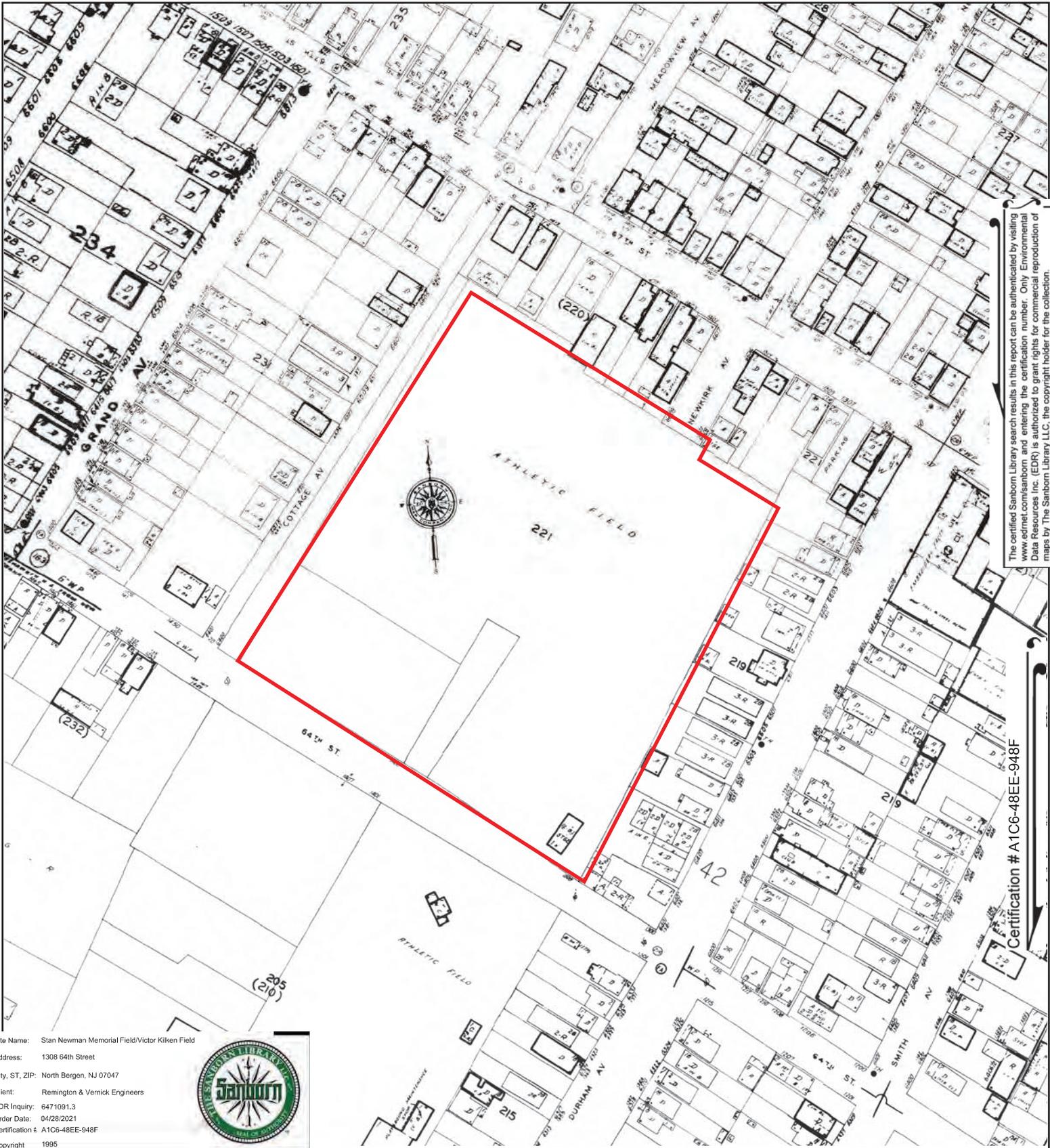


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Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





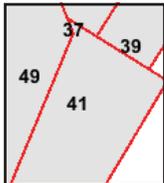
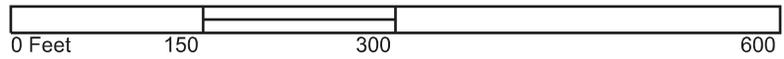
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Certification # A1C6-48EE-948F

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 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
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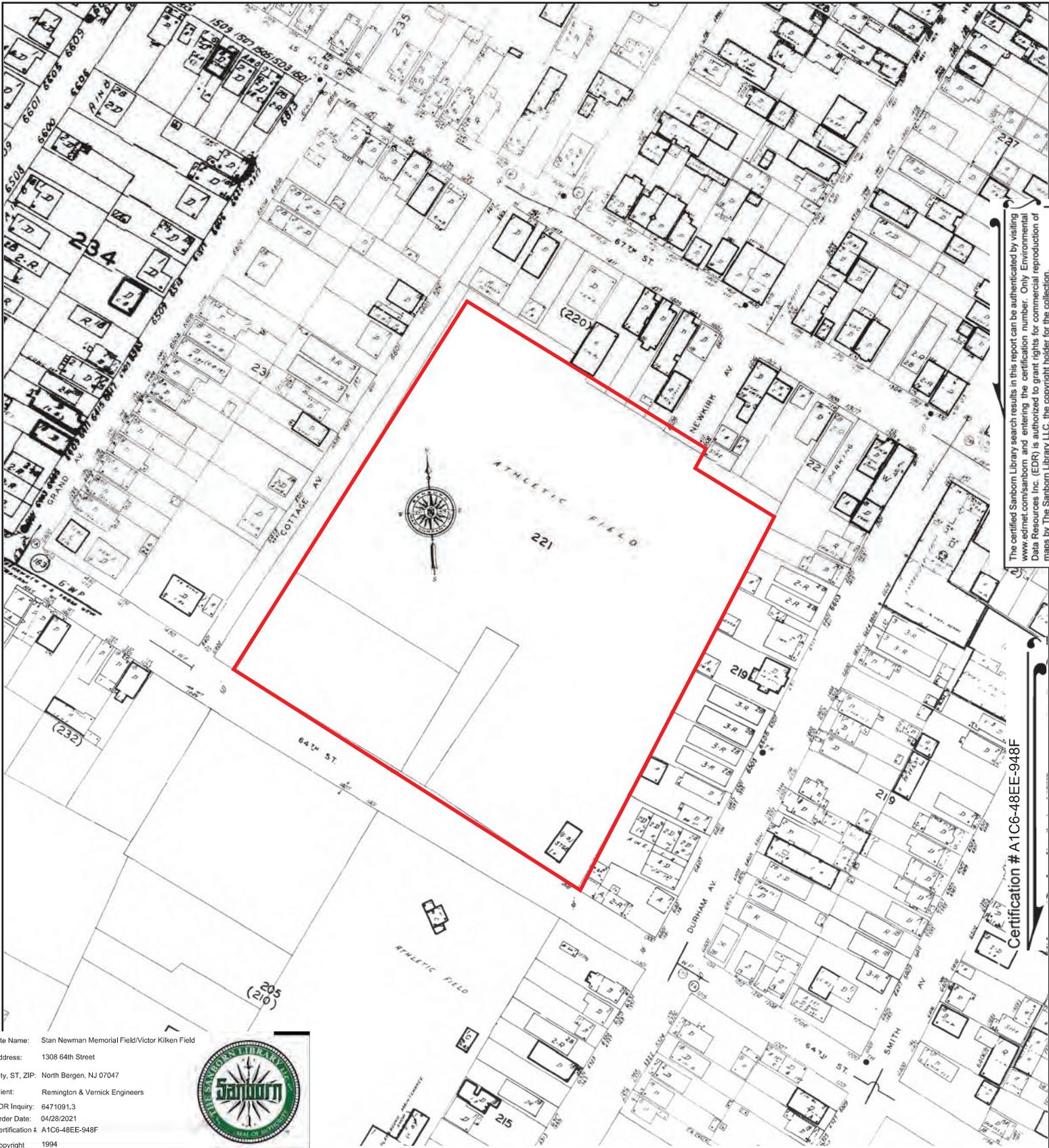


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 Outlined areas indicate map sheets within the collection.



Volume 11, Sheet 49  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





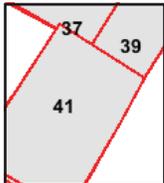
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Certification # A1C6-48EE-948F

Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1994

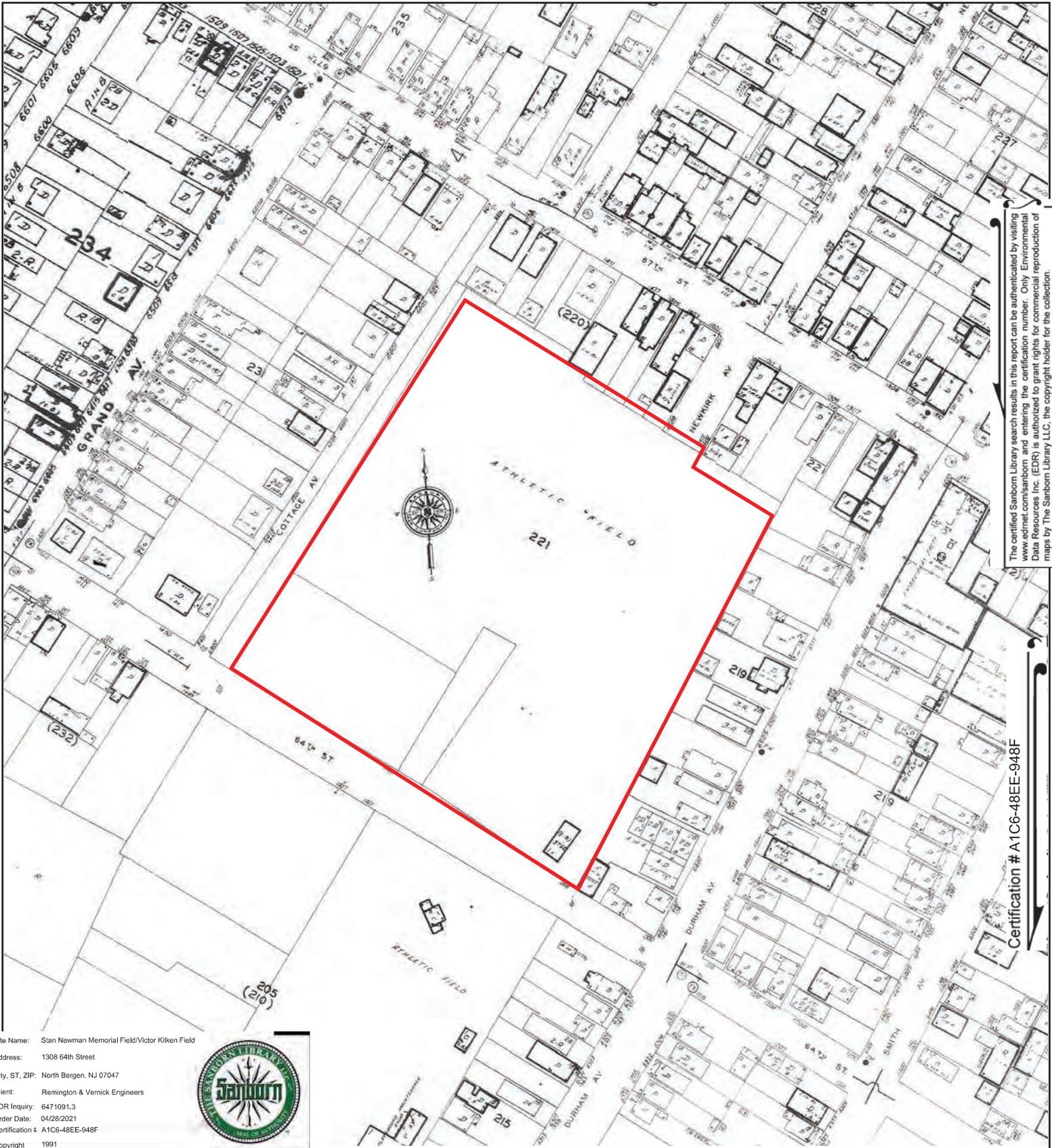


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 11, Sheet 41
- Volume 11, Sheet 39
- Volume 11, Sheet 37
- Volume 11, Sheet 41
- Volume 11, Sheet 39
- Volume 11, Sheet 41
- Volume 11, Sheet 39
- Volume 11, Sheet 37





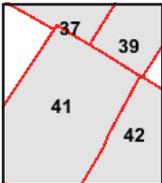
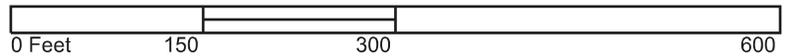
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 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1991

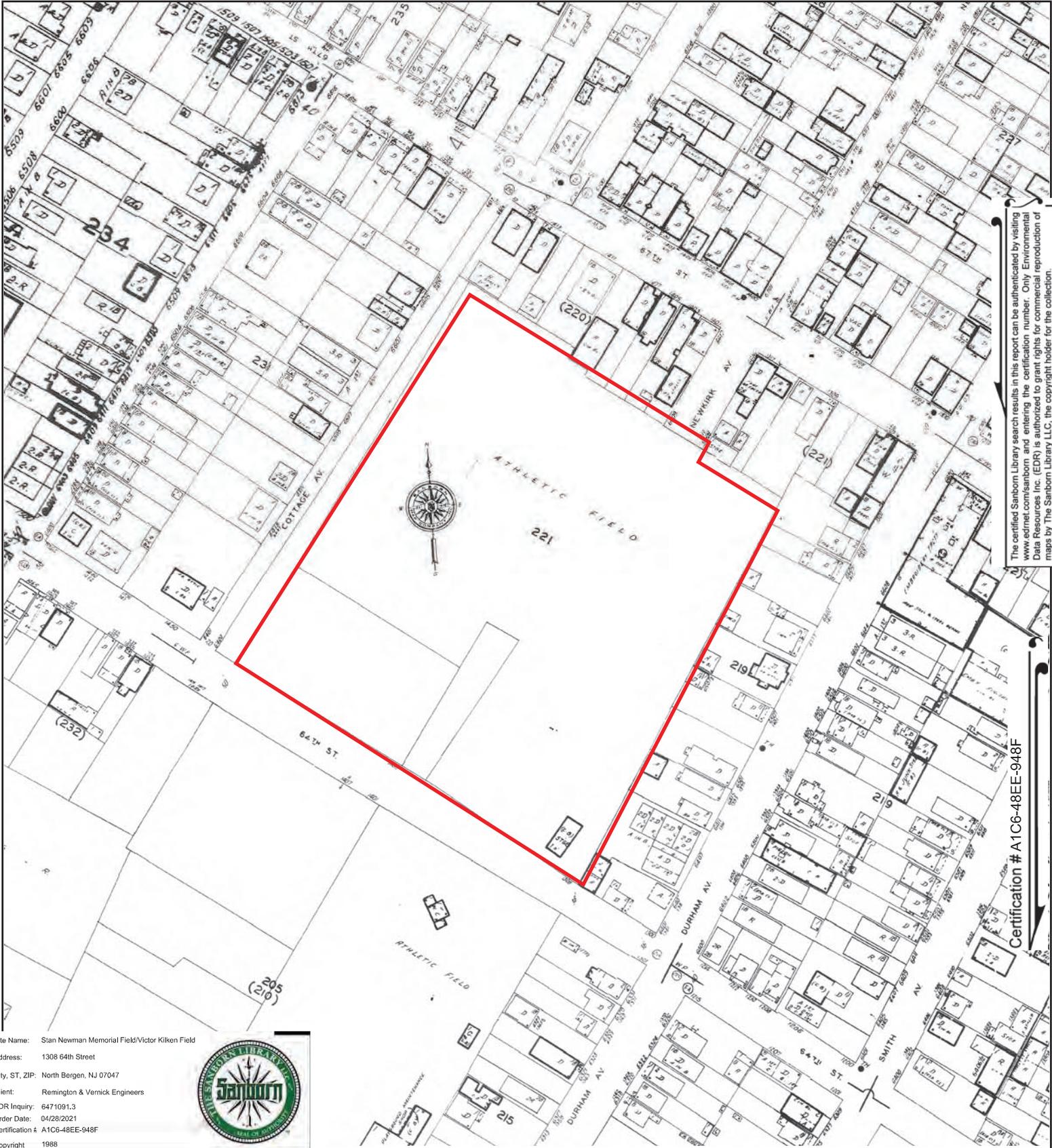


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





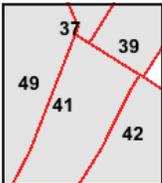
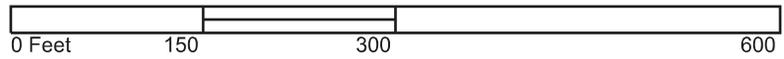
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Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1988

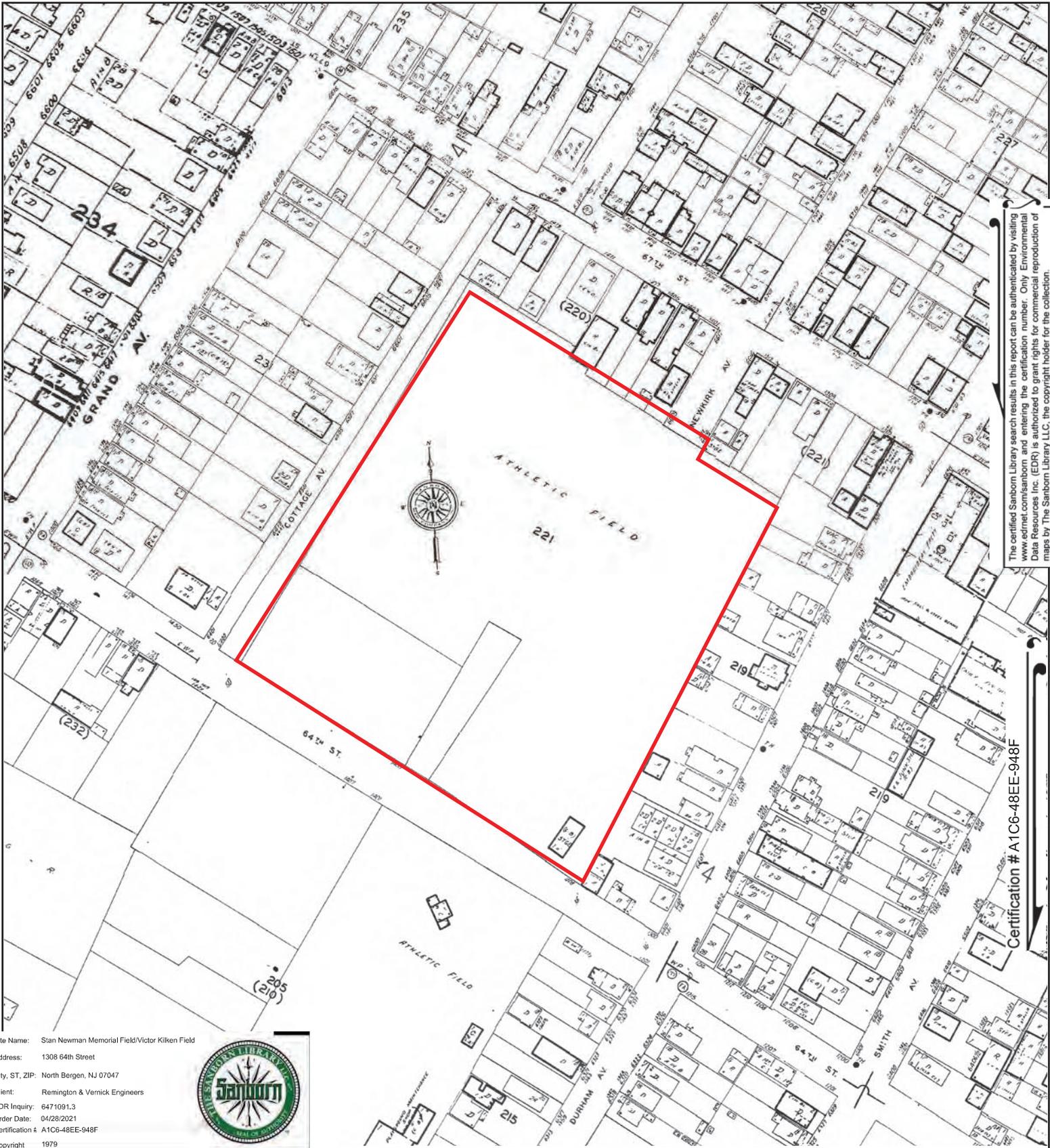


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Volume 11, Sheet 49  
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 Volume 11, Sheet 41  
 Volume 11, Sheet 39  
 Volume 11, Sheet 37





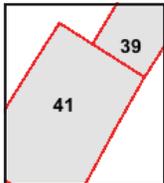
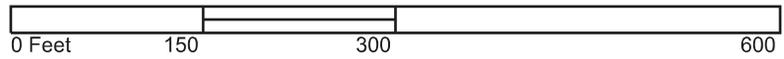
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 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1979

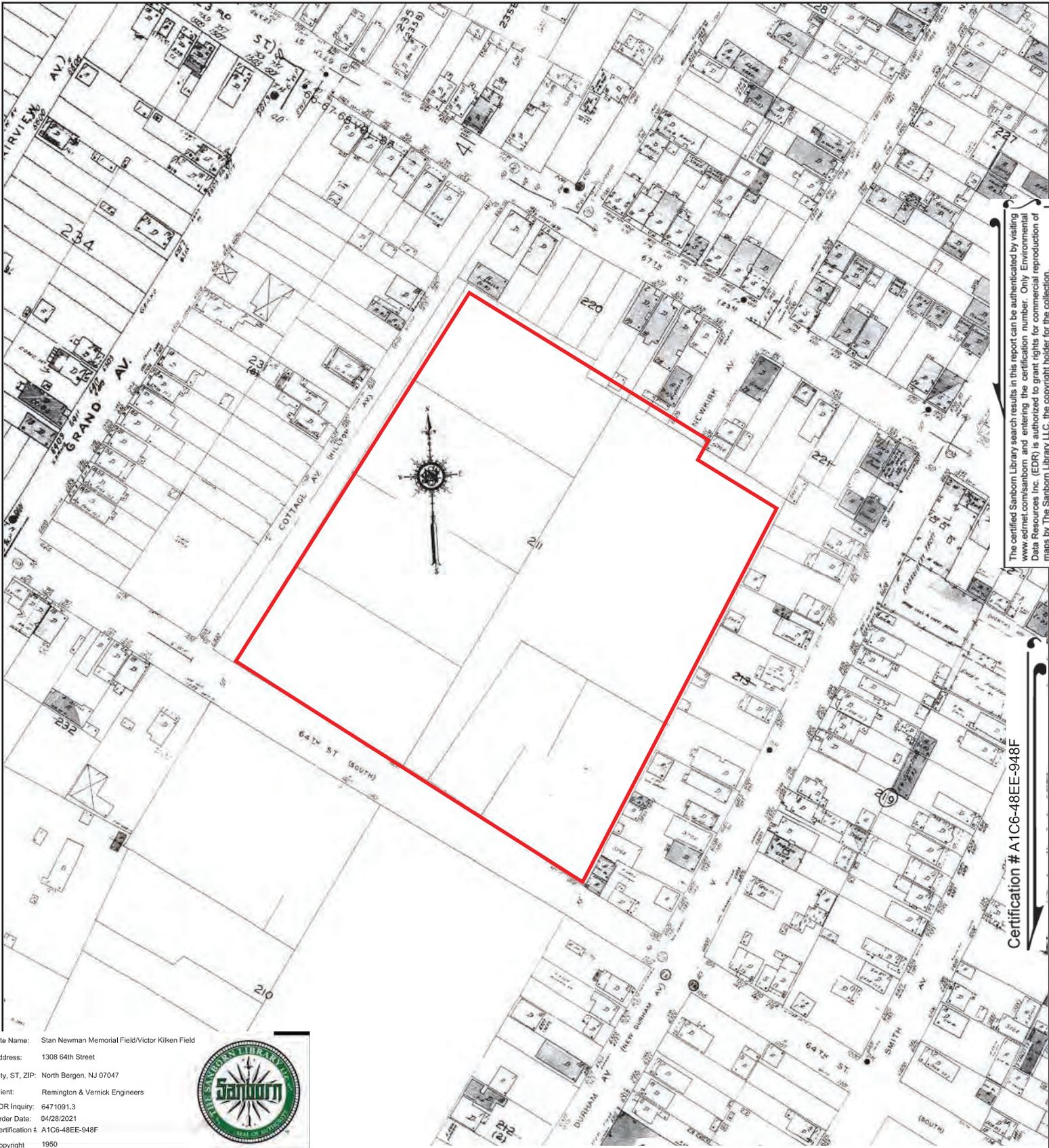


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 11, Sheet 41  
 Volume 11, Sheet 39

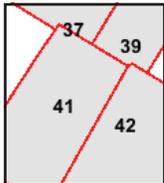




Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1950

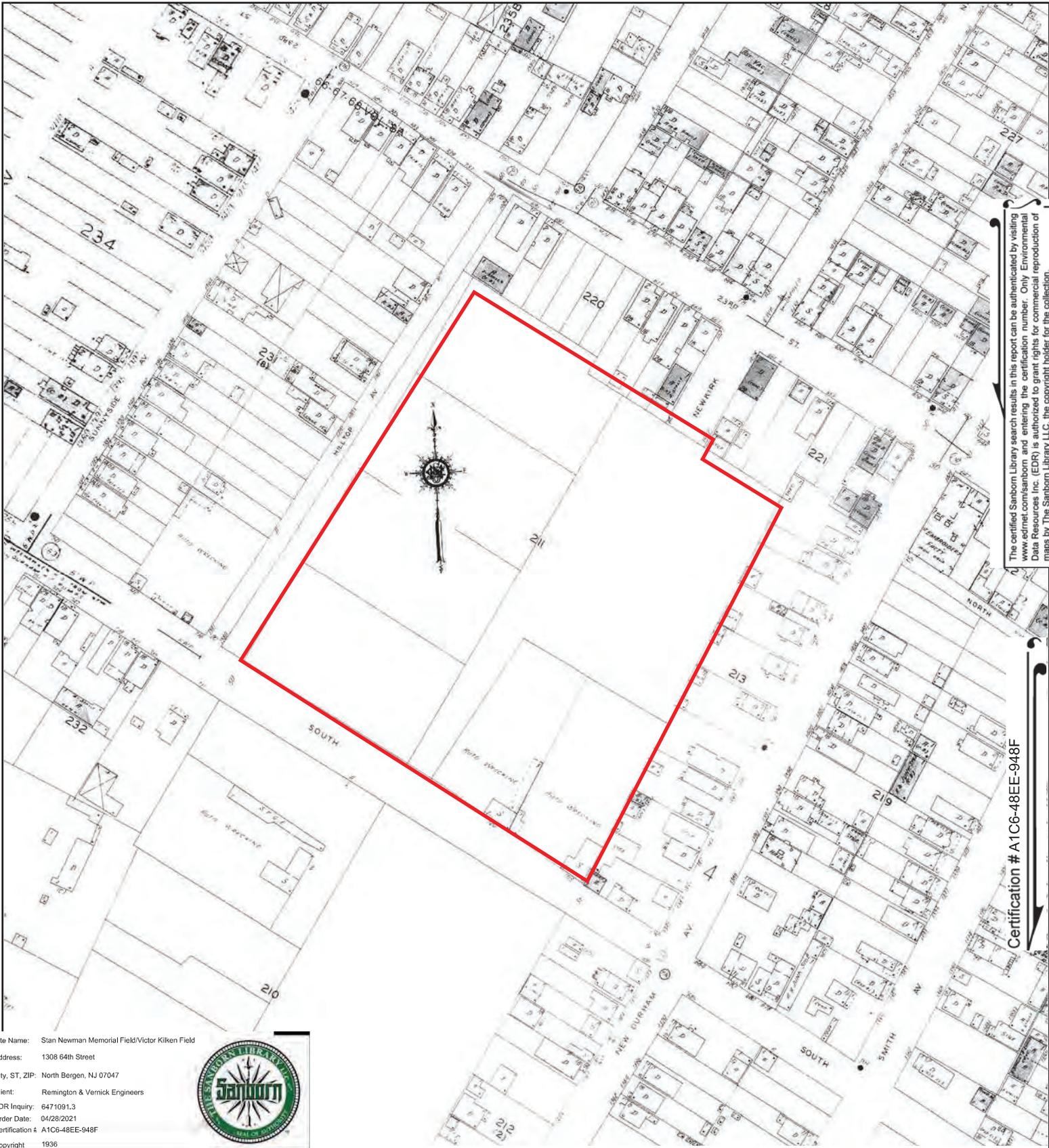


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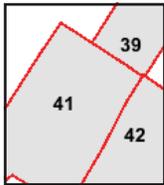
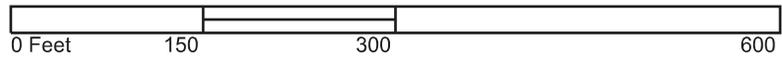
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 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1936



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 11, Sheet 42  
 Volume 11, Sheet 41  
 Volume 11, Sheet 39





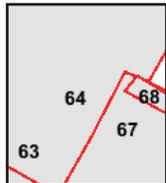
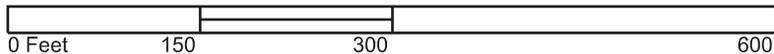
The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # A1C6-48EE-948F

Site Name: Stan Newman Memorial Field/Victor Kilken Field  
 Address: 1308 64th Street  
 City, ST, ZIP: North Bergen, NJ 07047  
 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification #: A1C6-48EE-948F  
 Copyright: 1910

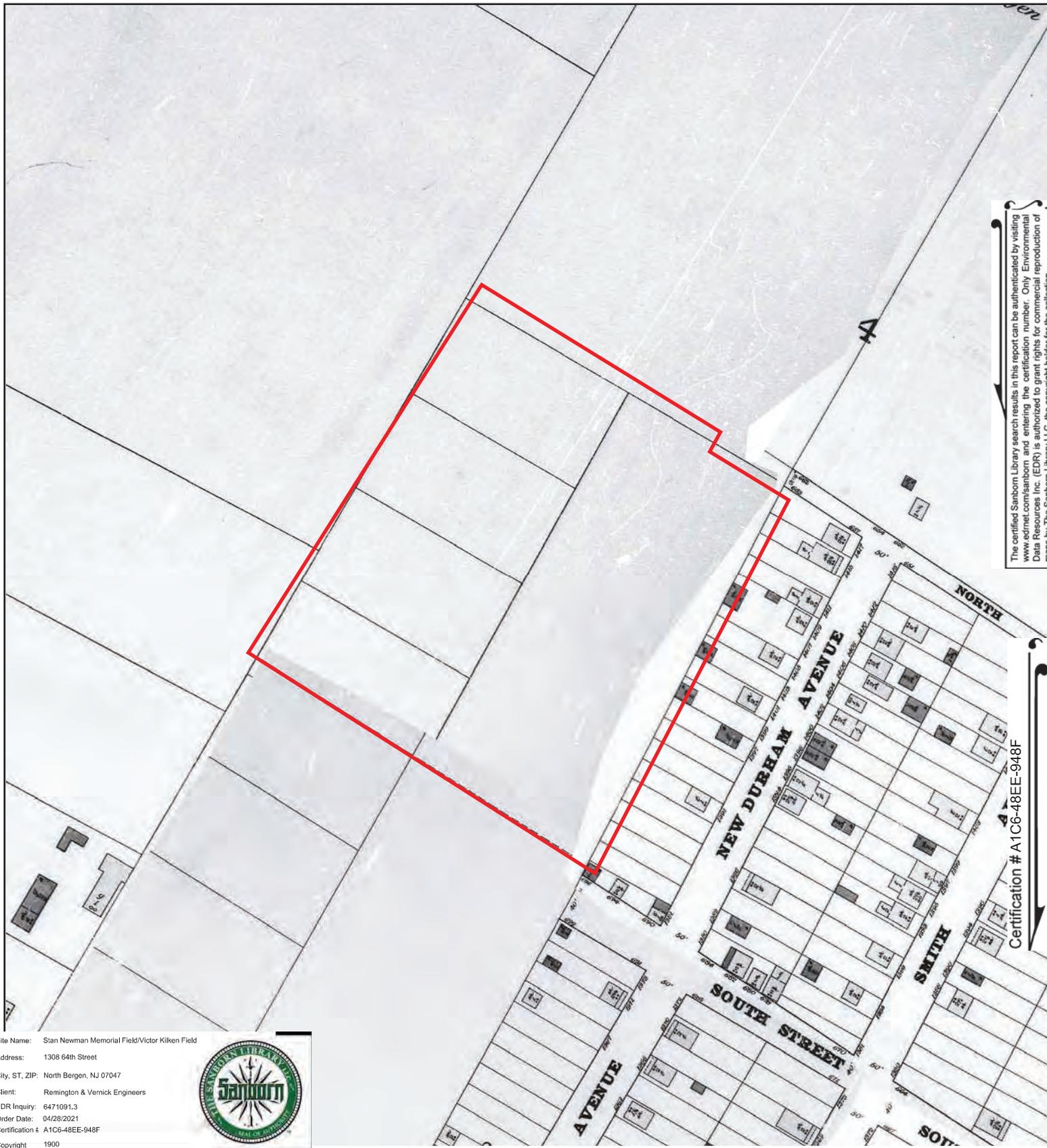


This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 8A, Sheet 68  
 Volume 8A, Sheet 67  
 Volume 8A, Sheet 64  
 Volume 8A, Sheet 63





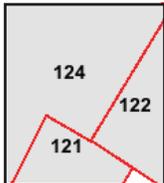
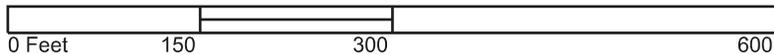
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Site Name: Stan Newman Memorial Field/Victor Kilken Field  
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 Client: Remington & Vernick Engineers  
 EDR Inquiry: 6471091.3  
 Order Date: 04/28/2021  
 Certification # A1C6-48EE-948F  
 Copyright 1900



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 8, Sheet 124  
 Volume 8, Sheet 122  
 Volume 8, Sheet 121



**Appendix G – Envirosite Government Records Report**



## Government Records Report | 2023

Order Number: 82792

Report Generated: 01/24/2023

Project Name: Green Acres

Project Number: 0908G002-03

Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047

with [Envirosite Atlas](#)

---

Contact us at:  
(866) 211-2028  
[envirositecorp.com](http://envirositecorp.com)

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<a href="#"><u>Executive Summary by Distance</u></a> .....	<a href="#"><u>2</u></a>
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<a href="#"><u>Property Proximity Map</u></a> .....	<a href="#"><u>133</u></a>
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<a href="#"><u>Map Findings Summary</u></a> .....	<a href="#"><u>135</u></a>
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<a href="#"><u>Unmappable Summary</u></a> .....	<a href="#"><u>4614</u></a>
<a href="#"><u>Environmental Records Searched</u></a> .....	<a href="#"><u>4615</u></a>
<a href="#"><u>Geological Landscape Section</u></a> .....	<a href="#"><u>4637</u></a>
<a href="#"><u>Geological Landscape Section Soil Map</u></a> .....	<a href="#"><u>4640</u></a>
<a href="#"><u>Geological Landscape Section Summary</u></a> .....	<a href="#"><u>4641</u></a>
<a href="#"><u>Geological Findings Map</u></a> .....	<a href="#"><u>4648</u></a>
<a href="#"><u>Geological Landscape Section Map Findings</u></a> .....	<a href="#"><u>4649</u></a>
<a href="#"><u>Geological Landscape Section Map Findings Radon</u></a> .....	<a href="#"><u>4702</u></a>
<a href="#"><u>Geological Landscape Records Searched</u></a> .....	<a href="#"><u>4703</u></a>

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Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-21 Environmental Site Assessments standard.

**SUBJECT PROPERTY INFORMATION:**

**ADDRESS:**

Stan Newman Memorial Field  
1308 64th St.  
North Bergen, NJ 07047

**COORDINATES:**

Latitude (North):	40.796440 - 40°47'47.2"
Longitude (West):	-74.020214 - -74°1'12.8"
Universal Transverse Mercator:	Zone 18N
UTM X (Meters):	582655.07
UTM Y (Meters):	4516622.18
State Plane Coordinates:	2900 - New Jersey (US Survey Feet)
X Coordinate (Feet):	624955.504 E
Y Coordinate (Feet):	715401.726 N

**ELEVATION:**

Elevation: 207 ft. above sea level

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:**

Subject Property Map: 40074-G1 Weehawken, NJ  
Most Recent Revision: 2019

## HIST PWS ENF

Historical Public Water Supply locations with Enforcement Violations

Environmental Protection Agency

(800) 426-4791

List of Safe Drinking Water Information Systems (SDWIS) with enforcement violations that are no longer in current agency list.

## NWIS

National Water Information Systems

United States Geological Society

(703) 648-5953

Information on all water resources for the United States. This database contains all current and historical data for the nation.

## PWS

Public Water Supply

Environmental Protection Agency

(800) 426-4791

Safe drinking water information Systems

## PWS ENF

Public Water Supply locations with Enforcement Violations

Environmental Protection Agency

(800) 426-4791

Safe drinking water information Systems with enforcement violations

## WELLS - NJ

Wells

DEPARTMENT OF ENVIRONMENTAL PROTECTION

(609) 341-3121

Well Permits

## FLOOD Q3

Flood data

Environmental Protection Agency

(202) 566-1667

Q3 Flood Data

## HYDROLOGIC UNIT

Hydrologic Unit Maps

USGS

The United States Geological Survey created a hierarchical system of hydrologic units originally called regions, subregions, accounting units, and cataloging units. Each unit was assigned a unique Hydrologic Unit Code (HUC). As first implemented the system had 21 regions, 221 subregions, 378 accounting units, and 2,264 cataloging units. Over time the system was changed and expanded. As of 2010 there are six levels in the hierarchy, represented by hydrologic unit codes from 2 to 12 digits long, called regions, subregions, basins, subbasins, watersheds, and subwatersheds. The table below describes the system's hydrologic unit levels and their characteristics, along with example names and codes.

## WETLANDS NWI

National Wetland Inventory

U.S. Fish and Wildlife Service

(703) 358-2171

Wetland Inventory for the United States

## SSURGO

Detailed Soil Data Map

Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985

Detailed Soil Data Map

## STATSGO & MUI

General Soil Data Map

Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985

General Soil Data Map

## USGS GEOLOGIC AGE

USGS Digital Data Series DDS

Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985

USGS Digital Data Series DDS: Geologic Age and Rock Stratigraphic Unit

## OIL & GAS WELLS - NJ

Oil and Gas Wells

Department of Environmental Protection

Oil and Gas Well locations

## RADON

National Radon Database

U.S. Environmental Protection Agency

215-814-2469

A study of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

## RADON EPA

RADON EPA

U.S. Environmental Protection Agency

215-814-2469

EPA list of Radon zones

## AIRPORT FACILITIES

Airport landing facilities

Federal Aviation Administration

(866) 835-5322

Airport landing facilities

## BASINS

Better Assessment Science Integrating point & Non-point Sources

U.S. Environmental Protection Agency

855-246-3642

Integrated geographical information system national watershed data and environmental assessment known as Better Assessment Science Integrating point & Non-point Sources

## DIGITAL OBSTACLE

Obstacles of interest to aviation users

Federal Aviation Administration

855-379-6518

The Digital Obstacle File describes all known obstacles of interest to aviation users in the U.S. with limited coverage of the Pacific the Caribbean Canada and Mexico. The obstacles are assigned unique numerical identifiers; accuracy codes and listed in order of ascending latitude within each state or area by FAA Region.

## EPICENTERS

National Geographical Data Center

National Geographical Data Center

303-497-6826

List of recent and historic earthquakes and information.

## FLOOD DFIRM

National Flood Hazard Layer Database

Federal Emergency Management Agency

The National Flood Hazard Layer Database (NFHL) is a computer database that contains the flood hazard map information from FEMA's Flood Map Modernization program. These map data are from Digital Flood Insurance Rate Map (DFIRM) databases and Letters of Map Revision.

**Appendix H – OPRA Requests/Responses & EPA My Property  
Certification**

The New Jersey Department of Environmental Protection (NJDEP), acknowledges the receipt of your Open Public Records Act (OPRA) record request. The NJDEP will respond to your request within seven (7) business days.

If you have any questions, please contact the Office of Record Access at (609) 341-3121, or e-mail our office at: [records.custodian@dep.nj.gov](mailto:records.custodian@dep.nj.gov). The assigned OPRA Record Request Tracking #, identified in the Subject Line of this email, will facilitate future communications with our office.

Thank you,

NJDEP - Office of Record Access

## OPRA Request Tracking Number: 329185

**Date Received:** 01/24/2023  
**Date Submitted:** 01/24/2023  
**Access Method:** Send Electronic copies

### Requesting Party Information

---

**Name:** Brian D Gillen  
**Affiliations:** Remington & Vernick Engineers  
1 Harmon Plaza  
**Mailing Address:** Secaucus Town, NJ 07094  
**Phone:** (973) 896-6732  
**Email:** brian.gillen@rve.com

### Request Information

---

**Facility Name:** Stan Newman Field  
**Block\Lot:** 221 10  
**Address:** 1308 64th Street  
North Bergen Twp - Hudson  
**Owner:** North Bergen Township  
**Operator:** North Bergen Div. Parks & Recreation  
**Permit Type:** Other  
**License Type:**  
**Related IDs:** NA  
**Individual:**  
**Individual Type:**

### Request Details:

---

I am conducting an environmental due diligence on the above referenced property and seek all identifiable remedial, permitting, compliance, and enforcement records including areas of concern, underground storage tanks, spills, environmental issues and liabilities, cesspools, sewer connections, etc.



State of New Jersey  
**Department of Environmental Protection**  
**GOVERNMENT RECORDS REQUEST FORM**



**IMPORTANT NOTICE**

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access [WWW.NJ.GOV/DEP/OPRA](http://WWW.NJ.GOV/DEP/OPRA).

**Requestor Information**

First Name:	BRIAN	MI	D	Last Name	GILLEN
Company:	REMINGTON & VERNICK ENGINEERS				
Mailing Address:	1 HARMON PLAZA				
City:	Secaucus Town	State:	NJ	Zip:	07094
		Email:	brian.gillen@rve.com		
Business Telephone:	( (97) 3) -896-		Extension	6732	
Facsimile Telephone:	( (20) 1) -624-				

**State Use Only**

Tracking #	329185
Received Date	01/24/2023
Access Method	Send Electronic copies
<p>All matters relating to the response and access of any records identified for this request should be directed to:</p> <p><b>NJDEP – Office of Record Access</b>  <b>401 East State Street</b>  <b>PO Box 420 Mail Code 401-06Q</b>  <b>Trenton, New Jersey 08625-0420</b>  <b>Tele #: (609) 341-3121</b>  <b>Fax #: (609) 292-1177</b></p>	

**Record Request Details:**

I am conducting an environmental due diligence on the above referenced property and seek all identifiable remedial, permitting, compliance, and enforcement records including areas of concern, underground storage tanks, spills, environmental issues and liabilities, cesspools, sewer connections, etc.

Disposition Notes	Record Request Response
Based on the record request, no responsive records have been identified. Requester should contact the Office of Record Access at 609-341-3121 with any questions.	In Progress - Open
	Filled - Closed <span style="float: right;">X</span>
	Denied - Closed
	Partial - Closed
<p><b>Addendum Disposition Notes:</b> Based on this request, no responsive records have been located. Please note that the request is very broad and does not define specific records and for that reason; the NJDEP searched for any remedial, permitting and enforcement records from the various NJDEP Programs that have historically provided records in response to Environmental Phase I or Due Diligence (e.g. performing a Preliminary Assessment) requests.</p>	
	<p>01/31/2023</p> <p>Custodian Signature <span style="float: right;">Date</span></p>



## Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

- **Web Access** – The responsive records can be access directly through the Department’s web site. Web address will be provided.

1. The fees for duplication of a government record are specified below. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the State of New Jersey and mailed to the address specified below.

**Hard Copies:** Letter & Legal size = \$0.05 per page  
Oversized Maps (Color) = \$5.00 per map  
Oversized Maps (B&W) = \$3.00 per map

**Electronic Records:** CDs = \$0.55 per CD  
DVDs = \$0.55 per DVD

2. Pursuant to OPRA (C.47:1A-5c & C47:1A-5d), the Department will apply special service charge for any extraordinary expenditure of time and effort to accommodate a request. The special service charge will be based on the actual direct cost of providing the records. The requester shall have the opportunity to review and object to the charge prior to it being incurred; however, in the event the requester objects to the special service charge, the request will be closed and access to the records will not be granted.
3. By law, the Department must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
4. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
5. If the Department was unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form.
6. Except as otherwise provided by law or by agreement with the requester, if the custodian of the record requested fails to respond to you within seven business days of receiving a request form, the failure to respond will be considered a denial of your request.
7. **Resolution of Disputed Findings:**

In the event that a requester does not agree with the Department’s record response, the requester should:

**No Records** - Reexamined the request details to evaluate if all of the information was provided that could aid the Department in locating records. The Department’s ability to identify records of interest is in direct correlation to matching the Department information with the information provided on the request. Such important identifiers are Facility/Site Name, Address, Case #, Permit #, Block/Lot.

**Denial** - If your request for access to a government record has been denied or unfiled within the time permitted by law, you have a right to challenge the decision by the Department to deny access. The Department denies access to records only when those records do not meet the definition of a government record and/or public access is not allowed pursuant to the law. At your option, you may either:

- a. Contact the Office of Record Access to re-visit the matter or provide further explanation.
- b. Institute a proceeding in the Superior Court of New Jersey
- c. File a complaint in writing with the Government Records Council (GRC). You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc). The Council can also respond to other questions about the law.

8. Information provided on this form may be subject to disclosure under the Open Public Records Act.

**Revised Addendum Disposition Notes:** NONE

HUDSON REGIONAL HEALTH COMMISSION  
MEADOWVIEW COMPLEX  
595 COUNTY AVENUE, BUILDING 1, SECAUCUS, NEW JERSEY 07094  
TEL. (201) 223-1133 FAX (201) 223-0122

John P. Sarnas, President

Carrie Nawrocki, Director

2/3/2023

Brian D. Gillen  
Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033

To whom it may concern:

On 1/25/2023, the Hudson Regional Health Commission received your letter of request for information pertaining to the property located at 1308 64th Street, North Bergen, New Jersey. The following disposition is noted:

No records were located for the address listed.

Number of Pages Provided: \_\_\_\_\_

Copy Charges: \$ \_\_\_\_\_

Shipping Charges: \$ \_\_\_\_\_

Total Due: \$ \_\_\_\_\_

The Commission appreciates your prompt payment of any total due. Payment must be made by check or money order; no cash payments can be accepted.

The Hudson Regional Health Commission is an independent agency; it is not a department of any county or municipal government structure. Therefore, any requests for information from any county or municipal department must be made directly to those bodies.

Please be advised that information provided pertains only to addresses specifically listed in the request. Requests cannot be processed for general areas or "surrounding properties". The Hudson Regional Health Commission has provided you with the results of its record search at your request. In doing so, no warranties, express or implied are being made as to the accuracy of the information provided. In accepting this service from the Hudson Regional Health Commission, you understand and accept that the release of this information implies no warranty, guarantee or insurance policy, and that if you want such assurances, you will purchase such instruments and information from others.

If you have any questions regarding the information provided, please feel free to contact me.

Sincerely,



Christa Di Benedetto  
Records Custodian

Tracking No: 7509

"SERVING BAYONNE, EAST NEWARK, GUTTENBERG, HARRISON, HOBOKEN,  
JERSEY CITY, KEARNY, NORTH BERGEN, SECAUCUS,  
UNION CITY, WEEHAWKEN, WEST NEW YORK."

The second page of this form contains important information related to your rights concerning government records. Please read it carefully.  
**Important Notice**  
**Requestor Information - Please Print**

First Name Brian MI D Last Name Gillen  
 E-mail Address brian.gillen@ve.com Mailing  
 Address ONE Harmon Plaza Secaucus City  
 State NJ Zip 07094  
 Telephone 973 896 6732 FAX 201 624 2136

Preferred Delivery: Pick Up  US Mail  On-Site Inspect  Fax  E-mail

If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature [Signature] Date 01/24/2023

**Payment Information**  
 Maximum Authorization Cost \$ \_\_\_\_\_  
 Select Payment Method  
 Cash  Check  Money Order   
 Fees: Letter size pages - \$0.05 per page  
 Legal size pages - \$0.07 per page  
 Other materials (CD, DVD, etc) - actual cost of material  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

**Records Requested:** Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Conducting a Preliminary Assessment of 3rd  
 Newman Memorial Field 1308 64th St Block 221  
 Lot 10, North Bergen, New Jersey 07047, for  
 environmental liabilities, spills, historic fill, underground  
 storage tanks, sewers, etc.

**OFFICIAL USE ONLY**

<b>Tracking</b>		<b>Final Cost</b>
Rec'd Date: _____		Total: _____
Ready Date: _____		Deposit: _____
or Denial Type: <input type="checkbox"/> Total <input type="checkbox"/> Partial (see back for reasons)		Balance Due: _____
Total Pages: _____		Balance Paid: _____
Response Provided: _____	Date Closed: _____	

*A-10 for 7000  
 2000  
 EDL  
 reveals old form*

All government records" are subject to public access under the Open Public Records Act ("OPRA"), unless specifically exempt.

A request for access to a government record under OPRA must be in writing, hand-delivered, mailed, transmitted electronically, or otherwise conveyed to the appropriate custodian. N.J.S.A. 47:1A-5.g. The seven (7) business day response time does not commence until the records custodian receives the request form. If you submit the request form to any other officer or employee of the Township of North Bergen Parking Authority, that officer or employee must either forward the request to the appropriate custodian, or direct you to the appropriate custodian. N.J.S.A. 47:1A-5.h.

Requestors may submit requests anonymously. If you elect not to provide a name, address, or telephone number, or other means of contact, the custodian is not required to respond until you reappear before the custodian seeking a response to the original request.

The fees for duplication of a government record in printed form are listed on the front of this form. We will notify you of any special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by cash, check or money order payable to the Township of North Bergen Parking Authority. Where a special service charge is warranted, that amount will be communicated to you as required under OPRA. You have the opportunity to review and object to the charge prior to it being incurred. If, however, you approve of the fact and amount of a special service charge, you may be required to pay a deposit or pay in full prior to reproduction of documents.

**You may be charged a 50% or other deposit when a request for copies exceeds \$25.** The Township of North Bergen Parking Authority custodian will contact you and advise you of any deposit requirements. You agree to pay the balance due upon delivery of the records. Anonymous requests in excess of \$5.00 require a deposit of 100% of estimated fees.

5. Under OPRA, a custodian must deny access to a person who has been convicted of an indictable offense in New Jersey, any other state, or the United States, **and** who is seeking government records containing personal information pertaining to the person's victim or the victim's family. This includes anonymous requests for said information.
7. By law, the Township of North Bergen Parking Authority must notify you that it grants or denies a request for access to government records within seven (7) business days after the agency custodian of records receives the request. If the record requested is not currently available or is in storage, the custodian will advise you within seven (7) business days after receipt of the request when the record can be made available and the estimated cost for reproduction.
8. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
9. If the Township of North Bergen Parking Authority is unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form or other written correspondence and send you a signed and dated copy.
10. Except as otherwise provided by law or by agreement with the requester, if the agency custodian of records fails to respond to you within seven (7) business days of receiving a request, the failure to respond is a deemed denial of your request.
11. If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc). The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.
12. Information provided on this form may be subject to disclosure under the Open Public Records Act.
13. You will be notified when the records requested are ready for pick up. Any records not picked up within fifteen (15) business days of notification will be discarded.

### DENIAL OF ACCESS INFORMATION

Your OPRA request has been denied in whole or in part for the following reasons (identify **specific** exceptions):

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Custodian Signature \_\_\_\_\_

Date \_\_\_\_\_



**TOWNSHIP OF NORTH BERGEN  
PARKING AUTHORITY**

4225 BERGEN TURNPIKE  
NORTH BERGEN, NEW JERSEY 07047  
Tel.: (201) 869-6200 Fax: (201) 453-8686

**FRANK COLALUCA**  
CHAIRMAN  
**ROBERT P. BASELICE**  
EXECUTIVE DIRECTOR  
**NEIL D. MAROTTA**  
GENERAL COUNSEL

COMMISSIONERS  
**MASSIMO GRAZIANO**  
**DIANA MADRID**  
**VASU RAO**  
**JUAN SANCHEZ**

February 1, 2023

[Via Email briangillen@rve.com](mailto:briangillen@rve.com)

Brian D. Gillen  
Remington & Vernick Engineers  
One Harmon Plaza, Suite 600  
Secaucus, NJ 07094  
North Bergen, NJ 07047

Re: Open Public Records Request – Dated: January 24, 2023

Dear Mr. Gillen:

I am the attorney for the Parking Authority of the Township of North Bergen and OPRA Custodian. I am in receipt of your OPRA request, dated January 24, 2023. Please be advised that the Parking Authority does not have any records responsive to your request. I understand that Executive Director Baselice has advised you that the Parking Authority does not have the information you are requesting however, recommended that you contact the Township for this information. This letter shall confirm same.

Should you have any questions, please do not hesitate to contact me at 201-552-9200.

Very truly yours,

Neil D. Marotta

NDM:n

Cc: Robert P. Baselice, NBPA Executive Director



## U.S. Environmental Protection Agency

### MyProperty

### Environmental Databases Search

The search of EPA's Facility Registry System did not locate any records for the search criteria provided below:

**Search Criteria:**

**Street Address:** 1308 64th Street

**City, State:** North Bergen, NJ

**Query executed on:** 05/25/2021 12:47 PM EST

Contact the appropriate state, tribal or local agencies if you seek additional information.

**Disclaimer**

The MyProperty reports are provided solely for informational purposes. They do not provide legal advice, have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate.

## **Appendix I – Interviews**

# STAN NEWMAN MEMORIAL FIELD

## APPENDIX I

### INTERVIEWS

#### INTERVIEW 1

**DATE** - 01/25-26/2023

**LOCATION:** - 1308 64<sup>th</sup> Street Stan Newman Memorial Field, Block 221 Lot 10

**INTERVIEWER:** - Brian D. Gillen, PE, LSRP, Remington & Vernick Engineers

**INTERVIEWEE:** - Joseph Rotundo, Director of Parks and Recreation

**PHONE:** (201) 424-0531

**ADDRESS:** 1308 64<sup>th</sup> Street, North Bergen, New Jersey

**WEATHER:** 46<sup>0</sup> Cloudy

**PROJECT STAKEHOLDER:** - 30-year, employee with North Bergen, current Director of Parks & Recreation, familiar with the property for 47 years (since 1976)

**INTERVIEW:** - Mr. Rotundo was questioned during the site walkover on 1/26/2023 and in various telephone communications on 1/24-25/2023 by Mr. Gillen. Gillen questioned him about the usage and conditions of the Site since he was familiar with the property and confirmed the property was owned by the Township as a recreational facility with two (2) grass field baseball fields during that time, indicating that he played there as a child since 1976. He indicated that the fields were upgraded with grass and or flood lighting over the years. During that period, he indicated that he was unaware of any industrial usage, dumping, cesspools, or underground storage tanks. The restroom facilities were installed in the 1970s and are connected to the sewer located on 64<sup>th</sup> Street. The area has been sewerred since the 1920s. He indicated that a school may have been present at the property in the 1950s. Mr. Rotundo indicated that landscapers did not add pesticides during filed maintenance activities, the 1,500 ft<sup>2</sup> maintenance building did not have asbestos shingles (shingles replaced in 2008), the filed lighting was added ca. 2000 (See **Appendix D**, 2009 aerial), the floor drain in the storage portion of the maintenance/restroom facilities was connected to the sewer on 64th street since the facility was installed ca. mid 1970s, and no chemicals were stored on site. The floors are periodically cleaned using Pinesol which is stored at the Township facilities across the street.

/Mr. Rotundo indicated that he is not aware of any spills, hazardous materials, storm sewer overflows, USTs, cesspools, or environmental incidents. While landscapers have maintained the grass fields over the years, no pesticides were applied. Mr. Rotundo's report was consistent with observations made by the interviewer, and findings of the PAR and observations made by RVE which indicated no dumping, litter, staining, USTs, evidence of past industrial usage.

# STAN NEWMAN MEMORIAL FIELD

## APPENDIX I

### INTERVIEWS

#### INTERVIEW 2

**DATE** – 01/27/2023

**LOCATION:** - 1308 64<sup>th</sup> Street Stan Newman Memorial Field, Block 221 Lot 10

**INTERVIEWER:** - Brian D. Gillen, PE, LSRP, Remington & Vernick Engineers

**INTERVIEWEE:** - Scott, Grean Leaf Landscaping, Eatontown, New Jersey, Subcontractor  
Landscaper

**PHONE:** (732) 684-6497

**ADDRESS:** 276 Pinebrook, Road, Eatontown, New Jersey

**PROJECT STAKEHOLDER:** - Landscaper in charge of fertilization of turf ballfield

**INTERVIEW:** - Based on my telephone communication with Scot, the subcontractor landscaper used by the Township, the fertilizer applied to the turf ball fields is a fertilizer grade, which is a 3-number ratio on the front of the bag.

The first number on bag fertilizer applied to the turf grass, once annually in springtime, is the percentage of nitrogen, the second is phosphorus and the third is potassium. The landscaper applies 13-13-13 is the most common fertilizer grade. This means the fertilizer contains 13% nitrogen, 13% phosphorus, and 13% potassium. The other 61% is filler, or elements that don't affect the grass.

## **APPENDIX I**

### **INTERVIEWS**

#### **INTERVIEW 3**

**DATE** - 2/01/2023

**LOCATION:** - Telephone conference, One Harmon Plaza, Secaucus, New Jersey ((201) 624-2137) & PSE&G ((800) 722-0256), PSE&G Operator Inquiry Department operator regarding two (2) pole mounted transformers along 64th Street, North Bergen, NJ, adjacent to Stan Newman Memorial Field, 1308 64<sup>th</sup> Street.

**INTERVIEWER:** - Brian D. Gillen, PE, LSRP, Remington & Vernick Engineers, and Construction Inquiry Department, PSE&G, Operator

**INTERVIEWEE:** - Construction Inquiry Department, PSE&G, Operator

**PHONE:** (800) 722-0256 & (888) 797-7873

**ADDRESS:** PO Box 710, Newark, New Jersey 07101-0710

**PROJECT STAKEHOLDER:** - The PSE&G Construction Inquiry Department Operator of Fort Lee, pole mounted transformers, located near 1308 64<sup>th</sup> Street, Block 221 Lot 10, North Bergen New Jersey, Pole Numbers 63110 and 61598

**INTERVIEW:** - The operator indicated that most likely the poles and transformer were installed after 1978, a period when transformer dielectric fluid contained less than 50 parts per million (ppm) PCBs, which per USEPA TSCA designates these transformers as non-PCBs. The condition of the transformers from ground level confirmed an equipment age of 40 years or less. The PSE&G Construction Inquiry Department Operator recommended that the plate numbers be sent with an “Existing Commercial Electric Service” Form:

By mail to:

The PSE&G Construction Inquiry Department

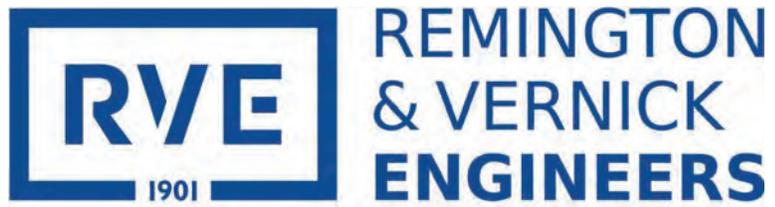
PO Box 710

Newark, New Jersey, 07101-710, or

By email to:

[constructionnorth@pseg.com](mailto:constructionnorth@pseg.com)

An “Existing Commercial Electric Service” Form was sent via email by RVE to PSE&G on 2/01/2023, and confirmation of non-PCB pole mounted transformer will be amended to the PA once confirmation is received.



**END OF REPORT**