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January 28, 2026

VIA EMAIL

The Honorable Mary Costello
Superior Court of New Jersey
Brennan Courthouse
583 Newark Avenue, 2nd Floor
Jersey City, New Jersey 07306

Re: **Progress Report (August 9, 2025 through the date of this Report)** pursuant to New Jersey Department of Environmental Protection, et al. v. Honeywell International, Inc., et al. v. City of Jersey City, et al., Superior Court of New Jersey, Chancery Division, Hudson County, Civil Action No. HUD-C-77-05; Partial Consent Judgment Concerning the PPG Sites filed June 26, 2009 (the “JCO”)

Dear Judge Costello:

I submit this Progress Report pursuant to paragraph 1(b)(i)1 of the “Order Administratively Dismissing This Matter Without Prejudice and Retaining Jurisdiction” entered by Judge Sarkisian on May 4, 2016. That Order requires that I provide Progress Reports to the Court twice per year. This is my nineteenth Progress Report since being appointed Site Administrator beginning in January 2016. The prior Progress Reports are dated July 29, 2016, January 27, 2017, July 28, 2017, January 30, 2018, July 31, 2018, January 24, 2019, July 31, 2019, March 5, 2020, July 31, 2020, January 29, 2021, July 30, 2021, January 31, 2022, July 27, 2022, January 31, 2023, July 31, 2023, January 31, 2024, August 6, 2024, January 30, 2025 and August 8, 2025. All of those Progress Reports have been posted to the Chromium Cleanup Partnership web site (www.chromecleanup.com) so that the public is kept apprised of the remediation activities at the PPG chromium sites.

In addition to serving as Site Administrator, I have functioned as a mediator pursuant to the February 22, 2016 “Order Referring Third-Party Complaint and Referring Certain Matters to Mediation and Entering Stay” or as requested by interested parties. In my previous reports to the Court, I addressed the status of my function as mediator in connection with disputes between PPG and the designated redeveloper of Site 114. Currently, there are no disputes amongst the parties that require my involvement as a mediator.

I. Master Schedule Revisions.

A revised Master Schedule dated January 27, 2026 is attached as **Exhibit A** to this Report. The new Master Schedule provides the most up to date remediation activity milestones.

II. Overview of Progress with Respect to NJDEP Approvals/Release of Sites from the JCO.

My January 31, 2022 Progress Report explained the procedures agreed upon among the JCO Principals¹ for the release of a site, or portions of sites, from the JCO following NJDEP approvals. A listing of each of the sites or portions of sites that have been released from the JCO is set forth as Attachment 1 to the new Master Schedule.

A total of 31² sites/portions of sites have obtained NJDEP remediation approval and have been released from the JCO with respect to impacted soil and/or groundwater. In those situations involving Remedial Action Permits, oversight was transitioned to a Licensed Site Remediation (“LSRP”)³ to implement the requirements of the Remedial Action Permits. There are currently 8 PPG chromium sites that require further action on the soil and/or groundwater at those sites. The status of the remediation work at each of those sites is discussed in Section III. below.

III. Sites Requiring Further Action.

1. Site 114 Groundwater Remediation and Status of Redevelopment.⁴ One important development since my last Report to the Court dated August 8, 2025 is that the Jersey City Planning Board has scheduled a public hearing on January 27, 2026 on the site plan application of the Redeveloper⁵ of Site 114. The site plan calls for the redevelopment of the western side of Site 114, along Garfield Avenue between the NJ Transit line and Carteret Avenue. The proposed development is primarily residential in nature, offering multi-family housing that includes affordable units, and is complemented by ground-floor retail, parking, and public amenities.

In anticipation of the Planning Board hearing, NJDEP, PPG, the City of Jersey City and I jointly prepared a report to the Planning Board entitled “Status of Remediation/Redevelopment of 900 Garfield Avenue - PPG Chromium Site 114 (the “Status Report”)” dated January 2, 2026. The Status Report was submitted by the Redeveloper to the Planning Board on January 10, 2026 and copies were supplied to interested community groups on January 15, 2026.

¹ The “JCO Principals” are PPG, the City of Jersey City, NJDEP and the Site Administrator.

² After I was appointed Site Administrator in 2016 it was decided that some sites should be broken up into separate portions in order to facilitate remediation work and regulatory closure. The reference to “31 sites/portions of sites” includes some sites or portions of sites that fall into this category.

³ “Licensed Site Remediation Professional” or “LSRP” means an individual licensed as a site remediation professional pursuant to the SRRA by the New Jersey Site Remediation Professional Licensing Board.

⁴ All soil remediation activities have been completed and final NJDEP approvals issued at the GAG Sites.

⁵ Garfield Phase 1A Urban Renewal LLC, and Garfield Phase 1B Urban Renewal LLC

The Status Report was intended to inform the Planning Board (and community groups) of the status of PPG's remediation of chromium related impacts at Site 114. The Status Report provides a description of Site 114, the Court orders that govern PPG's remediation work, a description of the process involved in the review of PPG remediation submittals, a detailed description of the redevelopment proposed in the referenced site plan application, and a very detailed summary of the status of soil and groundwater remediation efforts at Site 114 and anticipated post-redevelopment remediation activities.

A copy of the Status Report is attached as **Exhibit B**. We refer the Court to the Status Report for the most current information regarding the remediation/redevelopment activities.

2. Forrest Street Properties (84, 86-90 and 98-100 Forrest Street). Following NJDEP approval of the Soil Remedial Action Report ("RAR") for specified Areas of Concern ("AOCs") at this Site, a new condition of chromium blooming was observed on concrete surfaces in the 98 Forrest Street portion of the building. That condition was reported by PPG in a monthly inspection report submitted to NJDEP on June 28, 2024. Since that time, PPG has installed an interim remedy to address the blooming, but installation of the permanent engineering control for this new condition awaits a resolution of access issues between PPG and the property owner. Once the permanent engineering control is installed, PPG will be required to submit an RAR Addendum that, among other things, will address the new chromium condition.

3. Site 16, Linden Avenue East. There are three areas of concern at this Site that require attention.

AOC-3 (Area Underlying Building, Soil and Sidewalk South of Building): PPG has submitted several versions of a Remedial Action Work Plan ("RAWP") for this AOC, the most recent of which was submitted on December 4, 2025. PPG's consultants performed industrial hygiene sampling in each of the tenant areas of this building from September 29, 2025 through October 1, 2025 and from November 11, 2025 through November 13, 2025. The sampling included both air and surface sampling for hexavalent chromium. An independent Certified Industrial Hygienist that I retained at the request of the JCO Principals determined that, "for the interior conditions evaluated, the risk of hexavalent chromium exposure to tenant employees to exceed [applicable] criteria appears to be low." The JCO Principals are making arrangements for a meeting to discuss the most recent RAWP submittal and the results of the industrial hygiene sampling as it relates to the remedy proposed in the RAWP.

AOC-4 (CCPW-Related Impacts in the Linden Avenue East Right of Way): On August 16, 2024, PPG submitted a RAWP/RAR for this AOC, which was approved by NJDEP on September 24, 2024. PPG recorded the deed notices that were signed by each of the affected property owners. PPG is in the process of submitting a Soil Remedial Action Permit ("RAP") application to NJDEP. Once the Soil RAP is issued, a Consent Judgment Compliance Letter⁶ will be issued by NJDEP and the

⁶ A "Consent Judgment Compliance Letter" is a letter issued by NJDEP pursuant to the 2011 Consent Judgment. The Consent Judgment Compliance Letter is the equivalent of a No Further Action letter that is issued by NJDEP after all

soils at this AOC will be transitioned out of the JCO and will thereafter be monitored by PPG's LSRP in accordance with the terms of the Soil RAP.

AOC-2 (Groundwater): One of several groundwater monitoring wells installed at this Site was found to have total chromium concentrations that exceed NJDEP groundwater quality standards. PPG submitted a RAWP for groundwater in the first quarter of 2025 and comments on the RAWP were issued by NJDEP on May 8, 2025. The groundwater remedy for this Site is the subject of on-going discussions among the JCO Principals and the timeframe for a revised RAWP is unknown at this time.

4. Site 63, Baldwin Oil (1 Burma Road). PPG submitted the most recent version of the RAR for groundwater at this Site on October 9, 2025. NJDEP issued comments to the RAR on December 12, 2025. It is anticipated that the final version of the RAR will be submitted by PPG by the end of January 2026 and that an approval will be issued by NJDEP in February 2026. Upon approval of the RAR, PPG will apply to NJDEP for a Groundwater RAP. Upon issuance of the Groundwater RAP, a Consent Judgment Compliance Letter will be issued, the Site 63 groundwater will be released from the JCO and will thereafter be monitored by PPG's LSRP in accordance with the terms of the Groundwater RAP.

5. Site 107. PPG is currently negotiating an access agreement with an adjacent property owner to install a sentinel well in connection with delineation of potential groundwater impacts associated with Site 107. Following sentinel well installation and sampling, PPG will submit a revised RIR/RAWP. Timing of that submittal is subject to successful access negotiations with the adjacent property owner and approval by NJDEP of the location of the sentinel well.

6. Site 108. On July 17, 2025, PPG submitted a revised RAWP that calls for the excavation of CCPW-related impacts at this Site. On August 6, 2025, NJDEP issued an approval of the RAWP, but that approval was conditioned upon documentation of the property owner's consent to the remedy as described in the RAWP. Property owner consent is being withheld pending the negotiation of an access agreement between the property owner and PPG. In the interim, PPG has completed some of the proposed excavation work, but has refrained from performing excavation too close to the buildings until the access agreement is signed with the property owner. The timing of the completion of the excavation work at this Site is dependent upon the progress of the access negotiations.

7. Site 174 – Portion of Dennis Collins Park (Bayonne). PPG submitted a Groundwater RIR Addendum for this Site on October 9, 2025. NJDEP issued comments to that submittal on December 5, 2025. NJDEP has confirmed that remediation of the groundwater at this Site for CCPW impacts is not required and therefore a RAWP is also not required. It is anticipated that the final version of the RIR Addendum will be submitted by PPG by the end of January 2026 and that an approval will be issued by NJDEP in

appropriate remediation documents have been finalized, an RAR Determination has been made, and after the issuance by the Department of any required remedial action permits with respect to the applicable media and areas of concern.

February 2026. Upon approval of the RIR Addendum, a Consent Judgment Compliance Letter will be issued and the Site 174 groundwater will be released from the JCO.

8. 457 Communipaw Avenue. Additional work remains with respect to the soils and the groundwater at this Site, as follows:

Soils. An auto repair shop and a residential building occupy this Site. The JCO Principals are evaluating various approaches to safely excavate CCPW impacts while protecting the buildings. PPG anticipates submitting a RAWP covering excavation of CCPW-impacts at the Site in Q2 2026 and completing the excavation work in Q4 2026.

Groundwater. A groundwater RI will be conducted at this Site upon completion of the soil remedy. Timing for commencement of that work is difficult to predict at this time.

IV. Communications with the Public.

Web Site: My office, with the help of the JCO Principals, maintains a web site referred to as the Chromium Cleanup Partnership, which can be found at www.chromecleanup.com. Critical remediation reports and other important documents are posted to the web site. We continually update the web site to include the most recent information about the PPG chromium sites. This Progress Report with all attachments/enclosures, including the new Master Schedule, will be posted to the web site. All of my prior Progress Reports have also been posted to the web site.

Newsletters: The last newsletter summarizing the status of activities at the PPG chromium sites was circulated in December 2022. All newsletters published from 2016 through December 2022 are posted to the Chromium Cleanup Partnership web site.

Public Meetings/Communications: At the present time, I have not scheduled any public meetings. Our postings to the Chromium Cleanup Partnership web site, which include this Progress Report, all my previous Progress Reports, substantive remediation submittals made by PPG and other relevant information, will hopefully be sufficient to advise the public of the status of the remediation work. I am always available to address public inquiries via phone and email. I have done so on many occasions. I have responded to public inquiries whenever requested and will continue to do so.

V. PPG Employment Report. PPG's Employment Report covering Q1-Q4 2025 is attached as Exhibit C.

Should Your Honor have any questions about this Report, please do not hesitate to contact me.

Respectfully submitted,

/s/ Ronald J. Riccio

Ronald J. Riccio
Site Administrator

Attachments:

- **Schedule 1**: Definitions/Descriptions
- **Exhibit A**: Master Schedule dated January 27, 2026
- **Exhibit B**: Report to the City of Jersey City Planning Board – “Status of Remediation/Redevelopment of 900 Garfield Avenue (PPG Chromium Site 114) dated January 2, 2026”
- **Exhibit C**: Employment Report – Q1-Q4 2025

cc: Via email: PPG, NJDEP, the City of Jersey City, JCRA and the Redeveloper

SCHEDULE 1

DEFINITIONS/DESCRIPTIONS

Attached to the revised Master Schedule (Exhibit A to this Progress Report) are Figure 1 and Figure 2. These figures depict the “Garfield Avenue Group” of sites (the “GAG Sites”), the Garfield Avenue Group Phase 4 Roadways (the “GAG Roadways”) and the Garfield Avenue Group Phase 5 – Off-Site Properties (the “GAG Off-Site Properties”). The “Non-GAG Sites” include all PPG sites that are not GAG Sites, GAG Roadways or GAG Off-Site Properties.

The “GAG Sites” include the following parcels, broken down as soil excavation “Phases,” shown on Figure 1 and Figure 2:

- IRM #1, located within Site 114;
- Phases 1A and 1B, considered the Southwest Area within Site 114;
- Phase 1C, located within Site 114;
- Phase 2A, located within Site 114;
- Phase 2B, which includes Phases 2B-1 through 2B-4, located within Site 114;
- Phase 3A, which includes Site 132 and most of Site 143;
- Phase 3B North, which includes a portion of Site 132 and a portion of Site 137;
- Phase 3B South, which includes Site 133 West, a portion of Site 137, the former Fishbein property, the former Ten West Apparel property, and a small portion of Halladay Street South; and
- Phase 3C, which includes Site 133 East, the remainder of Halladay Street South, and Site 135 North.

The “GAG Roadways” are roadways surrounding the GAG Sites where chromium-impacted soils were identified, including Halladay Street, Forrest Street, Carteret Avenue, Garfield Avenue (from Carteret Avenue to the Light Rail) and in portions of Pacific Avenue and Caven Point Avenue.

The “GAG Off-Site Properties” include chromium-impacted properties adjacent to the GAG Sites, including the following properties: former Halsted Corporation, Forrest Street Properties, Ten West Apparel, 816 Garfield Avenue (former Fishbein Parcel) and Al Smith Moving.

EXHIBIT A
MASTER SCHEDULE
(ATTACHED)

Master Schedule for the NJ PPG Chrome Remediation Sites

Revision Date: January 27, 2026

Soils

Group/Phase or Site	Property Description (Owner)	Access/Road Closure Plan	Excavation Start Actual OR Required	Excavation Complete Actual OR Required	Backfill Complete Actual OR Required	Restoration Complete Actual OR Required	RAR Determination	Comments
GA Group Phase 5 Off-Site Properties	Forrest Street Properties 84, 86-90, and 98-100 Forrest St (Halladay Forest LLC)	Access Agreement in Place	See Comments	See Comments	See Comments	See Comments	5/1/2024 (See Comments)	Following NJDEP approval of the Soil Remedial Action Report ("RAR") for specified Areas of Concern ("AOCs") at this Site, a new condition of chromium blooming was observed in the 98 Forrest Street portion of the building. That condition was reported by PPG in a monthly inspection report submitted to NJDEP on June 28, 2024. Since that time, PPG has installed an interim remedy to address the blooming, but installation of the permanent engineering control for this new condition awaits a resolution of access issues between PPG and the property owner. Once the permanent engineering control is installed, PPG will be required to submit an RAR Addendum that, among other things, will address the new chromium condition.
Site 16	45 Linden Ave. East (Etzion) (AOC-3)	Access Agreement in Place	6/16/2014 (See Comments)	See Comments	See Comments	See Comments	TBD	PPG has submitted several versions of a Remedial Action Work Plan ("RAWP") for AOC-3 (Building Footprint, Current Use), the most recent of which was submitted on December 4, 2025. PPG's consultants performed industrial hygiene sampling in each of the tenant areas of this building from September 29, 2025 through October 1, 2025 and from November 11, 2025 through November 13, 2025. The sampling included both air and surface sampling for hexavalent chromium. An independent industrial hygienist retained by the Site Administrator at the request of the JCO Stakeholders ¹ determined that, "for the interior conditions evaluated, the risk of hexavalent chromium exposure to tenant employees to exceed [applicable] criteria appears to be low." The JCO Stakeholders are making arrangements for a meeting to discuss the most recent RAWP submittal and the results of the industrial hygiene sampling as it relates to the remedy proposed in the RAWP.
	Linden Ave. East (CenterPoint LLC and NJDOT) (AOC-4)	Access Agreement in Place	See Comments	See Comments	See Comments	See Comments	9/24/2024	On August 16, 2024, PPG submitted a RAWP/RAR for AOC-4 (Portion of Linden Avenue East), which was approved by NJDEP on September 24, 2024. PPG recorded the deed notices that were required to be signed by each of the affected property owners. PPG is in the process of submitting a Soil Remedial Action Permit ("RAP") application to NJDEP. Once the Soil RAP is issued, a Consent Judgment Compliance Letter will be issued by NJDEP and the soils at this AOC will be transitioned out of the JCO and will thereafter be monitored by PPG's LSRP in accordance with the terms of the Soil RAP.
Site 108	Albanil Dyestuff (Jersey City Logistics, LLC)	Access Agreement in Place	6/13/2018 (See Comments)	March 2027	March 2027	March 2027	December 2027	On July 17, 2025, PPG submitted a revised RAWP that calls for the excavation of CCPW-related impacts at this Site. On August 6, 2025, NJDEP issued an approval of the RAWP, but that approval was conditioned upon documentation of the property owner's consent to the remedy as described in the RAWP. Property owner consent is being withheld pending the negotiation of an access agreement between the property owner and PPG. In the interim, PPG has completed some of the proposed excavation work, but has refrained from performing excavation too close to the buildings until the access agreement is signed with the property owner. The proposed milestones are based on the assumption that the access agreement is resolved in a timeframe that allows PPG to begin excavation adjacent to the warehouse in March 2026.
457 Communipaw	457 Communipaw Right-of-Way (285 Lincoln Avenue, LLC)	Access Agreement in Place	January 2016 (See Comments)	October 2026	December 2026	December 2026	August 2027	An auto repair shop and a residential building occupy this Site. The JCO Stakeholders are evaluating various approaches to safely excavate CCPW impacts while protecting the buildings. PPG anticipates submitting a RAWP covering excavation of CCPW-impacts at the Site in April 2026, pending NJDEP concurrence on the Structural-Geotech Evaluation in February 2026.

¹ Definitions for capitalized terms used in this Master Schedule that are not defined can be found in the attached Notes.

Master Schedule for the NJ PPG Chrome Remediation Sites

Revision Date: January 27, 2026

Groundwater

GA GROUP GROUNDWATER MILESTONES					
Group/Phase or Site	Property Description (Owner)	RIR Submittal /Anticipated Review-Approval	RAWP Submittal /Anticipated Review-Approval	RAR Submittal /Anticipated Review-Approval	Comments
Remedial Investigation Report (Overburden)	Entire Site Group	3/24/2021	N/A	N/A	
		1/7/2022			
Remedial Investigation Report (Bedrock)	Entire Site Group	RIR Addendum: 12/17/2025	N/A	N/A	
		1/15/2026	N/A		
Remedial Action Work Plan (Overburden)	Entire Site Group	N/A	3/31/2021	N/A	Pursuant to the approved RAWP, PPG has submitted quarterly Groundwater Remedial Action Progress Reports covering the period that commenced in Q1 2022.
			1/31/2022		
Remedial Action Work Plan (Bedrock)	Entire Site Group	N/A	RAWP Addendum: 2/13/2026	N/A	The RAWP Addendum for Bedrock will be submitted to the NJDEP in February 2026. An anticipated review-approval timeframe is April 2026.
			4/3/2026		
Remedial Action Report	Entire Site Group	N/A	N/A	TBD	The groundwater remedy for the GAG Groundwater is the subject of on-going discussions among the JCO Stakeholders. Therefore, timing for the submittal of a RAR for the GAG Groundwater cannot be established at this time.
				TBD	

NON-GA GROUP GROUNDWATER MILESTONES					
Group/Phase or Site	Property Description (Owner)	RIR Submittal /Anticipated Review-Approval	RAWP Submittal /Anticipated Review-Approval	RAR Submittal /Anticipated Review-Approval	Comments
Site 16	(see non-GAG Soils table)	10/28/2019	2/13/25	TBD	One of several groundwater monitoring wells installed at the Site was found to have total chromium concentrations that exceed NJDEP groundwater quality standards. PPG submitted a RAWP for groundwater in the first quarter of 2025 and comments on the RAWP were issued by NJDEP on May 8, 2025. The groundwater remedy for this Site is the subject of on-going discussions among the JCO Stakeholders and the timeframe for a revised RAWP is unknown at this time.
		8/13/2020	TBD		
Site 63	(see non-GAG Soils table)	RIRA/RAWP Submittal: 12/6/2021		RAR Submittal: 6/28/2022 (See Comments)	PPG submitted the most recent version of the RAR on October 9, 2025. NJDEP issued comments to the RAR on December 12, 2025. It is anticipated that the final version of the RAR will be submitted by PPG by the end of January 2026 and that an approval will be issued by NJDEP in February 2026. Upon approval of the RAR, PPG will apply to NJDEP for a Groundwater RAP. Upon issuance of the Groundwater RAP, a Consent Judgment Compliance Letter will be issued, the Site 63 groundwater will be released from the JCO and will thereafter be monitored by PPG's LSRP in accordance with the terms of the Groundwater RAP.
		RIRA/RAWP Approval: 3/31/2022			
Site 107, Site 108 and Conrail Right-of-Way	(see non-GAG Soils table)	RIR/RAWP Submittal: 5/3/2022		TBD	PPG is currently negotiating an access agreement with an adjacent property owner to install a sentinel well in connection with delineation of potential groundwater impacts associated with Site 107. Following sentinel well installation and sampling, PPG will submit a revised RIR/RAWP. Timing of that submittal is subject to successful access negotiations with the adjacent property owner and approval by NJDEP of the location of the sentinel well.
		TBD			
Site 174	(see non-GAG Soils table)	RIRA Submittal: 2/25/2022 (See Comments)	N/A	N/A	PPG submitted a RIR Addendum on October 9, 2025. NJDEP issued comments to that submittal on December 5, 2025. NJDEP has confirmed that remediation of the groundwater at this Site for CCPW impacts is not required and therefore a RAWP is also not required. The final version of the RIR Addendum is anticipated to be submitted by PPG by the end of January 2026 and an approval issued by NJDEP in February 2026. Upon approval of the RIR Addendum, a Consent Judgment Compliance Letter will be issued and the Site 174 groundwater will be released from the JCO.
		Q1 2026	N/A		
457 Communipaw	(see non-GAG Soils table)	May 2027	TBD	TBD	A groundwater RI will be conducted at the site upon completion of the soil remedy.

Notes To Master Schedule for the NJ PPG Chrome Remediation Sites

Revision Date: January 27, 2026

GENERAL NOTES:

1) Defined Terms:

“CCPW” means chromium chemical production waste. CCPW is a by-product of the production of sodium bichromate.

“Consent Judgment Compliance Letter” means a letter issued by the Department pursuant to the 2011 Consent Judgment. The Consent Judgment Compliance Letter is the Department’s equivalent of a No Further Action letter that is issued after all appropriate remediation documents have been finalized, an RAR Determination has been made, and after the issuance by the Department of any required remedial action permits with respect to the applicable media and areas of concern.

“2011 Consent Judgment” means the Consent Judgment in the matter captioned New Jersey Department of Environmental Protection, et al. v. Honeywell International Inc., et al., Docket No C-77-05, Superior Court of New Jersey, Chancery Division, Hudson County (filed September 7, 2011).

“JCO” means the Partial Consent Judgment Concerning the PPG Sites entered in the matter captioned *New Jersey Department of Environmental Protection, et al. v. Honeywell International, Inc., et al. v. City of Jersey City, et al., Superior Court of New Jersey, Chancery Division, Hudson County, Civil Action No. HUD-C-77-05*.

“JCO Stakeholders,” for the purpose of this Master Schedule, means PPG, the City of Jersey City, NJDEP and the Site Administrator (Ronald J. Riccio).

“LSRP” means Licensed Site Remediation Professional.

“Principals” means, collectively, PPG, NJDEP, the City of Jersey City and the Site Administrator.

- 2) PPG, NJDEP and the City of Jersey City entered into (and the Site Administrator acknowledged and accepted) that certain Memorandum of Understanding dated as of September 22, 2020 establishing detailed procedures for the removal of PPG sites, portions of sites or media from jurisdiction pursuant to the JCO and the 2011 Consent Judgment and, in certain instances, transitioning same to the LSRP Program (the “MOU”). On October 22, 2020, the Superior Court of New Jersey entered the First Consent Order Transitioning Certain PPG Sites, Portions of Sites or Media to the LSRP Program (the “First Consent Order”). The First Consent Order included an Exhibit A that identified the sites, portions of sites or media that were being removed from jurisdiction pursuant to the JCO and the 2011 Consent Judgment and, in certain instances, transitioned to the LSRP Program.
- 3) This version of the Master Schedule has combined “Exhibit 2” and “Exhibit 3” from the version of the Master Schedule dated October 13, 2015. Prior orders entered by the court in *NJDEP, et al. v. Honeywell International, Inc., et al.* reference those exhibits as exhibits to the Master Schedule, which Master Schedule remains in effect as modified by the changes set forth herein to Exhibits 2 and 3.

SOILS NOTES:

- 1) Green shading indicates that milestones have been attained.
- 2) “Excavation Start” means access has been gained, building demolition and shoring installation, if required, have been completed, there are no known impediments to proceeding with excavation and excavation has actually commenced.
- 3) For Garfield Avenue Group Sites, “Backfill Complete” means backfill is brought to elevations approved by NJDEP.

- 4) For the purpose of this Master Schedule, “restoration” is defined as final remediation grading in accordance with an NJDEP-approved Restoration Technical Execution Plan or other NJDEP-approved document identifying restoration requirements, and a capillary break has been installed if required. In-kind replacement of existing infrastructure (i.e., pavement and utilities) is covered under the PPG/Jersey City Infrastructure Settlement Agreement, which has been agreed to by all Parties.
- 5) Restoration within specific areas under/around infrastructure necessary to support on-going remediation may be delayed if such a delay is acceptable to NJDEP and property owners.
- 6) For the purpose of this Master Schedule, “RAR Determination” means that the Department has determined whether the Remedial Action Report (“RAR”) meets the requirements of applicable Department regulations and guidance. The Department will make this determination assuming: (i) the RAR Figures/Tables have been submitted by PPG and reviewed/approved by the Department prior to complete RAR submittal, and (ii) the initial submittal of the complete RAR (i.e., text plus figures, tables and other Department-required information) is received 26 weeks prior to the RAR Determination milestone. (The referenced 26 week time period assumes 12 weeks for the Department/Weston and the City of Jersey City to provide comments to the initial complete RAR submittal, 7 weeks thereafter for PPG to review and incorporate such comments and submit the final version of the full RAR, and 7 weeks thereafter for the Department to make the RAR Determination).
- 7) PSE&G will take the lead on manufactured gas plant (“MGP”) AOCs located within and emanating from Site 114 under the LSRP program. See letter from PPG and PSE&G to Wayne Howitz, NJDEP, dated July 9, 2019 confirming same.

GROUNDWATER NOTES:

- 1) For purposes of this schedule, the Garfield Avenue Group Access date is assumed to be March 2017.
- 2) “N/A” means not applicable.
- 3) PSE&G will take the lead on manufactured gas plant (“MGP”) AOCs located within and emanating from Site 114 under the LSRP program. See letter from PPG and PSE&G to Wayne Howitz, NJDEP, dated July 9, 2019 confirming same.

Attachment 1 to Master Schedule for the NJ PPG Chrome Remediation Sites

Revision Date: August 1, 2025

List of Sites/Portion of Sites Released from JCO/Transitioned to LSRP Program¹

Group/Phase or Site ²	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
GA Group IRM #1 and Phases 1A, 1B, 1C, 2A, 2B-1, 2B-2, 2B-3, and 2B-4	Site 114 (JCRA/Hampshire)	6/1/2020	An RAR Approval Letter was issued by the New Jersey Department of Environmental Protection ("NJDEP") on December 5, 2019 and a Consent Judgment Compliance Letter (as defined in the General Notes attached to this Master Schedule) (Restricted Use - Soil) was issued on June 1, 2020 for chromate chemical production waste ("CCPW"), CCPW-related metals, historic fill, former underground storage tanks, and other historic operations Areas of Concern ("AOCs") (114-1A, 114-3, 114-4A, 114-4B, and 114-5) at Site 114. As part of the approved remedy for Site 114 soils, deed notices were recorded in December 2019 with respect to all parcels constituting Site 114 and soil remedial action permits were issued on February 7, 2020. All of the referenced approvals exclude: (i) Soil AOC 114-1B (CCPW-impacted soils in portions of Grids A5B, A6B, A7B, and B7B within the Western Sliver), and (ii) manufactured gas plant ("MGP") related contaminants, which are being managed by PSE&G under NJDEP's Licensed Site Remediation Professional program. See Soil Note 8 attached to this Master Schedule regarding MGP contamination. Restoration was deemed complete for all of Site 114, except for the soil IRM #1 area where active groundwater remediation is being performed. Restoration of the soil IRM #1 area is on hold pending the referenced groundwater remediation activities.
GA Group Phase 3A	Site 132 (824 Garfield) (JCRA)	11/1/2019	An RAR Approval Letter was issued by NJDEP on June 27, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use - Soil - for CCPW and CCPW-related metals) was issued on November 1, 2019 for AOC 132-1.
	Site 143 (846 Garfield) (PPG)	6/26/2020	An RAR Approval Letter was issued by NJDEP on September 30, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on June 26, 2020 for AOC 143-1.

¹ Pursuant to the MOU described in General Note 4 to this Master Schedule, the media, contaminants and AOCs referenced in the Consent Judgment Compliance Letters listed in this Attachment 1 were removed from jurisdiction pursuant to the JCO and the 2011 Consent Judgment and, in those situations involving Remedial Action Permits, were transitioned to the LSRP Program to implement the requirements of the Remedial Action Permits.

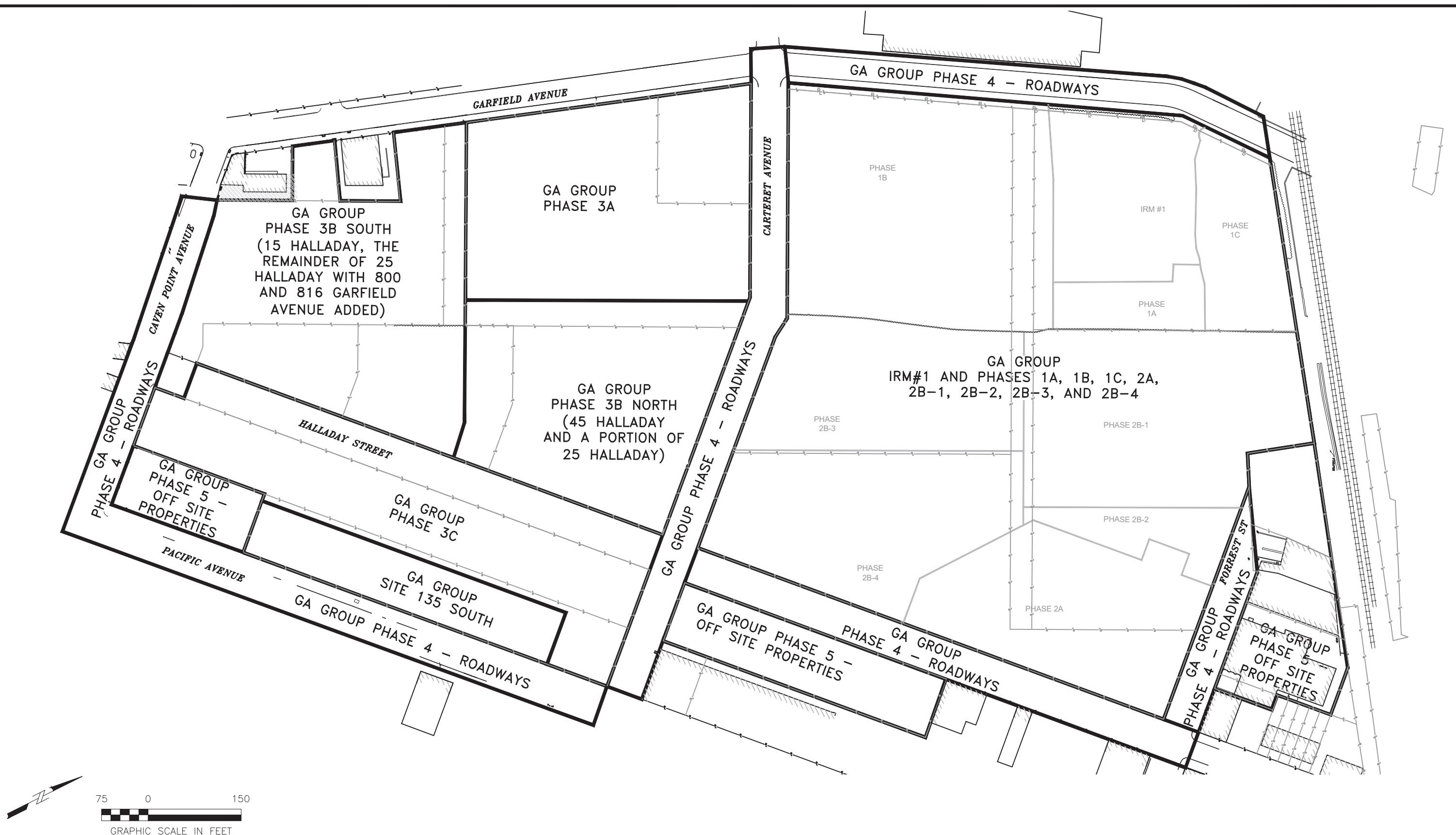
² The Garfield Avenue Group ("GA Group") of Sites are depicted on Figures 1 and 2 attached.

Group/Phase or Site ²	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
GA Group Phase 3B North (45 Halladay and a portion of 25 Halladay)	Site 137 North (PPG)	6/26/2020	An RAR Approval Letter was issued by NJDEP on September 30, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on June 26, 2020 for AOC 137-1A. See Soil Note 8 regarding MGP contamination. The referenced approvals exclude MGP-related AOCs (AOC 137-2A).
GA Group Phase 3B South (15 Halladay, the remainder of 25 Halladay with 800 and 816 Garfield Avenue added)	Site 133 West (PPG) and Site 137 South (PPG)	7/26/2023	
	Fishbein (816 Garfield Avenue) (PPG)		
	Ten West Apparel (800 Garfield Avenue) (PPG)		An RAR Approval letter was issued by NJDEP on July 6, 2023 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on July 26, 2023 for Phase 3B South and Portions of Site 133 East and Halladay Street South (AOC P3B-1A, AOC 133E-1B, AOC HSS-1B, and AOC 137-1B). See Soil Note 8 regarding MGP contamination. The referenced approvals exclude MGP-related AOCs.
GA Group Phase 3C	Halladay Street South (AOC HSS-1B) (Jersey City)	6/30/2020	
	Site 133 East (22-68 Halladay) (AOC 133E-1B) (PPG)		
GA Group Phase 3C	Halladay Street South (AOC HSS-1A) (Jersey City)	6/30/2020	An RAR Approval letter was issued by NJDEP on November 15, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on June 30, 2020 for AOC HSS-1A. See Soil Note 8 regarding MGP contamination. The referenced approvals exclude MGP-related AOCs.
	Site 133 East (22-68 Halladay) (AOC 133E-1A) (PPG)	3/24/2020	An RAR Approval letter for Site 133 East AOC 133E-1A was issued by NJDEP on October 11, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on March 24, 2020 for AOC 133E-1A. See Soil Note 8 regarding MGP contamination. The referenced approvals exclude MGP-related AOCs (AOC 133E-2A).

Group/Phase or Site ²	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
	Site 135 North (Portion of 51-99 Pacific) (PPG)	1/15/2021	An RAR Approval Letter was issued by NJDEP for Site 135 AOC 135-1 on October 11, 2019. Antimony (a CCPW-related metal) associated with re-used fill materials remains at concentrations greater than the Residential Direct Contact Soil Remediation Standards and will be addressed by an engineering control (Clean Fill Soil Cap) and institutional control (deed notice). As part of the approved remedy for soils at this Site, a deed notice was recorded in June 2020 and a soil remedial action permit was issued on November 13, 2020. A Consent Judgment Compliance Letter (Restricted Use - Soil) was issued on January 15, 2021 for CCPW and CCPW-related metals for AOC-1 covering Site 135 North and Site 135 South.
GA Group Site 135 South	Site 135 South (Remainder of 51-99 Pacific) (PPG)	1/15/2021	An RAR Approval Letter was issued by NJDEP for Site 135 AOC 135-1 on October 11, 2019. Antimony (a CCPW-related metal) associated with re-used fill materials remains at concentrations greater than the Residential Direct Contact Soil Remediation Standards and will be addressed by an engineering control (Clean Fill Soil Cap) and institutional control (deed notice). As part of the approved remedy for soils at this Site, a deed notice was recorded in June 2020 and a soil remedial action permit was issued on November 13, 2020. A Consent Judgment Compliance Letter (Restricted Use - Soil) was issued on January 15, 2021 for CCPW and CCPW-related metals for AOC-1 covering Site 135 North and Site 135 South.
GA Group Phase 5 Off Site Properties	Al Smith Moving (33 Pacific Avenue) (GND Pacific Holdings LLC)	10/11/2019	An RAR Approval letter was issued by NJDEP on May 28, 2019 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil - for CCPW and CCPW-related metals) was issued on October 11, 2019 for AOC ASM-1.
	Forrest Street Properties 108 Forrest St (Halladay Forest LLC)	6/23/2022	An RAR Conditional Approval was issued by NJDEP on November 15, 2019 and a Consent Judgment Compliance Letter (Restricted Use) was issued by NJDEP on June 23, 2022 for CCPW and CCPW-Related Metals Only in Soil within a portion of the Forrest Street Properties, formerly known as the Skyways property, AOC FSP-1A and AOC FSP-1B.
	Halsted Corporation (78 Halladay St.) (PPG)	3/7/2023	An RAR Approval was issued by NJDEP on February 1, 2023 and a Consent Judgment Compliance Letter (Unrestricted Use) was issued by NJDEP on March 7, 2023 for CCPW and CCPW-Related Metals Only in Soil within a Portion of the Former Halsted Corporation Property (AOC HSD-1A). (An RAR Approval was issued by NJDEP on December 29, 2021 and a Consent Judgment Compliance Letter (Unrestricted Use) was issued by NJDEP on June 23, 2022 for CCPW and CCPW-Related Metals Only in Soil for a portion of the former Halsted Corporation Property - AOC HSD-1B.)
GA Group Phase 4 Roadways	Halladay Street North (Jersey City)	6/23/2022	An RAR Approval was issued by NJDEP on December 29, 2021 and a Consent Judgment Compliance Letter (Unrestricted Use) was issued by NJDEP on June 23, 2022 for CCPW and CCPW-Related Metals Only in Soil within Halladay Street North and a portion of the former Halsted Corporation Property, AOC HSN-1A and AOC HSD-1B.

Group/Phase or Site ²	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
	Forrest Street (Jersey City)	6/23/2022	An RAR Approval/Consent Judgment Compliance Letter (Restricted Use) was issued by NJDEP on June 23, 2022 for CCPW and CCPW Related Metals Only in Soil, AOC FS-1A, AOC FS-1B and AOC FS-1C.
	Carteret Avenue (Jersey City)	1/25/2024	An RAR Approval was issued by NJDEP on September 28, 2021 and a Consent Judgment Compliance Letter (Restricted Use) was issued by NJDEP on January 25, 2024 for CCPW and CCPW Related Metals Only in Soil within Carteret Avenue Roadway (AOC CAR-1A)
	Pacific Avenue/Caven Point Avenue (Jersey City)	1/25/2024	An RAR Approval was issued by NJDEP on March 31, 2022 and a Consent Judgment Compliance Letter (Restricted Use) was issued by NJDEP on January 25, 2024 for CCPW and CCPW Related Metals Only in Soil within Caven Point Avenue and Pacific AvenueRoadways (AOC CPA-1A)
	Garfield Avenue (Jersey City)	1/25/2024	An RAR Approval was issued by NJDEP on February 1, 2023 and a Consent Judgment Compliance Letter (Restricted Use) was issued by NJDEP on January 25, 2024 for CCPW and CCPW Related Metals Only in Soil within Garfield Avenue Roadway (AOC GAR-1A and AOC114-1B).
Site 63	Baldwin Oil (Nisan 12)	1/30/2018	An RAR Approval was issued by NJDEP on April 27, 2017 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil – for CCPW and CCPW-related metals) was issued by NJDEP on January 30, 2018.
Site 65	Burma Road/Morris Pesin Drive (Jersey City)	4/6/2020	PPG, the City of Jersey City, JCMUA and NJDEP entered into a Settlement Agreement dated January 9, 2018 with respect to this site. Pursuant to the Settlement Agreement, the remedy for this site consists of institutional and engineering controls. An RAR Approval Letter was issued by NJDEP on May 31, 2019, a Soil Remedial Action Permit was issued on March 9, 2020 and a Consent Judgment Compliance Letter (Restricted Use for CCPW and CCPW-related metals in soil) was issued on April 6, 2020. Pursuant to the Settlement Agreement, impacted groundwater at Site 65 was deemed to have emanated from Site 63; no action vis-à-vis groundwater was required for Site 65. Therefore, the April 6, 2020 Consent Judgment Compliance Letter approved an Unrestricted Use remedy for CCPW and CCPW-related metals in groundwater.
Site 156 (AOC-1 and AOC-2)	Metro Towers (ALMA)	6/28/2019	An RAR Approval was issued by NJDEP on October 12, 2018 and a Consent Judgment Compliance Letter was issued on June 28, 2019 (Unrestricted Use) for: (1) Area of Concern 1 for CCPW and CCPW Related Metals Only in Soil Beyond AOC 3 Footprint, and (2) Area of Concern 2 for CCPW and CCPW-Related Metals Only in Groundwater.

Group/Phase or Site²	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
Site 156 (AOC-3)	Metro Towers (ALMA)	6/30/2022	An RAR Approval was issued by NJDEP on October 30, 2020 and a Consent Judgment Compliance Letter (Restricted Use – Soil) was issued by NJDEP on June 30, 2022 for CPW and CCPW-Related Metals in Building No. 2 Boiler Room Sub-slab Soil and Interior Concrete Surfaces (AOC 3).
Site 186	Garfield Avenue #1	7/14/2015	An RAR Approval letter was issued by NJDEP on April 16, 2014 and a Consent Judgment Compliance Letter (Unrestricted Use - Soil; Entire Site) for CCPW and CCPW-related metals in soil was issued July 15, 2015.
Site 16 (AOC-1)	45 Linden Ave. East (Etzion)	3/3/2021	An RAR Approval letter was issued by NJDEP on August 13, 2020 and a Consent Judgment Compliance Letter (Unrestricted Use) for CCPW and CCPW-related metals in exterior soils only (AOC-1) was issued on March 3, 2021.
Site 107 (AOC-1A)	18 Chapel Avenue (Ancam, LLC)	1/10/2022	An RAR Approval was issued by NJDEP on October 28, 2021 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil – for CCPW and CCPW-related metals) was issued by NJDEP on January 10, 2022 for AOC-1A: Majority Site Area Soil.
Site 107 (AOC-1B)	18 Chapel Avenue (Ancam, LLC)	3/25/2022	An RAR Approval was issued by NJDEP on December 29, 2021 and a Consent Judgment Compliance Letter (Unrestricted Use – Soil – for CCPW and CCPW-related metals) was issued by NJDEP on March 5, 2022, 2022 for AOC-1B: Material Staging Area Soil.
Site 174 (AOC-1)	Portion of Dennis Collins Park (City of Bayonne)	8/30/2024	An RAR Approval letter was issued by NJDEP on February 1, 2023 and a Consent Judgment Compliance Letter (Restricted Use) for CCPW and CCPW-related metals in soils only (AOC-1) was issued on August 30, 2024.
Conrail Right-of-Way (AOC Adjacent to Site 107 and Site 108)	Conrail Right-of-Way (Conrail)	11/25/2024	An RAR Approval letter was issued by NJDEP on November 4, 2024 and a Consent Judgment Compliance Letter (Unrestricted Use) for CCPW and CCPW-related metals in soils only (AOC-1) was issued on November 25, 2024.



NOTES

NOTES:

1. FOR OFF SITE PROPERTIES AND ROADWAYS, PROPERTY LINES ARE ESTIMATED BASED ON TAX MAPS. LIMITS ARE INTENDED TO EXTEND TO ACTUAL PROPERTY LINES, TO BE CONFIRMED BY PROFESSIONAL SURVEY PRIOR TO START OF WORK.

PPG
GARFIELD AVENUE GROUP
JERSEY CITY, NEW JERSEY

GROUP/PHASE OR SITE PLAN

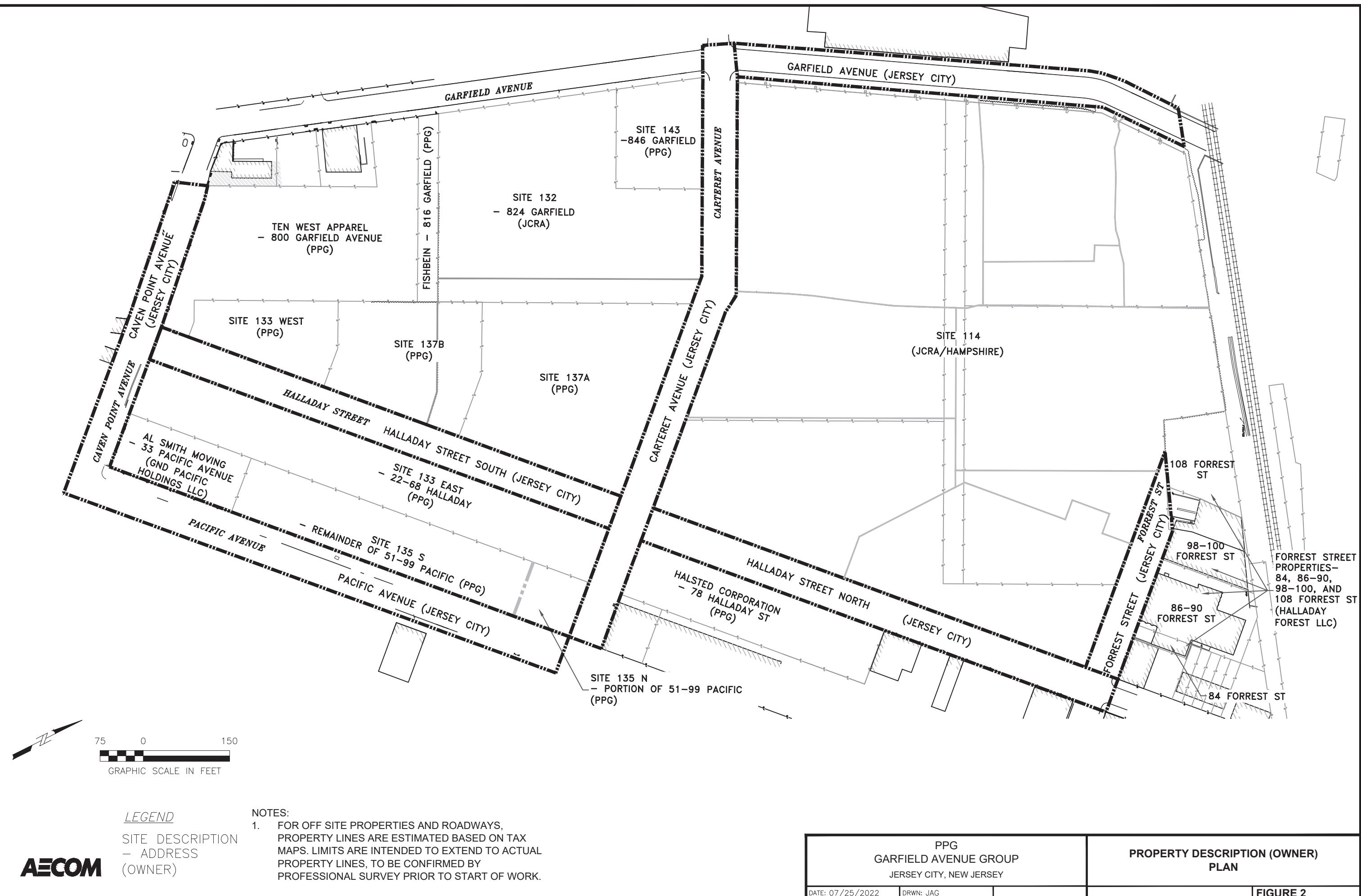


EXHIBIT B

REPORT TO THE CITY OF JERSEY CITY PLANNING BOARD

(ATTACHED)

REPORT TO THE CITY OF JERSEY CITY PLANNING BOARD

STATUS OF REMEDIATION/REDEVELOPMENT OF 900 GARFIELD AVENUE (PPG CHROMIUM SITE 114)

January 2, 2026

1. INTRODUCTION

This Status Report (“Report”) has been jointly prepared by the New Jersey Department of Environmental Protection (“NJDEP”), PPG Industries, Inc. (“PPG”), the City of Jersey City (“City”) and the Court Appointed Site Administrator, Ronald J. Riccio, in advance of the currently scheduled January 27, 2026 hearing before the City of Jersey City Planning Board (the “Planning Board”). At that hearing, the Planning Board will consider the site plan application of Garfield Phase 1A Urban Renewal LLC, and Garfield Phase 1B Urban Renewal LLC (collectively, the “Redeveloper”) with respect to the proposed redevelopment of a portion of the property located at 900 Garfield Avenue, Jersey City.

The purpose of this Report is to inform the Planning Board about the state-of-the-art remediation technologies and safety measures that have been, and are currently being implemented, to ensure that the property located at 900 Garfield Avenue, known as PPG Chromium Site 114 (“Site 114”), can be redeveloped in a manner that is protective of public health and the environment. The first phase of the Site 114 redevelopment will take place in the western side of the site, along Garfield Avenue. Assuming approval of the site plan application at the upcoming Planning Board hearing, the Developer anticipates starting construction in the second quarter of 2026.

In 2010, PPG commenced excavation of chromium contaminated soil at Site 114. By 2014, PPG had excavated and hauled away nearly 600,000 tons of chromium impacted soil and debris from Site 114. PPG has replaced the chromium impacted soil with clean soil to an average depth of 15-20 feet below ground surface.

In June 2020, NJDEP gave final approval to PPG’s remediation of the contaminated soil at Site 114. NJDEP’s final approval means that the soil remediation at Site 114 complies with the State’s soil cleanup requirements. The current remediation efforts at Site 114 are concentrated on remediating the groundwater located beneath the land surface. No groundwater in Jersey City is used for drinking, cooking or bathing. Since 1904, the Boonton Reservoir in Morris County has provided the water used by Jersey City’s residents.

Groundwater at Site 114 exists in a shallow zone that ranges approximately 5-35 feet below ground surface and deeper water zones located approximately 35-120 feet beneath the ground surface. Nearly all of the shallow water zone at Site 114 has been remediated in conformity with NJDEP groundwater quality standards for chromium.

As a result, redevelopment can now begin. Remediation of the deeper groundwater will continue in a manner that is protective of human health and the environment, as more fully

explained herein. PPG and the Redeveloper are coordinating the installation of any additional remediation or monitoring infrastructure that may be required after commencement of redevelopment. PPG remains the responsible party for the environmental impacts associated with its former chromium manufacturing operations and will continue to conduct remediation, as required, during and after redevelopment of Site 114.

2. DESCRIPTION OF SITE 114

Site 114 is located at 880-900 Garfield Avenue, 2 Dakota Street, and 70 Carteret Avenue in Jersey City, New Jersey. It is bordered to the north by Forrest Street and an active light rail line operated by New Jersey Transit, to the east by Halladay Street, to the south by Carteret Avenue, and to the west by Garfield Avenue. The total area encompassed by Site 114 is approximately 16 acres.

The first phase of redevelopment of Site 114 will take place on the western side of Site 114 along Garfield Avenue, as shown on the attached figure. This first phase comprises approximately eight acres.

Site 114 is currently vacant land. The Former Morris Canal, a man-made surface water body, formerly bisected Site 114 into eastern and western portions. The western half of Site 114 was the location of the former chromite ore processing facility, previously owned by PPG, that operated from about 1911 to 1963. The eastern half of Site 114 was the location of the former Halladay Street Gas Works manufactured gas plant (“MGP”), previously owned by Public Service Electric and Gas Company (PSEG).¹ The Morris Canal was decommissioned in the 1920s and was later filled.

The former chromite ore processing operation generated Chromate Chemical Production Waste (“CCPW”) as a by-product of the production of sodium bichromate. During these operations, a large stockpile of CCPW was placed on the eastern portion of Site 114. The primary contaminant of concern associated with CCPW and CCPW-impacted materials in soil and groundwater is hexavalent chromium. Other contaminants of concern include CCPW metals (chromium, antimony, nickel, thallium and vanadium) and historic fill.

Chromium is an element found in nature that is commonly used in manufacturing activities. Chromium may be present in soil or water as trivalent and hexavalent chromium. Trivalent chromium is an essential nutrient at trace concentrations. It is insoluble in water and has a low toxicity level. Hexavalent chromium can be present in many forms, some of which can cause adverse health effects after repeated exposure. Hexavalent chromium is more mobile in groundwater than the trivalent form. Total chromium, as measured in soil or groundwater, is the sum of trivalent and hexavalent chromium.

3. COURT ORDERS GOVERNING THE REMEDIATION

¹ PSEG received NJDEP approval of its remediation of soils impacted with contaminants resulting from the MGP operations. Those soil impacts were limited to the eastern half of Site 114. Groundwater impacts resulting from the MGP operations are still being addressed by PSEG. Those impacts are also limited to the eastern half of Site 114 and do not interfere with the redevelopment on the western half of Site 114 that is addressed in this Report.

In 1990, PPG and the NJDEP entered into an Administrative Consent Order (“ACO”) to investigate and remediate 53 locations throughout Hudson County where CCPW or CCPW-impacted materials related to former PPG operations may be present. Later PPG voluntarily accepted responsibility for eight more sites. On June 26, 2009, NJDEP, PPG, and the City of Jersey City entered into a Partial Consent Judgment Concerning the PPG Sites, also referred to as the “Judicial Consent Order” or “JCO.” The purpose of the JCO was to set forth the terms and conditions for the remediation by PPG of CCPW and CCPW-impacted soil and groundwater at the 14 remaining sites PPG accepted under the ACO, including Site 114, and six additional sites for which the source of chrome is unknown and no responsible party has been identified. The JCO takes precedence where there are conflicts between the ACO and the JCO.

The JCO provides for the appointment of a Site Administrator to oversee the remediation efforts and to establish a judicially enforceable “Master Schedule.” Ronald Riccio has served in this role since January 2016. Since its establishment in 2009, the Master Schedule has been periodically revised to account for, among other things, technical difficulties, weather, the COVID pandemic and other unpredictable circumstances.

The most recent revision to the Master Schedule was finalized on August 1, 2025. A copy of that Master Schedule and all prior versions can be found on the Chromium Cleanup Partnership (“CCP”) web site, which can be found at www.chromecleanup.com.

The CCP web site is maintained by Site Administrator Riccio, PPG, NJDEP and the City of Jersey City (these parties being sometimes referred to in this report as the “JCO Parties”). Critical remediation reports and other important documents are posted to the web site on a routine basis, including those related to Site 114. Also included on the CCP web site are copies of progress reports submitted by the Site Administrator to the Court² summarizing the status of PPG’s remediation efforts, not just at Site 114, but all of the PPG chromium sites. Site Administrator Riccio’s last Progress Report to the Court was submitted on August 8, 2025. The public is encouraged to refer to the CCP web site for further information.

4. PROPOSED REDEVELOPMENT OF SITE 114

The currently proposed redevelopment will be located in the western side of Site 114, along Garfield Avenue between the NJ Transit line and Carteret Avenue. This area is also referred to as the “Phase 1 Redevelopment Area” and is shown on the attached figure. The proposed development is primarily residential in nature, offering multi-family housing that includes affordable units, and is complemented by ground-floor retail, parking, and public amenities.

Two buildings are proposed for the redevelopment area. The first is a six-story structure comprising 215 residential units, including a mix of studio, one-, two-, and three-bedroom apartments with affordable housing integrated. The building will also feature resident lobbies, lounges, amenities, and services, along with approximately 6,900 square feet of ground-floor commercial space and 68 parking spaces.

² The Superior Court of New Jersey, Chancery Division, has jurisdiction over the JCO. The Honorable Mary Costello is currently presiding.

The second proposed building will be five to ten stories with 293 residential units in a similar variety of layouts. This phase also includes tenant lobbies, amenities, and services, plus 11,800 square feet of commercial space on the ground floor and 192 parking spaces. The broader redevelopment will also include rights of way, open spaces and public amenities.

5. REVIEW OF REMEDIATION SUBMITTALS AND MATTERS OF CONCERN

Pursuant to the JCO, all technical reports prepared by PPG related to the remediation work at Site 114 are submitted to NJDEP for review and approval. NJDEP is assisted in this process by a technical consultant (Weston Solutions) retained by the Site Administrator. NJDEP and the technical consultant, subject to oversight by the Site Administrator, help ensure that all PPG submittals and the technical work described in those submittals comply with all NJDEP requirements and cleanup standards with the goal of protecting human health and the environment.

In connection with the review of PPG technical submittals, NJDEP and the City will typically provide detailed comments to the PPG reports. PPG is offered time to respond to those comments and to revise the submittals, as needed, until NJDEP gives its final determinations regarding each submittal. Meetings are frequently held among the technical representatives and/or all of the interested parties to discuss the submittals and any matters of concern that might be raised by the submittals. PPG, NJDEP, the City and the Site Administrator also participate in mandatory meetings held every two weeks to discuss technical concerns, compliance with the Master Schedule and in an effort to ensure all perspectives are considered with respect to the remediation efforts. As a result of this rigorous review process, PPG submittals typically involve numerous rounds of comments and responses and very comprehensive technical reviews.

6. SOIL REMEDIATION AT SITE 114

Between 2010 and 2014, PPG excavated nearly 600,000 tons of chromium-impacted soil and debris from the former PPG plant located at 900 Garfield Avenue. Excavated material was loaded onto trucks and safely transported to state and federally licensed disposal facilities. In accordance with NJDEP cleanup requirements, the excavation of chromium-impacted soils was required to proceed to a depth of 20 feet below ground surface, or until excavation reached a natural organic-rich layer of soil known as a meadow mat. The meadow mat layer is a natural barrier that has been demonstrated to be effective in minimizing the spread of chromium contamination in groundwater.

To protect workers and nearby residents during the active soil remediation work, PPG implemented multiple overlapping protective measures. These measures included misting the work areas with water to suppress dust, pressure-washing trucks in a protected area before exiting the site, and continuous on-site monitoring and reporting of air quality. Independent laboratory testing confirmed that the cumulative average of airborne hexavalent chromium concentrations remained well within limits established by NJDEP throughout the excavation work. Additionally, a voluntary blood monitoring program for residents located in the vicinity of Site 114, conducted by an independent third party, found no detectable levels of chromium.

During excavation, PPG installed steel sheet piling in certain areas of Site 114 to support the excavation activities. The sheet pile, which extends to an approximate depth of 25 to 65 feet below ground surface, remains in place and helps limit migration of chromium-impacted groundwater.

Following excavation, the removed chromium-impacted soil was replaced with clean backfill. In select areas, chemical reagents, principally a water-based suspension of ferrous iron and sulfide, were mixed with the clean backfill to prevent the backfilled soils from being contaminated by chromium-impacted groundwater and to support remediation of the shallow groundwater. The placement of clean backfill to near-final grade was substantially completed in January 2015.

As part of the restoration of the chromium remediated areas of Site 114 soils, PPG installed barriers called “capillary breaks” at select locations throughout Site 114. These barriers are made of washed open-grade stone or plastic liners to prevent groundwater from being drawn upward through porous soil, thereby reducing the risk of direct human exposure to chromium. Additionally, a clean soil cap was installed at select locations at Site 114 to serve as a physical barrier to prevent potential exposure to soil impacts remaining in place that are associated with contaminants other than chromium (specifically, historic fill and antimony). Soils restoration of Site 114 was completed in January 2018.

As a result of PPG’s soil remediation efforts, NJDEP issued an approval letter in June 2020 confirming its determination that PPG had met the State’s strictest requirements for the chromium soil cleanup at Site 114 and that no further remediation of chromium in soils at Site 114 was required. To address the limited impacts other than chromium that remain in soils at Site 114 (e.g., contaminants associated with historic fill material and two small areas where antimony remains in place), NJDEP issued permits to PPG. Those permits require PPG to conduct ongoing monitoring, maintenance and evaluation to assure that the engineering control (a clean fill soil cap) and institutional controls (deed notices restricting the use of the property) that pertain to these areas remain protective.

7. REMEDIATION OF CCPW IN GROUNDWATER AT SITE 114

PPG’s cleanup efforts include remediating the groundwater beneath Site 114. The first step in a remediation process is to conduct a “remedial investigation.” The remedial investigation at Site 114 involved delineating the horizontal and vertical extent of chromium impacts in the groundwater.

During the remedial investigation, it was determined that chromium had been carried by rainwater, or leached, from the areas at Site 114 where CCPW and CCPW impacted materials had been placed, infiltrated into the subsurface, and traveled downward through the unsaturated zone (the zone above the water table) and into the water table. Once within the water table, movement occurs primarily along the prevailing direction of groundwater flow, either horizontally or vertically.

An evaluation of potential receptors has been conducted by PPG and confirms that none of the groundwater at Site 114 is used for potable purposes (drinking, cooking, bathing, etc.). This evaluation has also confirmed that no groundwater in Jersey City is used for drinking, cooking or bathing. Since 1904, the Boonton Reservoir in Morris County has provided the City's water.

Groundwater at Site 114 occurs within distinct water-bearing zones or units, referred to as the overburden (i.e., the water bearing zone above bedrock) and bedrock. It was agreed among PPG, NJDEP, the City of Jersey City and the Site Administrator that the delineation of chromium groundwater impacts between these two units would be evaluated on different timetables so that the remediation progress could maintain momentum.

In 2021, PPG completed its remedial investigation (i.e., delineation) of chromium impacts in overburden groundwater. In January 2022, NJDEP approved PPG's Groundwater Remedial Investigation Report ("GW RIR") for the overburden groundwater. That approval confirmed that the delineation of chromium impacts in the overburden groundwater had been completed. In order to facilitate remediation, PPG has continued to perform extensive groundwater sampling to fine-tune its knowledge of the distribution of chromium impacts in the various water-bearing zones and to assess improvements in groundwater as a result of treatment.

PPG's remedial investigation of the bedrock groundwater was recently completed. An addendum to the GW RIR documenting the delineation of chromium impacts in the bedrock is anticipated to be approved by NJDEP in the first quarter of 2026. Upon that approval, PPG will have substantially completed the delineation of chromium impacts in all water bearing zones at Site 114.

Concurrent with its remedial investigation of Site 114 groundwater, PPG also undertook an evaluation of potential technologies that could be used to remediate the chromium in the groundwater. As part of its evaluation, PPG considered several different accepted and proven technologies for groundwater remediation, including extraction and treatment, in situ anaerobic bioprecipitation, emplacement of iron sulfide-based amendments, in situ chemical reduction, hydraulic fracturing and enhanced and natural attenuation (reduction).

Starting in 2014, PPG initiated pilot testing on some of the above technologies to evaluate their feasibility. A pilot test is a small-scale preliminary study or initial test conducted before the actual project begins. These tests provided valuable data related to the effectiveness of certain reagents and the best approaches for injecting them into the groundwater. These pilot tests ultimately helped determine that the most effective way to remove hexavalent chromium was via the biological/chemical transformation of hexavalent chromium to trivalent chromium. As part of these evaluation processes, PPG, with oversight by the JCO Parties, examined the most cutting-edge science for effectively remediating chromium in groundwater at Site 114.

In 2017, PPG expanded the remedies identified via the pilot tests to initiate Site 114 groundwater treatment on an interim basis. The interim plan included the injection of feed-grade organic carbon materials (such as molasses and emulsified vegetable oil) to promote biological processes capable of reducing hexavalent chromium. These injections were also combined with groundwater extraction to remove impacted groundwater from the aquifer and help aid in the

transport of injected fluids. While the biological carbon materials were the primary reagents used, chemical reagents (such as calcium polysulfide and iron sulfides) were also used during this program to help with hexavalent chromium treatment. This interim treatment program was initiated to advance treatment while preparing the documentation required by NJDEP to select a remedial approach for the chromium impacts in groundwater.

After years of pilot testing and these interim remediation efforts, in 2021, PPG submitted a Groundwater Remedial Action Work Plan (“GW RAWP”) for the overburden groundwater at Site 114. The GW RAWP was approved by NJDEP in January 2022. An addendum to the GW RAWP for the remediation of chromium impacts in the bedrock groundwater is under consideration by the parties.

The remedy approved in the GW RAWP for the overburden groundwater (i.e., water-bearing zones above the bedrock) included a combination of in-situ remedies (reagent injections), engineering controls, and institutional controls, which are supplemented by robust monitoring programs. The injection of reagents into groundwater incorporates a combination of anaerobic bioprecipitation and chemical reduction alternatives to treat or reduce concentrations of hexavalent chromium and other constituents of concern in groundwater. To date, over 39 million gallons of reagents have been injected into the groundwater materials.

PPG’s remediation efforts to date have resulted in a substantial decrease in chromium concentrations in groundwater. These efforts have also eliminated the presence of chromium in the shallow water bearing zone, which is generally between 5 and 35 feet below ground surface, with only one remaining area exhibiting concentrations slightly greater than NJDEP’s groundwater quality standard.

From late 2017 to late 2020, PPG also extracted approximately 14 million gallons of groundwater from the deeper overburden water bearing zones at Site 114. The extracted groundwater was treated at a facility erected by PPG near Site 114. Clean water from the treatment plant was discharged to the municipal sewer system pursuant to a permit issued by the Passaic Valley Sewerage Commission.

While a significant amount of chromium has been treated or removed from groundwater, some still remains. The remaining chromium in groundwater is largely found within the overburden at depths below the meadow mat, including within lower permeability soils where flow is limited compared to the surrounding soil. PPG has continued to inject reagents into these areas, including lower permeability areas, to facilitate treatment of the hexavalent chromium. As described below, a significant benefit of the treatment processes that have already been conducted is that they are expected to provide continued cleanup benefit even after all injection efforts are discontinued and the reagents remain in the ground. The remedial actions implemented to date have successfully contained and reduced the areal extent of chromium-impacted groundwater at Site 114.

When PPG completes its injections, the groundwater cleanup will enter a phase known as “enhanced attenuation.” During this phase, the reagents that were injected into the groundwater will continue treating the chromium. Once NJDEP agrees that groundwater monitoring has

demonstrated that the remedy is functioning as intended, NJDEP will issue permits that will require PPG to monitor and report upon the groundwater conditions and the effectiveness of the remediation effort to ensure the remediation actions remain protective. The NJDEP-issued permits will also result in the transfer of Site 114 oversight from NJDEP to a Licensed Site Remediation Professional (“LSRP”) retained by PPG. From that point forward, the permit requirements and all associated submittals related to those permits will be certified and overseen by the LSRP.³

Following the enhanced attenuation phase, it is expected that the cleanup will enter a “monitored natural attenuation” phase in which natural processes will reduce concentrations until specific cleanup goals are met. PPG is obligated to continue monitoring and/or cleaning up groundwater and reporting on such activities until compliance with NJDEP’s groundwater quality standards are achieved.

During the enhanced attenuation and monitored natural attenuation phases of the groundwater remediation and after redevelopment is completed, multiple controls, such as liners, reagents, and other barriers, will continue to remain in place to protect human health and the environment.

As noted above, across Site 114, PPG replaced the chromium-impacted soil it excavated with clean backfill or fill containing a chemical reagent to an average depth of 15 to 20 feet below ground surface. In addition, the presence of the meadow mat will function as an important natural barrier, which serves both as a physical barrier due to its low permeability (by limiting the vertical spread of contaminated groundwater) and a chemical barrier due to its organic carbon-rich content (e.g., peat, a natural source of organic carbon, thus treating the groundwater). Groundwater that attempts to move upward towards the ground surface will encounter one or more of the following: the injected reagent beneath the meadow mat, the meadow mat, or the reagent-amended fill above the meadow mat.

Quarterly progress reports on the status and effectiveness of the remediation have been submitted to the NJDEP since 2017 and will continue through the completion of the injections and after redevelopment is completed. PPG currently plans to continue injections through the second quarter of 2026. The redevelopment field work is currently anticipated to commence in approximately the same timeframe, assuming Planning Board approval in the first quarter of 2026. There will be a pause in some of the performance monitoring during the initial phase of redevelopment, allowing grading work to take place. Once that work is complete, PPG will resume monitoring activities. At such time, the extent of chromium impacts will be evaluated, and PPG will work with the redevelopment team and the JCO Parties to determine the next course of action. Additional injections may be required. PPG and the developer are dovetailing their plans in a manner that will enable both to achieve their objectives concurrently.

Once the JCO parties are satisfied that the groundwater remedy is functioning as planned, PPG will submit a Groundwater Remedial Action Report (“GW RAR”) for all the Garfield Avenue Group sites, including Site 114, that will document the remedy. PPG will also apply for a groundwater remedial action permit that, as mentioned above, will require monitoring, reporting

³ LSRP licensing and performance is overseen by the New Jersey Site Remediation Licensing Board.

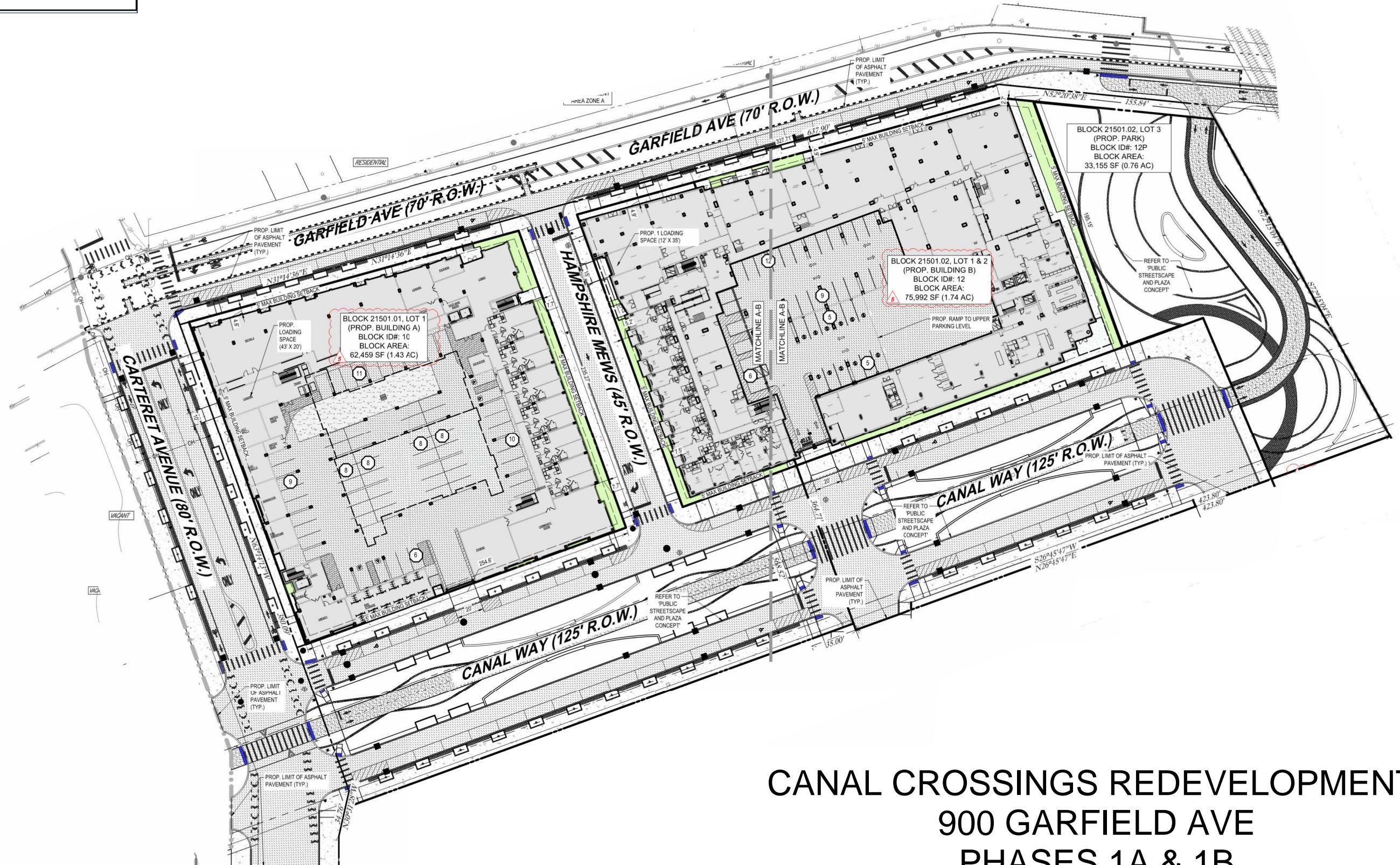
and oversight by PPG's LSRP to ensure that the remedy continues to function as designed and as memorialized in the approved GW RAR.

8. CONCLUSION

PPG's remediation efforts have brought Site 114 to a point where commencement and completion of the redevelopment in the western portion of Site 114 can be accomplished in a manner that is protective of public health and the environment. Any chromium contamination that remains at Site 114 is limited to the deeper water bearing zones. These zones will continue to be monitored over time under a groundwater remedial action permit issued by the NJDEP. Under the groundwater remedial action permit, the LSRP of record and PPG will be required to certify that the groundwater remedial actions employed at Site 114 remain protective of public health and the environment by conducting a remedial action protectiveness evaluation. This evaluation is submitted to the NJDEP for their review and approval every two years for as long as contaminant concentrations exceed NJDEP's groundwater quality standards.

This report is summary in nature. Interested parties are encouraged to visit the Chromium Cleanup Partnership web site, which can be found at www.chromecleanup.com, for more information, including remediation reports, newsletters previously circulated to the community, Master Schedules, Progress Reports to the Court and other important documents relating to Site 114 and the other PPG chromium sites.

[END OF REPORT; FIGURE ATTACHED]



CANAL CROSSINGS REDEVELOPMENT
900 GARFIELD AVE
PHASES 1A & 1B

EXHIBIT C

EMPLOYMENT REPORT – Q1-Q4 2025

(ATTACHED)



M: 412.613.2743
E: bhastings@ppg.com

Brianne J. Hastings
Sr. Remediation Project Manager

January 27, 2026

Ronald Riccio (*Via Email* rriccio@mdmc-law.com)
McElroy, Deutsch, Mulvaney & Carpenter, LLP
One Hovchild Plaza
4000 Route 66
Tinton Falls, New Jersey 07753

Re: PPG New Jersey Chrome
2025 Employment Report

Dear Mr. Riccio:

This report describes PPG's progress on the contracting and employment goals described in the Partial Consent Judgment filed on June 26, 2009, in compliance with the requirements of Paragraph 60 of the Order.

During 2025, 10 firms provided services for on-site activities directly related to investigation and remediation of PPG's chromium sites. None of these firms maintain a business presence in Jersey City. To date, firms with operations in Jersey City have provided 31.3% of the labor employed on the project.

Jersey City residents, meanwhile, have accounted for 29.3% of the labor used on the project to date. The percent of local labor was:

- 1Q 50.3
- 2Q 54.2
- 3Q 46.3
- 4Q 34.5

The calculation of progress toward the local hiring goal includes all on-site labor except consulting services and over-the-road truck drivers, as was previously agreed to by the Local Employment Goals Work Group. Refer to the attached contractor summaries concerning both Garfield Avenue Group (GAG) and Non-Garfield Avenue Group (NGA) for more information.

Sincerely,

Brianne J. Hastings

Ecc:

P. Amin	S. Faeth	J. Ray
P. Baker	S. Krall	D. Spader
N. Colson	C. Fiore	I. Wilson
I. Curtis	J. Lagrotteria	J. Worden
R. Engel	D. Laguzza	

J. Ray
D. Spader
I. Wilson
J. Worden

PPG
New Jersey Chrome Project
Garfield Avenue Group Sites
2025 Local Employment Report
January 27, 2026

	Allied Universal	CESI Inc	AWT Environmental Services	CASCADE REMEDIATION SERVICES LLC	BORBAS SURVEYING AND MAPPING	SOLINST FLUTE LLC	CESI Inc [Forrest Street]	Totals
January	376							376
	744	30						774
February	504							504
	672						170	842
March	567							567
	743		126	22		320		1,211
April	544							544
	720		396	3		28		1,147
May	568							568
	744	35	80	20				879
June	544							544
	720		90	47				857
July	560							560
	744		197	6				947
August	576							576
	744	284	376	7				1,411
September	544							544
	720		356			10		1,086
October	560							560
	744	3	512					1,259
November	545							545
	721	73	312	732				1,838
December	560							560
	744	22	176	576				1,518
Totals:	6,448	0	0	0	0	0	0	6,448
	8,760	447	488	3,441	104	10	518	13,768

Note: Jersey City Contractors in Red (none for GAG Sites in 2025)

JC Resident Hours
Total Hours

Project to Date (All Sites)	Jersey City Hours	Total Hours	% Jersey City Residents
2009:	1,875	5,581	33.6%
2010:	11,808	30,181	39.1%
2011:	19,449	58,741	33.1%
2012:	18,685	73,753	25.3%
2013:	39,546	165,638	23.9%
2014:	62,951	204,031	30.9%
2015:	35,784	103,123	34.7%
2016:	25,046	64,783	38.7%
2017:	21,448	70,307	30.5%
2018:	25,378	86,644	29.3%
2019:	22,359	94,528	23.7%
2020	16,705	62,233	26.8%
2021	13,030	79,035	16.5%
2022	5,578	16,409	34.0%
2023	6,537	14,984	43.6%
2024	6,415	15,476	41.5%
2025	6,448	14,383	44.8%
Project Totals:	339,041	1,159,830	29.2%

PPG
New Jersey Chrome Project
Non-Garfield Avenue Group Sites
2025 Local Employment Report
January 27, 2026

	Communipaw		Site 16		Site 63			Site 107	Site 108			Site 174	Totals
	CESI Inc	BORBAS SURVEYING AND MAPPING	AWT Environmental Services	AM Health and Safety, Inc.	EPI	AWT Environmental Services	Pennoni		BORBAS SURVEYING AND MAPPING	CESI Inc	BORBAS SURVEYING AND MAPPING	GEO INSTRUMENTS INC	
January					16		8						0
		5											29
February													0
													0
March				1		1				20		1	23
													0
April		82		3					21	55	8		169
													0
May				5						2			7
													0
June													0
													0
July										5	1		6
													0
August				6						55			61
													0
September				73						44			117
													0
October				60					8	25			93
													0
November				109									109
													0
December				3									3
Totals:	0	0	0	0	0	0	0	0	0	0	0	0	616
	82	5	1	259	16	1	8	8	21	205	9	1	

Note: Jersey City Contractors in Red (none in 2025)

JC Resident Hours
Total Hours