



**UPDATED June 28, 2023**

November 23, 2022

Ms. Melissa Dulinski  
New Jersey Economic Development Authority  
36 West State Street  
Trenton, New Jersey 08608

Via email: [MDulinski@njeda.com](mailto:MDulinski@njeda.com)

**Re: Data Gap Summary  
Federal Street Sites  
Former Standard Oil Site  
River Avenue & Federal St., Camden NJ  
Bock 1181 Lot 1**

Dear Ms. Dulinski,

BRS is pleased to provide the New Jersey Economic Development Authority (NJEDA) with this data gap summary of outstanding environmental issues at the above referenced property (the “site”). A review of prior environmental assessments was completed in order to provide recommendations for future assessment scope of work activities. BRS performed this desktop review using United States Environmental Protection Agency (US EPA) files, New Jersey Department of Environmental Protection (NJDEP) case files, and other available documentation for the Former Standard Oil Site.

The site is located near the Marlton neighborhood in Camden, NJ totaling approximately 0.78 acres in size (see attached **Figures 1 and 2**). The site is vacant and the City of Camden has owned the property since 1976. The property is bounded to the north by railroad tracks, to the east by River Avenue, to the south by Federal Street, and to the west by the Cooper River.

### ***Site Description and Background***

The City of Camden is current site owner, having acquired the site June 11, 1976. The site is not currently an active case with the New Jersey Department of Environmental Protection (NJDEP). Historical documents provided by the Camden Redevelopment Agency (CRA) included a 2015 Phase I Environmental Site Assessment completed for the property, which indicated the following notable site history:

- In the late 1800s the southern portion of the lot was developed as a coal shed and part of a larger coal yard;
- In 1906 the northern portion of the lot is named Standard Oil Company and included a large oil tank, two small oil tanks, a lubricating oil cellar, and several oil storage sheds;
- In 1926 the lot is named Standard Oil Company and the northern portion contains a loading shed and the southern portion contains a pumping house and eight gasoline and oil tanks with a concrete base;

- In 1950 the lot is named Standard Oil Company and the warehouse and loading shed are situated on the northern portion. An oil tank has been constructed at the center of the Site. The southern portion of the Site contains four gasoline and oil tanks with a concrete base. The tanks appear to have been removed in 1957.
- In 1977 the northern portion of the lot contains a warehouse indicated as commercial storage, and a loading shed with a concrete floor and tile walls. The southern portion is vacant, except for a small vacant structure at the southwestern corner, corresponding to the location of the former pumping house.

Historical aerial photographs and topographic maps for the general property vicinity were provided by the CRA and confirm these observations.

The following recognized environmental conditions (RECs) were identified in the 2015 Phase I ESA:

- Oil Storage Tank -1906 Sanborn Map
- Gasoline Storage Tanks (2) – 1906 Sanborn Map
- Lubricating Oil Cellar – 1906 Sanborn Map
- Oil Storage Sheds - 1906 Sanborn Map
- Pumping House - 1926 Sanborn Map
- Gasoline and Oil Tanks with a concrete base – 1926 and 1950 Sanborn Map
- Oil Tank – 1950 Sanborn Map
- Soil Berm along Cooper River
- Former Loading Dock
- Historic Fill

NJDEP files requested through an Open Public Records Act (OPRA) request included two spill reports.

- An April 1988 spill report was called in for waste oil on the Cooper River near the Conrail tracks. The release was estimated at 10 gallons of waste oil. United States Coast Guard investigated the release and the report notes that Conrail will clean up the drums and oil. A June 1988 spill report was called in for an oil slick on the Cooper River near the Federal Oil facility<sup>1</sup>. The oil slick was observed to be 35 feet by 20 feet in area. United States Coast Guard investigated the release and traced the oil back to a combination sanitary and storm pump station operated by the City of Camden. The City reportedly pumped this material into the Cooper River. Flowen Oil Company (located at 1800 Carmen Street/ Block 1431, Lot 1) hired a contractor to perform the cleanup though they did not take responsibility for this release.
- The site is listed under Case # 91-07-15-0910. The internal NJDEP memorandum describes an on-going sheen in the Cooper River emanating from the river bank near the City of Camden sewage outfall at River Avenue and Federal Street. The NJDEP investigated the sheens in July 1991 and found petroleum sheen and odors in borings advanced in Cooper River sediments downgradient of the Federal/Adams Oil facility and the City of Camden sewage outfall. The subject site is linked to the Case # for Adams Oil in the NJDEP Investigation Findings. The memo notes that the case

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<sup>1</sup> It should be noted that multiple oil spills are reported for the years 1986 and 1988 from upriver properties including the Conrail Pavonia rail yard (#2 fuel oil), Federal Oil/Adams Oil property (gasoline, waste oil, fuel oil), and the Federal Street pump station at the City sewage collection system.

was closed due to its ranking as a low environmental concern with an unclear connection between discharges and sheens and limited NJDEP resources. The memo also noted that potential responsible parties (PRPs) are suspected due to past documented discharges into the river. Those PRPs are listed as Federal Oil, Adams Oil, State of NJ, or the USA. Sketches provided with the memo show the Federal Oil facility located across the railroad tracks to the north of this former Standard Oil site. The tax records included in this file are not for the site but are for block 807, lots 12 (1435 River Rd/ Ortep of NJ Inc.), 12.01 (rear of 1435 River Avenue/Adams Oil), 21 (River and S East State St/ East State St Co.) and 63 (River and S East State St/ Camden County).

US EPA files included a 2016 database listing on US EPA EnviroFacts webpage<sup>2</sup> for the facility, with EPA Registry Id: 110067448934. No other information was provided.

The following files were reviewed for this site and have been uploaded to the following web link, <https://spaces.hightail.com/space/bdg00a7yfg>:

1. Phase I Environmental Site Assessment, 2015
2. NJDEP and Energy Southern Field Office Memorandum, 1991

### ***Recommendations and Next Steps***

In order to advance the investigation of the site, the recommended future scope of work includes the completion of a Preliminary Assessment (PA) and Site Investigation (SI) for the subject site. The work should be performed in accordance with the requirements of N.J.A.C. 7:26E, and be directed by a New Jersey Licensed Site Remediation Professional (LSRP). A geophysical survey should be completed as part of the PA to evaluate the potential for buried tanks, piping, and other subsurface structures. Site clearing will be necessary to accommodate the geophysical equipment.

Based on the prior reporting it is recommended the SI include test pitting of suspect areas of subsurface anomalies, installation of approximately 20 soil borings, five temporary groundwater monitoring wells, and collection of soil and groundwater samples for laboratory analysis.

It is estimated that six days of labor consisting of two days of test pitting, three days of drilling and one day of groundwater sampling will be required to install the test pits, soil borings, and temporary wells. It is recommended that up to two soil samples be collected per boring and test pit, and one groundwater sample be collected from temporary wells. Pending results of the initial groundwater sampling event, up to five permanent groundwater monitoring wells would be installed for two subsequent groundwater sample collection and analysis events.

Soil sample analysis would include the following analyses:

- Total Contaminant List (TCL)/ Target Analyte List (TAL) + 30 parameters
- Volatile Organic Compounds (VOCs)
- Category 1 Extractable Petroleum Hydrocarbons (Cat 1 EPH) analysis
- Category 2 EPH analysis
- Polychlorinated Biphenyls (PCBs)

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<sup>2</sup> [https://frs-public.epa.gov/ords/frs\\_public2/fii\\_query\\_dtl\\_disp\\_program\\_facility?p\\_registry\\_id=110067448934](https://frs-public.epa.gov/ords/frs_public2/fii_query_dtl_disp_program_facility?p_registry_id=110067448934)



- TAL metals analysis
- Polycyclic Aromatic Hydrocarbons (PAHs)
- EPH Contingency Analysis

Groundwater sample analysis would include the following analyses:

- VOCs
- PCBs
- PAHs

The SI approach and sampling analysis will ultimately be determined by the LSRP of record for the site. Following completion of the SI activities, additional investigation may be required.

### **COST ESTIMATE**

The detailed cost sheet, which includes Task 3 Third Party Owner's Representative, is included as attached.

<b>Activity</b>	<b>Cost Basis</b>
Task 1 Preliminary Assessment and Geophysical Investigation	\$16,460.00
Task 2 Site Investigation	\$131,687.50
<b>Estimated Total</b>	<b>\$148,147.50</b>

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If you have any questions, please do not hesitate to contact me (856) 964-6456 or via email at [aflammia@BRSinc.com](mailto:aflammia@BRSinc.com).

Sincerely,



Alicia Flammia  
Brownfield Redevelopment Solutions, Inc.

Cc: Olivette Simpson, CRA  
Michele Christina, BRS  
Jennifer Taylor, BRS  
Megan Stanley, BRS



## Figures





**Notes:**

- 1) Aerial sourced from Google Earth Pro (8/23/2022)
- 2) Parcels Included: Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1186, Lot 25
- 3) NJEDA - New Jersey Economic Development Authority

**Legend**

Federal Street Parcels

Scale	0 125 250 500
1:3,000	Feet

Figure Title **Federal Street Sites**

Client **NJEDA** Figure No.

Address **Federal Street** **1**

**Camden, New Jersey** Print Date  
10/31/2022







**Notes:**

- 1) Aerial sourced from Google Earth Pro (8/23/2022)
- 2) Parcels Included: Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1186, Lot 25
- 3) NJEDA - New Jersey Economic Development Authority

**Legend**

- Former Standard Oil Site
- Federal Street Parcels

Scale	1:3,000	0    125    250    500 Feet
Figure Title	<b>Former Standard Oil Site</b>	
Client	NJEDA	
Address	Federal Street Block 1181 Lot 1 Camden, New Jersey	
Figure No.	<b>2</b>	
Print Date	10/31/2022	



**Cost Estimate**



<b>Standard Oil River Avenue &amp; Federal St., Camden, NJ</b>					
<b>Activity</b>	<b>Quantity</b>	<b>Hours</b>	<b>Days</b>	<b>Unit Price</b>	<b>Total</b>
<b>ASSESSMENT COSTS</b>					
<b>Task 1 - LSRP Retention and Oversight, NJDEP forms, Geophysical Investigation and PA Report Submittal</b>					
Principal		2		\$160.00	\$320.00
LSRP		12		\$150.00	\$1,800.00
Project Manager		8		\$130.00	\$1,040.00
Staff Geologist		30		\$110.00	\$3,300.00
Site Clearing to prepare site for surveys	1			\$6,500.00	\$6,500.00
Geophysics	1			\$3,500.00	\$3,500.00
<b>Total Task 1</b>					<b>\$16,460.00</b>
<b>Task 2a- Site Investigation Planning / Coordination</b>					
LSRP		1		\$150.00	\$150.00
Project Manager/Staff		12		\$130.00	\$1,560.00
QAPP	1			\$3,000.00	\$3,000.00
HASP	1			\$1,850.00	\$1,850.00
<b>Subtotal Task 2a</b>					<b>\$6,560.00</b>
<b>Task 2b- Soil Investigation and Temporary GW Wells</b>					
LSRP		8		\$150.00	\$1,200.00
Project Manager		12		\$130.00	\$1,560.00
Staff Geologist		60		\$110.00	\$6,600.00
Travel and Equipment	5			\$450.00	\$2,250.00
Geoprobe 10 soil borings			1	\$2,800.00	\$2,800.00
Macrocore liners		35		\$11.50	\$402.50
Temporary Well (25 ft)	5			\$200.00	\$1,000.00
Test Pitting Equipment			2	\$2,200.00	\$4,400.00
Mobilization to/from site	2			\$550.00	\$1,100.00
Laboratory Analysis					
Soil - TCL/TAL + 30 parameters	18			\$550.00	\$9,900.00
Soil - VOCs	40			\$120.00	\$4,800.00
Soil - EPH Category 1 analysis	40			\$120.00	\$4,800.00
Soil - EPH Category 2 analysis	40			\$155.00	\$6,200.00
Soil - PCBs	40			\$120.00	\$4,800.00
Soil -TAL	40			\$130.00	\$5,200.00
Soil - PAH	40			\$180.00	\$7,200.00
EPH Contingency Analysis	15			\$55.00	\$825.00
GW - VOCs	6			\$120.00	\$720.00
GW - PAHs	6			\$180.00	\$1,080.00
GW - PCBs	6			\$120.00	\$720.00
Dispose of IDW (up to 6 drums)	Est	1		\$3,000.00	\$3,000.00
<b>Subtotal Task 2b</b>					<b>\$70,557.50</b>
<b>Task 2c- Groundwater Investigation</b>					
LSRP		8		\$150.00	\$1,200.00
Project Manager		10		\$130.00	\$1,300.00
Staff Geologist		32		\$110.00	\$3,520.00
Field Staff		36		\$100.00	\$3,600.00
Travel and Equipment	4			\$750.00	\$3,000.00
Well Installation - Shallow	5			\$2,000.00	\$10,000.00
Survey	1			\$2,800.00	\$2,800.00
Laboratory Analysis					
GW - PAHs	12			\$180.00	\$2,160.00
GW - PCBs	12			\$120.00	\$1,440.00
GW - VOCs	12			\$120.00	\$1,440.00
Dispose of IDW (up to 6 drums)	Est	1		\$3,000.00	\$3,000.00
<b>Subtotal Task 2c</b>					<b>\$33,460.00</b>
<b>Task 2d- Data Management and Evaluation</b>					
Principal		1		\$160.00	\$160.00
LSRP		8		\$150.00	\$1,200.00
Project Manager/Staff		15		\$130.00	\$1,950.00
Data validation/DKQ review	1			\$3,000.00	\$3,000.00
<b>Subtotal Task 2d</b>					<b>\$6,310.00</b>
<b>Task 2e- LSRP Forms, EDDs, &amp; SI Report</b>					
LSRP		16		\$150.00	\$2,400.00
Project Manager/Staff		40		\$130.00	\$5,200.00
CADD Designer		16		\$100.00	\$1,600.00
Printing/shipping	1			\$200.00	\$200.00
Case Inventory Document	1			\$1,800.00	\$1,800.00
Receptor Evaluation (Initial)	1			\$1,800.00	\$1,800.00
Receptor Evaluation (Update)	1			\$1,800.00	\$1,800.00
<b>Subtotal Task 2e</b>					<b>\$14,800.00</b>
<b>Total Task 2</b>					<b>\$131,687.50</b>
<b>Task 3- Third Party Owner's Representative</b>					
Principal		6		\$150.00	\$900.00
PG/PE/Project Manager		50		\$130.00	\$6,500.00
Grants Specialist		32		\$90.00	\$2,880.00
<b>Task Total 3</b>					<b>\$10,280.00</b>
<b>Total Costs</b>					<b>\$158,427.50</b>