

Case Inventory Document

I. Area(s) of Concern, Receptor and Emergency Response Tracking	Impacted Media	Contaminants of Concern	Exposure Route	Receptors		Current Status/Outcome
				Existing	Potential	
AOC 1 - Discharge Area	None	Unknown	None	None	None	A 15,000-gallon fuel oil UST within an underground tank vault, which was located on the east side of the main building west of Halstead Street, failed tightness test (BEM PAECE Report, 1996). Sampling was conducted surrounding the tank vault. Analytical results indicated subsurface soils were impacted with petroleum hydrocarbons above the former NJDEP cleanup criteria of 100 mg/kg, and approximately 100 cubic yards of soil was excavated and disposed off site as part of a Remedial Action. According to BEM, NJDEP issued a "Negative Declaration" to Corona on October 21, 1988 closing out the UST case. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 2 - Dumpster	None	Unknown	None	None	None	A steel trash dumpster was observed in a small, asphalt paved fenced area, located at the corner of Halstead and Orient. No evidence of disposal of hazardous substances or waste in the dumpster was observed at the time of the site inspection. Minor staining of the asphalt surface near the dumpster was noted. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 3 - Hazardous Material Storage or Handling Areas	None	Unknown	None	None	None	Corona Lighting Corporation (aka Lightolier, Inc.) operated at the Site from 1926 through 1995. Corona Lighting Corp. was a Large Quantity Generator ("LQG") of hazardous wastes, including 2, 4, 5-trichlorophenol, phenols, trichloroethylene, dichloromethane and MEK. From 1980 through 1983, the facility was designated a Treatment, Storage and Disposal Facility ("TSDF") for hazardous wastes, since it stored wastes beyond 90 days. The status was changed from TSDF to LQG in March 1983. According to a USEPA facility inspection report dated March 13, 1992, the facility stored hazardous wastes inside the main building, near the corner of Claremont Avenue and West Side Avenue. The condition of the drum storage area at the time of inspection was described by the inspector as good. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 4 - Loading and Unloading Areas	None	Unknown	None	None	None	A loading and unloading area was observed on the east side of the building along Halstead Street. The area consists of an overhead door leading to a concrete paved storage area inside the building. No indication of the presence of hazardous materials or wastes was observed in the loading area at the time of the Site inspection, and no staining or indication of releases was observed on the concrete and asphalt paved areas in that area of the Site. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 4 - Non-Contact Cooling Water	None	Unknown	None	None	None	According to USEPA inspection reports, historic contact and non-contact cooling wastewater discharges associated with Corona Lighting Corp. operations went directly to the POTW. There were no reported violations or indications that permit limitations were exceeded when Corona operated their facility. Currently, sanitary waste is discharged to the Jersey City Municipal Utilities Authority. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 5 - Storm Sewer Collection System	None	Unknown	None	None	None	Precipitation that falls on the impervious surfaces (concrete, asphalt) generally runoff toward the municipal storm water collection system drains located along West Side Avenue. At the time of the site inspection, there was no visual indication (staining, odors) that hazardous substances are migrating from the Site to the storm water collection catch basins. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 6 - Rail Car	None	Unknown	None	None	None	Based on a review of all available historic reference materials, the northern side of the property has been developed and utilized as railroad line since at least the late 1800's. The railroad tracks located along the north side of the property are visible in all aerial photographs, and the site area conditions have not changed since 1940's. Environmental contaminants along railroad corridors are associated with residual impacts from railroad use and industrial uses. Previous environmental investigations conducted by BEM on behalf of NJ Transit included soil sample collection along the railroad tracks and adjacent right-of-way located on the north side of the Site. Based on analytical results soil remedial actions were conducted where contaminants exceeded NJDEP restricted use Soil Cleanup Criteria applicable at the time. Where contaminants remained above the most stringent cleanup criteria, administrative measures (Deed Notices) were put into place to ensure these issues were managed appropriately in the future. During the previous investigations and remedial actions, no presence of CCPW was not reported at any time. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.

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AOC 7 - Historic Coal Yard Operation Area	None	Unknown	None	None	None	From the late 1800's through early 1900's the Site was operated primarily as a coal storage yard. Based on the configuration of the facility as depicted on the Sanborn maps, it appears that coal was transported to the Site primarily via rail car, which entered the Site via a rail spur from the main line. It should be noted that coal, and in particular coal combustion byproducts (coal ash) generally contain rather high concentrations of trace PAHs and metals including lead, arsenic, thallium, zinc, beryllium and chromium. No information regarding previous investigations related to this historic use of the Site were found in the available records reviewed. Based upon these findings, and the fact that this AOC is not specifically related CCPW and/or the presence of CCPW-impacted material, No Further Action for the AOC is proposed.
AOC 8 - Aboveground Storage Tank (Diesel Fuel)	None	Unknown	None	None	None	During the December 6, 2011 Site Inspection, a 550-gallon aboveground storage tank (AST) was observed in the Generator Room located in the basement of the building. The AST, which was noted to be in good condition, is utilized to supply fuel to an adjacent emergency generator. The concrete walls near the AST appeared to be stained with a tar or petroleum like substance. The potential source of the substance was not determined during the site inspection. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 9 - Sumps/Floor Drains	None	Unknown	None	None	None	During the December 6, 2011 Site inspection, numerous floor drains and trench drains were observed throughout the basement. According to the JCBOE contact, all drains lead to the municipal sanitary sewer. No odors or visual indication of staining or discharges was observed associated with the drains. A sump was observed at the eastern end of the basement. Water was observed in the sump, which is reportedly discharged to the sanitary sewer. No odors, staining or other visual evidence of impacts was observed associated with the sump. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 10 - Silo/Coal Bin	None	Unknown	None	None	None	During the December 6, 2011 Site inspection, an area near in the northeast corner of the basement was observed, that appeared to be a former coal bin or silo, used to unload and store coal from rail cars for use at the facility. Based on the location of the area inside the building it is presumed the coal would have been used to fuel a boiler or other type of heating equipment. No odors or visual indication of discharges was observed associated with the area. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.
AOC 11 - Paint Storage Room	None	Unknown	None	None	None	During the December 6, 2011 Site Inspection, a Paint Storage Room was observed in the center of the building basement. Miscellaneous paints and painting supplies were observed stored in the room. The room was neat and orderly, and no indication of spills or releases of paints was observed. Based upon these findings, and the fact that this AOC is not specifically related to CCPW and/or the presence of CCPW-impacted material, No Further Action for this AOC is proposed.