ENVIRONMENTAL
MANAGEMENT
G R O U P
1705 Bay Avenue, Suite 6
Pt. Pleasant, NJ 08742-4505
Phone: (732) 282-2222
Info@Emg-Environmental.com

September 26, 2024

Via Email
Tomjshore@aol.com

RYAL HOLDINGS, LLC
9 NORTH WOODS ROAD
OCEAN, NJ 07712

ATTENTION: **MR. TOM ROSS**
JERSEY SHORE LANDSCAPING

REGARDING: ***RESULTS OF GROUNDWATER SAMPLING***
PROPOSED INFILTRATION BASIN
3324 HIGHWAY 33
BLOCK 3001, LOT 6
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ
NJDEP FILE: 1334-07-0007.1
EMG FILE: 22-185

Dear Mr. Ross:

Environmental Management Group, Inc. (EMG) conducted a ***Groundwater Investigation*** at the above-referenced property on Thursday, September 13, 2024. By way of this Letter Report and the attached figures and data table, I wish to provide you with a summary of our findings.

BACKGROUND

It is our understanding that the Township of Neptune required that the groundwater in the area of the proposed infiltration basin be sampled, and laboratory analyzed for potential contaminants of concern.

The expressed concern is associated with the known groundwater contamination located at a former Sunoco Service Station (#0007-6851) across the highway from the subject property at 3321 Route 33 (NJDEP Preferred ID (PI) #014824). The former Sunoco Service Station is located to the north of the subject property on the opposite side of State Route 33.

The groundwater contamination emanating from the former Sunoco Service Station is contaminated with gasoline constituents including methyl tertiary butyl ether (MTBE) and tert-Butyl alcohol. A groundwater classification exception area (CEA) has been established for the former Sunoco Service Station.

The area of contamination extends east/southeast from the former Sunoco Service Station to Jumping Brook. The horizontal extent of the CEA is approximately 250,387 square feet, 5.78 ± acres.

The geographic extent of the groundwater classification exception area (CEA) as represented on the NJDEP GIS/GeoWeb program *does not extend onto* the subject property. At its nearest point, the mapped CEA is approximately 50 feet northeast of the northeast corner of the subject property. At its nearest point, the mapped extent of the CEA is approximately 265 ± feet north/northeast of the proposed infiltration location.

The proposed location of the infiltration basin is detailed on a plan entitled, "Use Variance Site Plan, Ryal Holdings LLC," prepared by Nelson Engineering Associates Inc. dated October 31, 2023, last revised September 10, 2024.

The Site Plan, as well as field measurements, were used to identify the location of the proposed infiltration basin within the subject property and to determine the boring location. A boring was installed within the proposed basin area by a NJDEP Licensed Driller from Evergreen Geotech and Drilling of Elmwood Park, New Jersey. The boring was installed to approximately 12 feet below grade, and groundwater was noted at approximately 9.8 feet below grade.

The subsurface soil sleeves from the boring were screened with a photoionization detector (PID) calibrated to an isobutylene standard according to the manufacturer's specifications that measures volatile organic compound (VOC) vapors within the soil. No PID readings above background were detected in the subsurface soil throughout the boring column.

The boring was converted to a temporary well point. The groundwater sample extracted from the well point was placed in laboratory supplied glassware and transported under chain of custody to Hampton-Clarke Laboratories. The groundwater sample was analyzed for volatile organic compounds using EPA Method 8260C calibrated for xylenes, MTBE and TBA with library search (VO+15)

All field and laboratory work were performed as required by the New Jersey Department of Environmental Protection (NJDEP) *Technical Requirements for Site Remediation* (TRSR) (NJAC 7:26E) including NJDEP Field Sampling Procedures Manual.

RESULTS OF ANALYSIS

The results of the laboratory analysis of the groundwater sample were emailed to the offices of EMG on September 20, 2024. The groundwater sample was non-detectable (ND) for the contaminants of concern.

The laboratory analysis of the groundwater sample collected from within the proposed infiltration basin did not reveal any contaminants above the applicable New Jersey Department of Environmental Protection (NJDEP) Groundwater Quality Standards (GWQS).

Laboratory contaminants including 2-butanone and acetone were present in the groundwater sample below the applicable NJDEP GWQS. Chloromethane was also detected in the sample, well below the applicable NJDEP Standards. No gasoline related constituents were detected in the sample.

On the basis of these findings, it can be concluded that the discharge that has occurred at the former Sunoco Service Station (#0007-6851) across the highway from the subject property at 3321 Route 33 (NJDEP Preferred ID (PI) #014824) *did not impact* the on-site soil and groundwater in the area of the infiltration basin. It is the opinion of EMG that no further groundwater investigation is required in connection with the proposed infiltration basin.

A sample location figure with tabulated analytical data and a preliminary laboratory report accompanies this letter.

If you have any questions regarding this information or if you require further assistance, please do not hesitate to contact this office.

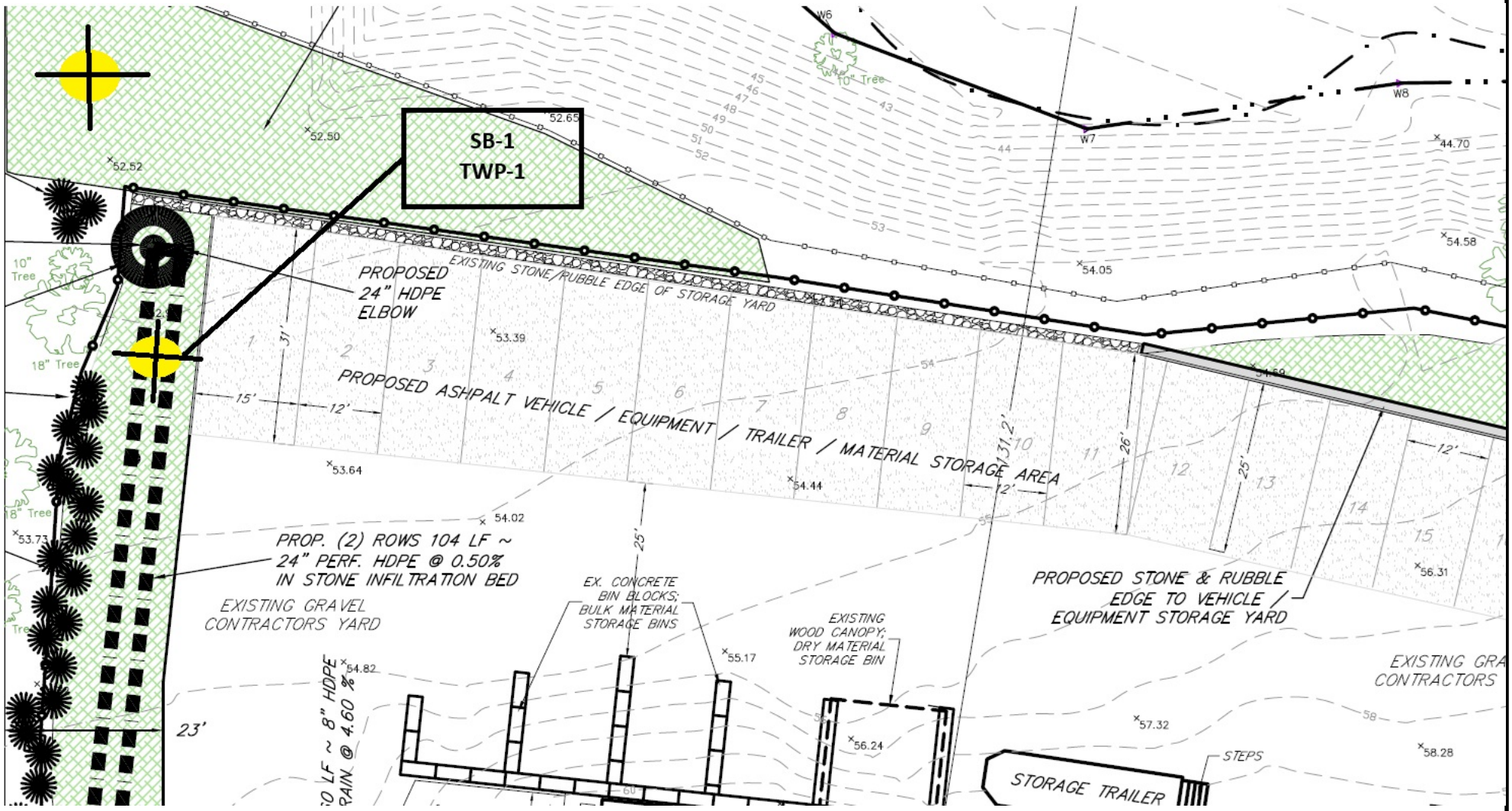
Very truly yours,

ENVIRONMENTAL MANAGEMENT GROUP, INC.

PETER RITCHINGS
PRESIDENT

PR/SK
ATTACHMENTS
CC: JENNIFER KRIMKO, ESQ.
DAVID BOESCH

SAMPLE LOCATION FIGURE



ENVIRONMENTAL MANAGEMENT GROUP
1705 BAY AVENUE, POINT PLEASANT, NJ 08742

Figure 1 - Sample Location

SCALE: AS NOTED	DATE: 9/13/2024	*Commercial Property*
DRAWN BY: KNG	CHKD BY: PR	3324 Highway Route 33
JOB:		Neptune Township, NJ
DWG. NO.		

DATA TABLES

Table
SUMMARY OF LABORATORY DATA - GROUNDWATER

Commercial Property
3324 Highway 33
Neptune, Monmouth County, NJ

Analyte	NJDEP GWQS ug/L	NJDEP VIGWSL ug/L	SAMPLE ID:	3324-TWP1	
			LAB ID:	AD46890-001	
			SAMPLE DATE:	9/12/2024	
			SAMPLE TIME:	14:30	
				Result	RL
Volatiles					
:TotalVolatileTic	NA	NA		3.8J	NA
1,1,1-Trichloroethane	30	13,000		ND	1.0
1,1,2,2-Tetrachloroethane	1	NA		ND	1.0
1,1,2-Trichloro-1,2,2-trifluoroethane	20,000	20000		ND	1.0
1,1,2-Trichloroethane	3	NA		ND	1.0
1,1-Dichloroethane	50	NA		ND	1.0
1,1-Dichloroethene	1	26		ND	1.0
1,2,3-Trichlorobenzene	NA	NA		ND	1.0
1,2,4-Trichlorobenzene	9	130		ND	1.0
1,2-Dibromo-3-chloropropane	0.02	NA		ND	1.0
1,2-Dibromoethane	0.03	0.45		ND	1.0
1,2-Dichlorobenzene	600	6,800		ND	1.0
1,2-Dichloroethane	2	230		ND	0.51
1,2-Dichloropropane	1	11		ND	1.0
1,3-Dichlorobenzene	600	NA		ND	1.0
1,3-Dichloropropene (Total)	NA	NA		ND	1.0
1,4-Dichlorobenzene	75	21000		ND	1.0
1,4-Dioxane	0.4	2500		ND	50
2-Butanone	300	2,500,000		1.5	1.0
2-Hexanone	40	NA		ND	1.0
4-Methyl-2-pentanone	NA	900,000		ND	1.0
Acetone	6,000	NA		26	5.0
Benzene	1	23		ND	0.50
Bromochloromethane	NA	NA		ND	1.0
Bromodichloromethane	1	20		ND	1.0
Bromoform	4	NA		ND	1.0
Bromomethane	10	20		ND	1.0
Carbon disulfide	700	1,500		ND	1.0
Carbon tetrachloride	1	1		ND	1.0
Chlorobenzene	50	770		ND	1.0
Chloroethane	5	26,000		ND	1.0
Chloroform	70	1000		ND	1.0
Chloromethane	NA	240		1.8	1.0
cis-1,2-Dichloroethene	70	NA		ND	1.0
cis-1,3-Dichloropropene	1	8.4		ND	1.0
Cyclohexane	NA	16,000		ND	1.0
Dibromochloromethane	1	NA		ND	1.0
Dichlorodifluoromethane	1,000	NA		ND	1.0
Ethylbenzene	700	700		ND	1.0
Isopropylbenzene	700	NA		ND	1.0
m&p-Xylenes	1,000	7800		ND	1.0
Methyl Acetate	7,000	NA		ND	1.0
Methylcyclohexane	NA	NA		ND	1.0
Methylene chloride	3	2600		ND	1.0
Methyl-t-butyl ether	70	690		ND	0.53
o-Xylene	1,000	7800		ND	1.0
Styrene	100	180,000		ND	1.0
t-Butyl Alcohol	100	NA		ND	5.0
Tetrachloroethene	1	36		ND	1.0
Toluene	600	330,000		ND	1.0
trans-1,2-Dichloroethene	100	NA		ND	1.0
trans-1,3-Dichloropropene	1	8.4		ND	1.0
Trichloroethene	1	3.0		ND	1.0
Trichlorofluoromethane	2,000	NA		ND	1.0
Vinyl chloride	1	1		ND	1.0
Xylenes (Total)	1,000	8,600		ND	1.0

ANALYTICAL DATA REPORT

Hampton-Clarke Report Of Analysis

Client: Environmental Management Group, Inc. **HC Project #:** 4091313

Project: 3324 Hwy 33

Sample ID: 3324-TWP1 **Collection Date: 9/12/2024**
Lab#: AD46890-001 **Receipt Date: 9/13/2024**
Matrix: Aqueous

Volatile Organics + 15 (8260)

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	1.0	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichlorobenzene	1	ug/l	1.0	ND
1,2,4-Trichlorobenzene	1	ug/l	1.0	ND
1,2-Dibromo-3-chloropropane	1	ug/l	1.0	ND
1,2-Dibromoethane	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.51	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,3-Dichloropropene (Total)	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	**1**	**ug/l**	**1.0**	**1.5**
2-Hexanone	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	**1**	**ug/l**	**5.0**	**26**
Benzene	1	ug/l	0.50	ND
Bromochloromethane	1	ug/l	1.0	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND
Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	1	ug/l	1.0	ND
Chloromethane	**1**	**ug/l**	**1.0**	**1.8**
cis-1,2-Dichloroethene	1	ug/l	1.0	ND
cis-1,3-Dichloropropene	1	ug/l	1.0	ND
Cyclohexane	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methyl Acetate	1	ug/l	1.0	ND
Methylcyclohexane	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl-t-butyl ether	1	ug/l	0.53	ND
o-Xylene	1	ug/l	1.0	ND
Styrene	1	ug/l	1.0	ND
t-Butyl Alcohol	1	ug/l	5.0	ND
Tetrachloroethene	1	ug/l	1.0	ND
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND

Sample ID: 3324-TWP1 **Collection Date: 9/12/2024**
Lab#: AD46890-001 **Receipt Date: 9/13/2024**
Matrix: Aqueous

Trichloroethene	1	ug/l	1.0	ND
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Volatile Organics + 15 (8260) Library Searches

Analyte	DF	Units	RT	Result
Furan, 2,5-dihydro-	**1**	**ug/l**	**1.65**	**3.8J**
TotalVolatileTic	**1**	**ug/l**	**NA**	**3.8J**

Hampton-Clarke, Inc. (WBE/DBE/SBE)
175 US Highway 46, STE D and 2 Madison Road, Fairfield, New Jersey 07004
Ph: 800-426-9992 | 973-244-9770 Fax: 973-244-9787
Service Center: 137-C Gaither Drive, Mount Laurel, New Jersey 08054
Ph (Service Center): 856-780-6057 Fax: 856-780-6056
NELAC/NJ #07071 | PA #68-00463 | NY #11408 | CT #PH-0671 | KY #90124 | DE HSCA Approved

Hampton-Clarke WBE/DBE/SBE 800-426-9992
A Women-Owned, Disadvantaged, Small Business Enterprise

CHAIN OF CUSTODY RECORD

Project# (Lab Use Only): 4091313

Page 1 of 1

3) Reporting Requirements (Please Circle)

Turnaround	Report Type	Electronic Data Deliv.
When Available:	Summary	NJ Hazsite
1 Business Day (100%) *	Results + QC (Waste)	Excel Reg. (NJ) / NY / PA
2 Business Days (75%) *	Reduced:	EnviroData
3 Business Days (50%) *	✓ NJ [ ] NY	EQuIS:
4 Business Days (35%) *	[ ] PA [ ] Other___	[ ] 4-File [ ] EZ
(5 Business Days (25%))	NJ Full / NY ASP CatB	[ ] NYDEC
8 Business Days (Stand.)	NY ASP CatA	[ ] Region 2 or 5
Other:		Other:

* Expedited TAT Not Always Available. Please Check with Lab.

Customer Information

1a) Customer: Environmental Management Group
Address: 1705 Bay Avenue, Suite 6
Point Pleasant, NJ - 08742
1b) Email/Cell/Fax/Ph: 732-282-2222
1c) Send Invoice to: Same
1d) Send Report to: Same

Project Information

2a) Project: Commercial Property
2b) Project Mgr: PR
2c) Project Location (City/State): 3324 Hwy 33
Neptune City, NJ
2d) Quote/PO # (If Applicable):

FOR LAB USE ONLY ↓

Batch # AD46890

===> Check If Contingent ===>

Matrix Codes
DW - Drinking Water S - Soil A - Air
GW - Ground Water SL - Sludge
WW - Waste Water OL - Oil
OT - Other (please specify under item 9, Comments)

7) Analysis *(specify methods & parameter lists)*

<=== Check If Contingent <===

8) # of Bottles

Lab Sample #	4) Customer Sample ID	5) Matrix	6) Sample Date	6) Sample Time	Sample Type: Composite (C)	Sample Type: Grab (G)	VOA 8260D	MTBE	TBA	None	MeOH	En Core	NaOH	HCl	H2SO4	HNO3	Other:	9) Comments
001	3324-TWP1	GW	9/12/24	1430		X	X	X	X					5				

10) Relinquished by: Raja T & Ritesh K

Accepted by:

Date	Time
9/13/24	10:10
9/15/24	11:05

11) Sampler (print name): Raja T & Ritesh K Date: 9/12/2024

Additional Notes MTBE → Methyl Tertiary Butyl Ether
TBA → Tert-Butyl Alcohol

Comments, Notes, Special Requirements, HAZARDS

Indicate if low-level methods required to meet current groundwater standards (SPLP for soil):
- [ ] BN or BNA (8270E SIM)
- [ ] VOC (8260D SIM or 8011)
- [ ] SPLP (BN, BNA, Metals)
- [ ] 1,4 Dioxane

Check if applicable:
- [ ] Project-Specific Reporting Limits
- [ ] High Contaminant Concentrations
- [ ] NJ LSRP Project (also check boxes above/right)

For NJ LSRP projects, indicate which standards need to be met:
- [ ] NJDEP GWQS
- [ ] NJDEP SRS
- [ ] NJDEP SPLP
- [ ] Other (specify):

Cooler Temperature: 3.1

Please note NUMBERED items. If not completed your analytical work may be delayed.
A fee of $5/sample will be assessed for storage should sample not be activated for any analysis.

Internal use: sampling plan (check box) HC [ ] or client [ ] FSP#