June 30, 2022

Borough Of Keyport
70 West Front Street
Keyport, NJ 07735

RE: Public Notification of Environmental
Investigation at
Hans Pedersen & Sons Marina
165 West Front Street
Block 21, Lots 6, 8, 8.01, 9, 10, 10.02,
11, 11.02, 12, 13, 14, & 14.01
Keyport Borough, Monmouth County
New Jersey 07735
NJDEP Program Interest No. 019818
AES Project No. X19002

For: West Front
Block 22, Lot 20.01
Keyport Boro, Monmouth County, New Jersey

RECEIVED
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BY: ....

Advanced
Environmental
Services LLC

80 High Street, Mount Holly, NJ 08060
Office : (609) 491-2864

Dear Borough Of Keyport:

Advanced Environmental Services LLC (AES) on behalf of the Person Responsible for Conducting the Remediation (Keyport Towers and Marina LLC) is providing this letter to notify you of ongoing environmental investigations and remediations (cleanup) at the above referenced property located at 165 West Front Street, Keyport, New Jersey (referred to as the "Site" or the "Subject Property". You are receiving this letter because the above referenced property is located within 200 ft. of the Site. The Site's reference number with the New Jersey Department of Environmental Protection's (NJDEP) is Program Interest (PI) number 019818.

Underground storage tanks (USTs) containing leaded and unleaded gasoline as well as light diesel fuel (No. 1-D), removed from the Site in April 1999. The leaking USTs have released the gasoline contaminants benzene and tertiary-butyl alcohol (TBA), impacting the Site's groundwater above the NJDEP standards. Five (5) monitoring wells currently installed onsite and several temporary well points have roughly delineated groundwater contaminants.

Soil contaminants of concern include the metals arsenic and mercury, which have been associated with the onsite historic fill material. Polychlorinated biphenyls (PCBs) have also been detected in soil samples from the Site above the NJDEP Soil Remediation Standards. The soil contamination has been roughly delineated; however, additional soil sampling will likely be needed to better define the extent of the contamination and select an appropriate cleanup strategy.

The Person Responsible for Conducting the Remediation (Keyport Towers and Marina LLC) is soliciting public comment via a 30-day public comment period starting on the date of mailing. Comments received by Keyport Towers and Marina LLC the Licensed Site Remediation Professional (LSRP) will be considered and will receive a written response. Keyport Towers and Marina LLC and the LSRP may choose to prepare a response summary to be made

available to the public instead of preparing individual responses, depending on the response. Comments should be submitted by mail or email to the LSRP at the address below:

Christopher Colabaugh, LSRP
Advanced Environmental Services LLC (AES)
80 High Street
Mount Holly, NJ 08060
ccolabaugh@aes-nj.com
Phone: (609) 491-2864

Alternatively, comments can be submitted by mail to the Person Responsible for Conducting Remediation at:

Keyport Towers and Marina LLC
494 Sycamore Ave, Suite 201
Shrewsbury, NJ 07702

Please include a copy of this letter with your comments in order to reference the case.

At major milestones of the environmental investigation/cleanup of the Site, you may receive notification letter updates. Keyport Towers and Marina LLC and the LSRP will provide electronic copies of remedial documents upon request. Documents will be available through an online data repository at the below link:
https://www.dropbox.com/sh/k6qsp3qb6jwsalv/AAB06BdagwcJm8u-Zv2wS1Mna?dl=0
Remedial documents can also be mailed to you on a CD by request. If you have and questions or wish to request remedial documents, please contact the LSRP at the above address.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Advanced Environmental Services LLC

Christopher Colabaugh, LSRP
Project Manager

CC:
    Keyport Towers and Marina, LLC
    Keyport Borough Clerk
    Monmouth County Department of Health
    NJDEP – Office of Community Relations