



RTP ENVIRONMENTAL ASSOCIATES, INC.®
AIR, WATER, SOLID WASTE CONSULTANTS

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GREEN BROOK, NJ 08812
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Tel: (732) 968-9600

M&M at Neptune, LLC
1260 Stelton Road
Piscataway, NJ 08854
Attn: Jack Morris, Managing Member

September 29, 2023

Re: Response Action Outcome
Remedial Action Type: Unrestricted Use
Scope of Remediation: Areas of Concern:
AOC 1: Former UST Field (#2 Heating Oil, Leaded Gasoline, Diesel);
AOC 3: Chlordane Impacts in Soil at PB-2;
AOC 4: Historic Discharge (NJDEP Case # 07-07-20-1053-20);
and no other areas.
Case Name: Former Coca-Cola Facility
Address: 704 NJ State Highway 35
Municipality: Neptune Township
County: Monmouth
Block: 701, Lot: 1
Preferred ID: 009005
Communication Center # 07-07-20-1053-20 and 23-05-09-1622-21

Dear Mr. Morris:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the areas of concern specifically referenced above. I directly oversaw and supervised all of the referenced remediation, and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Site Investigation, Remedial Investigation, and Remedial Action as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue

this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, M&M at Neptune, LLC and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3, all wells installed as part of this remediation have been properly decommissioned by a New Jersey licensed well driller of the proper class in accordance with the procedures set forth in N.J.A.C. 7:9D and I have verified that the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

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Thank you for your attention to these matters. If you have any questions, please contact me at (732) 968-9600.

Sincerely,



David Gabel
Licensed Site Remediation Professional # 781494

cc: Neptune Township Office of the Mayor, Honorable Keith Cafferty
Neptune Township Office of the Municipal Clerk, Gabriella Siboni RMC
Monmouth County Health Department, Christopher P Merkel MPH
NJDEP Bureau of Case Assignment and Initial Notice