

**RONALD J. RICCIO**

**SITE ADMINISTRATOR**

Direct Dial: 201-874-4581

Email: [riccio@mdmc-law.com](mailto:riccio@mdmc-law.com)

McElroy, Deutsch, Mulvaney & Carpenter

One Hovchild Plaza

4000 Route #66, 4<sup>th</sup> Floor

Tinton Falls, New Jersey 07753

Tel. 732-733-6200

Fax 732-922-2702

---

August 8, 2025

**VIA EMAIL**

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

Re: **Progress Report (January 31, 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 and January 30, 2025. All of those Progress Reports have been posted to the Chromium Cleanup Partnership web site ([www.chromecleanup.com](http://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 August 1, 2025 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 Principals<sup>1</sup> 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 31<sup>2</sup> 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”)<sup>3</sup> 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.**<sup>4</sup> Site 114 is one of the Garfield Avenue Group of sites or “GAG Sites.”<sup>5</sup> It is located along Garfield Avenue between the NJ Transit line and Carteret Avenue. Site 114 is the subject of a redevelopment agreement between the redeveloper and the Jersey City Redevelopment Agency,<sup>6</sup> as further discussed below.

PPG has completed the remediation of the chromium impacts in the soils at Site 114. Those soil remediation activities have been reported in detail in my prior Progress Reports.

---

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

<sup>2</sup> 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.

<sup>3</sup> “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.

<sup>4</sup> All soil remediation activities have been completed and final NJDEP approvals issued at the GAG Sites. Therefore, this Progress Report and future reports will focus only on the groundwater work at the GAG Sites.

<sup>5</sup> The term “GAG Sites” is defined on Schedule 1 to this Report.

<sup>6</sup> The most recent redevelopment agreement is a Second Amendment to Amended and Restated Development Agreement dated March 5, 2024 entered between the Jersey City Redevelopment Agency and two parties defined in the agreement as the “redeveloper”: Hampshire Urban Renewal Development, LLC and Garfield JC Partners, LLC.

For the last approximately 8 years, PPG's efforts have been focused on the investigation and remediation of the chromium impacts in groundwater at Site 114. In 2021, PPG completed its remedial investigation (i.e., delineation)<sup>7</sup> of chromium impacts in the overburden groundwater (i.e., water-bearing zones above the bedrock). 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.

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 2025. Upon that approval, PPG will have completed the delineation of chromium impacts in all water bearing zones at Site 114. In order to facilitate remediation, however, PPG has continued to perform extensive groundwater sampling at Site 114 to fine-tune its knowledge of the distribution of chromium impacts and assess improvements in groundwater as a result of treatment.

In 2021, PPG submitted a Groundwater Remedial Action Work Plan<sup>8</sup> ("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 currently under consideration by the JCO Principals.

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 reagent-amended water have been injected into the groundwater.

The groundwater injections at Site 114 were also combined with groundwater extraction to remove impacted groundwater from the aquifer and help aid in the migration of injected fluids. From late 2017 to late 2020, PPG extracted approximately 14 million gallons of groundwater from the deeper overburden water bearing zones at Site 114.

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 feet and 20 to 35 feet below ground surface, with only one remaining area in this zone exhibiting concentrations slightly greater than NJDEP's current groundwater quality standard.

---

<sup>7</sup> "Remedial investigation" means a process to determine the nature and extent of a discharge of a contaminant at a site or a discharge of a contaminant that has migrated or is migrating from the site and the problems presented by a discharge, and may include data collected, site characterization, sampling, monitoring, and the gathering of any other sufficient and relevant information necessary to determine the necessity for remedial action.

<sup>8</sup> A Remedial Action Work Plan is a plan developed by a responsible party to conduct cleanup work at a contaminated site. It must meet criteria established by the NJDEP.

While a significant amount of chromium has been treated or removed from the groundwater at Site 114, significant concentrations remain in portions of the deeper groundwater zones. PPG continues to inject reagents into these zones to facilitate treatment of the hexavalent chromium.

PPG's groundwater efforts described above have been coordinated with the redeveloper in anticipation of the redeveloper's ultimate commencement of construction at Site 114. As of this Report, the redeveloper has submitted its site plan application to the City. It anticipates a completeness determination and a hearing before the City of Jersey City Planning Board in Q3 or Q4 2025. If all approvals are obtained in 2025, the redeveloper intends to start the field work in Q1 2026.

PPG currently plans to continue injections through 4Q 2025. There will be a pause in some of PPG's groundwater field work during the initial phase of redevelopment so as to allow grading work to take place. Once the grading work is complete, PPG will resume monitoring activities at Site 114. 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 groundwater injections may be required.

**2. Forrest Street Properties (84, 86-90 and 98-100 Forrest Street).** On May 30, 2024, following NJDEP approval of the Soil Remedial Action Report<sup>9</sup> ("RAR") for specified Areas of Concern ("AOCs") at this Site, conditions of chromium blooming were observed and reported by PPG in a monthly inspection report submitted to NJDEP on June 28, 2024. Since that time, PPG installed permanent and interim remedies to address the blooming. A permanent remedy remains needed for one location, but installation 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 impacts.

**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 AOC-3 (Building Footprint, Current Use), the most recent of which was submitted on October 17, 2024. NJDEP provided comments to this submittal on November 1, 2024. As of this writing, a remedy for this AOC has not been agreed upon. The JCO Principals and the property owner are currently considering an industrial hygiene sampling plan for the building.

AOC-4 (CCPW-Related Impacts in the Linden Avenue East Right of Way): 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 is working to obtain signed deed notices from the affected property owners. Once the deed notices are signed and recorded, PPG will submit a Soil Remedial Action

---

<sup>9</sup> A Remedial Action Report documents the completion of a cleanup process at a contaminated site.

Permit<sup>10</sup> (“RAP”) application to NJDEP. Once the Soil RAP is issued, a Consent Judgment Compliance Letter<sup>11</sup> 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.

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 a Groundwater RAR for this Site on May 2, 2025. The RAR proposed a monitored natural attenuation remedy for the CCPW-related contaminants in groundwater. The NJDEP issued comments in July 2025. PPG will resubmit the RAR for approval in Q4 2025. 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 submitted a groundwater RIR/RAWP on May 3, 2022. Additional exchanges were made between PPG and NJDEP regarding the need for a sentinel well.<sup>12</sup> PPG agreed to install the sentinel well, as documented in the revised RIR/RAWP dated August 2, 2022. PPG is currently negotiating an access agreement with an adjacent property owner to install the sentinel well. 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.

**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 8, 2025, NJDEP approved the RAWP, conditional upon documentation of the property owner’s consent to the remedy as described in the July 2025 RAWP. Prior to the RAWP submittal PPG conducted a portion of the proposed excavation. PPG and the property owner are negotiating an access agreement for the remaining excavation. PPG anticipates completing the excavation work at this Site in Q2 2026, but that milestone is based on the assumption that the access agreement with the

---

<sup>10</sup> A Remedial Action Permit is a regulatory mechanism that allows contaminated sites to be remediated with the understanding that some contamination may remain on site at levels exceeding unrestricted use standards, but which are monitored long term to ensure that the site remains protective of public health and the environment.

<sup>11</sup> “Consent Judgment Compliance Letter” means a letter issued by NJDEP 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, all NJDEP approvals have been issued, and after the issuance by the Department of any required remedial action permits with respect to the applicable media and areas of concern.

<sup>12</sup> A sentinel well is a monitoring well established between a plume front and a receptor to detect whether a plume has migrated beyond predicted boundaries and which is used to ensure there will be time for remedial actions to prevent contamination reaching the receptor.

property owner is resolved in a timeframe that allows PPG to begin excavation adjacent to the warehouse in November 2025.

**7. Site 174 – Portion of Dennis Collins Park (Bayonne).** PPG anticipates submitting a RIR Addendum in Q3 2025. That submittal is anticipated to confirm that remediation of the groundwater at this Site for CCPW impacts is not required and therefore a RAWP is also not required. 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 RIR/RAWP covering excavation of CCPW-impacts at the Site in Q4 2025 and completing the excavation work in Q2 2026.

Groundwater. On June 22, 2023, PPG submitted a summary of groundwater analytical data for the two completed groundwater sampling events (February 26, 2023 and May 21, 2023). NJDEP provided comments to that submittal on August 7, 2023, PPG responded on September 12, 2023 and NJDEP provided further comments on November 14, 2023. PPG agreed to conduct a groundwater RI at the site, which is pending completion of the soil remedy.

#### **IV. Current and Future Activities**

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](http://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.

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 August 1, 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: August 1, 2025

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)	On May 30, 2024, 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 and reported by PPG in a monthly inspection report submitted to NJDEP on June 28, 2024. Since that time, PPG installed an interim remedy to address the blooming, but installation of the permanent engineering control 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 impacts.
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 October 17, 2024. NJDEP provided comments to this submittal on November 1, 2024. As of this writing, a remedy for this AOC has not been agreed upon. The JCO Stakeholders and the property owner are currently considering an industrial hygiene sampling plan for the building.
	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 is working to obtain signed deed notices from the affected property owners. Once the deed notices are signed and recorded, PPG will submit a Soil Remedial Action Permit (“RAP”) application to NJDEP. Once the Soil RAP is issued, a Consent Judgment Compliance Letter <sup>1</sup> 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)	April 2026	April 2026	April 2026	January 2027	On July 17, 2025, PPG submitted a revised RAWP that calls for the excavation of CCPW-related impacts at this Site. The RAWP is under review by NJDEP and the property owner. Ahead of RAWP approval, in April 2025, PPG conducted a portion of the proposed excavation. PPG and the property owner are negotiating an access agreement for the remaining excavation. The proposed milestone dates 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 November 2025.
457 Communipaw	457 Communipaw Right-of-Way (285 Lincoln Avenue, LLC)	Access Agreement in Place	January 2016 (See Comments)	June 2026	August 2026	August 2026	April 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 Q4 2025 and completing the excavation work in Q2 2026.

<sup>1</sup> 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: August 1, 2025**  
**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: August 2025	N/A	N/A	On June 13, 2025, NJDEP confirmed that the RIR portion of the Addendum for Bedrock was approvable, subject to minor revisions to be made to that submittal. PPG received NJDEP’s variance approval on July 28, 2025; therefore, PPG will proceed with submitting the Final RIR Addendum for Bedrock (separate from the RAWP Addendum for Bedrock – see below) by August 1, 2025. It is anticipated that NJDEP will issue a final approval of the RIR Addendum in August 2025.
		August 2025	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: August 2025	N/A	As per the June 13, 2025 email from NJDEP, the RAWP Addendum for Bedrock will be separated from the RIR, revised, and resubmitted to the NJDEP in August 2025. The RAWP Addendum for Bedrock is the subject of on-going discussions related to the overall groundwater remedy for the GA Group of sites. Therefore, an approval milestone cannot be established at this time.
			TBD		
Remedial Action Report	Entire Site Group	N/A	N/A	TBD	The groundwater remedy for the GAG Groundwater is still the subject of on-going discussions among the JCO Stakeholders. Therefore, timing for the submittal of a revised RAR for the GAG Groundwater cannot be established at this time but is currently estimated to be in the 2029 timeframe.
				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 5/8/25. 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 a Groundwater RAR for this Site on May 2, 2025. The RAR proposed a monitored natural attenuation remedy for the CCPW-related contaminants in groundwater. The NJDEP issued comments in July 2025. PPG will resubmit the RAR for approval in Q4 2025. 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		Q4 2025	
Site 107, Site 108 and Conrail Right-of-Way	(see non-GAG Soils table)	RIR/RAWP Submittal: 5/3/2022		TBD	PPG submitted a groundwater RIR/RAWP on May 3, 2022. Additional exchanges were made between PPG and NJDEP regarding the need for a sentinel well. PPG agreed to install the sentinel well, as documented in the revised RIR/RAWP dated August 2, 2022. PPG is currently negotiating an access agreement with an adjacent property owner to install the sentinel well. 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.
		TBD			
Site 174	(see non-GAG Soils table)	RIRA Submittal: 2/25/2022 (See Comments)	N/A	N/A	PPG anticipates submitting a RIR Addendum in Q3 2025. That submittal is anticipated to confirm that remediation of the groundwater at this Site for CCPW impacts is not required and therefore a RAWP is also not required. 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
		September 2025	N/A	N/A	
457 Communipaw	(see non-GAG Soils table)	January 2027	TBD	TBD	On June 22, 2023, PPG submitted a summary of groundwater analytical data for the two completed groundwater sampling events (February 26, 2023 and May 21, 2023). NJDEP provided comments to that submittal on August 7, 2023, PPG responded on September 12, 2023 and NJDEP provided further comments on November 14, 2023. PPG agreed to conduct a groundwater RI at the site, which is pending completion of the soil remedy.

## **Notes To Master Schedule for the NJ PPG Chrome Remediation Sites**

**Revision Date: August 1, 2025**

### **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 Program<sup>1</sup>**

Group/Phase or Site <sup>2</sup>	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.

<sup>1</sup> 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.

<sup>2</sup> The Garfield Avenue Group (“GA Group”) of Sites are depicted on Figures 1 and 2 attached.

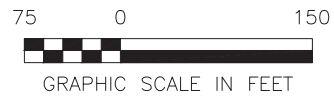
Group/Phase or Site <sup>2</sup>	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
GA Group Phase 3B North (45 Halladay and a portion of 25 Halladay)	Site 137 North (PPG)	6/26/2020	An RAR Approval Letter was issued by NJDEP on September 30, 2019 and a Consent 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	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.
	Fishbein (816 Garfield Avenue) (PPG)		
	Ten West Apparel (800 Garfield Avenue) (PPG)		
GA Group Phase 3C	Halladay Street South (AOC HSS-1B) (Jersey City)		
	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 <sup>2</sup>	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 <sup>2</sup>	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 Avenue Roadways (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.

<b>Group/Phase or Site<sup>2</sup></b>	<b>Property Description (Owner)</b>	<b>Date of Issuance of Consent Judgment Compliance Letter</b>	<b>Comments</b>
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.

Piscataway on uspsw2vp001\Data\_uspsw2vp001\Environment(J)  
User: NicholasM1 Plotted: Jan 30, 2023 - 9:40am  
File: \\na.aecomnet.com\lfs\AMER\Chelmsford-USCHL1\Legacy\USCHL1FP001\Data\Projects\Jobs\Rem\_Eng\Project Files\PPG Industries\Garfield Avenue\30% Design\CADD\MEETING FIGURES\2022-07-25 GA



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.

**AECOM**

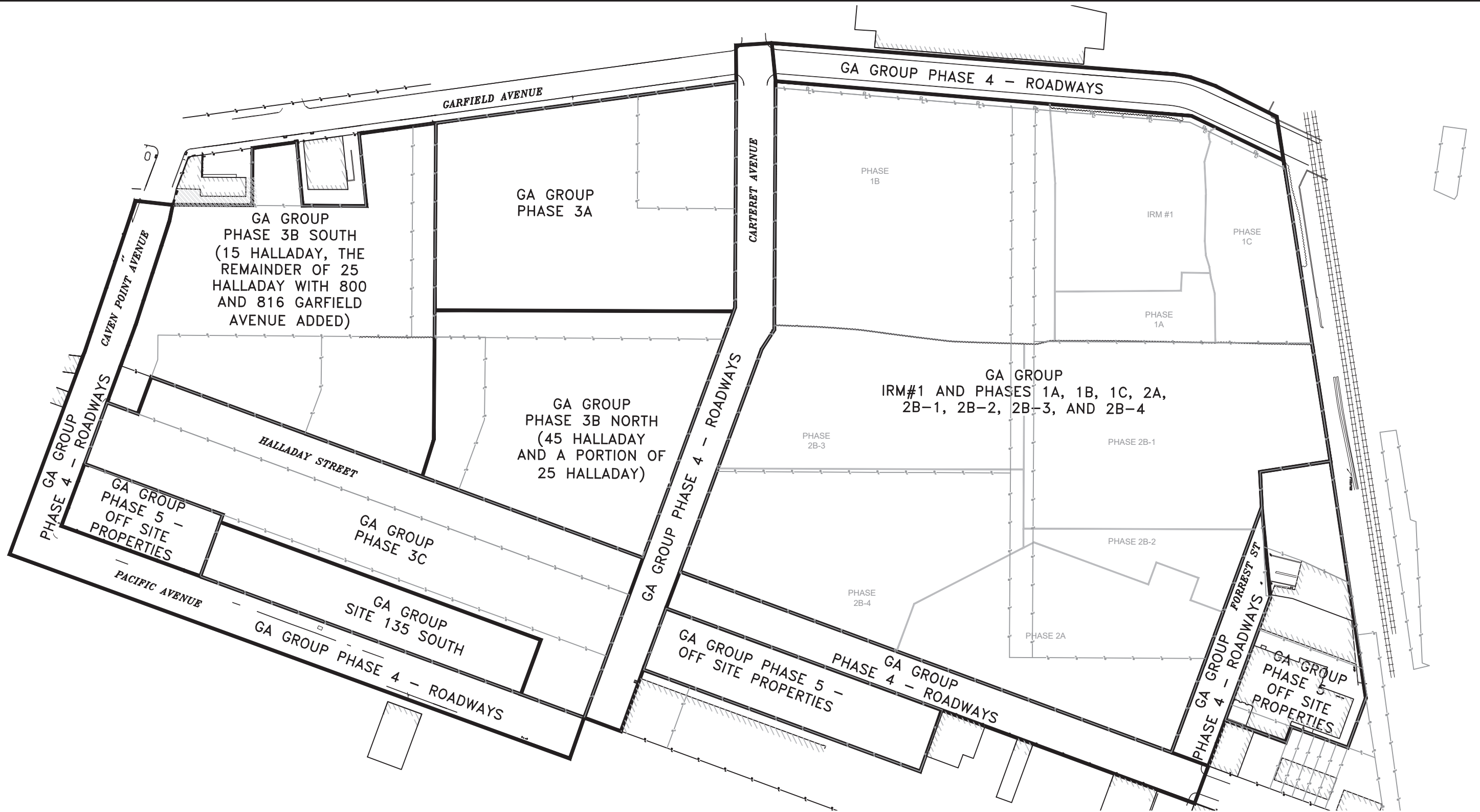
PPG  
GARFIELD AVENUE GROUP  
JERSEY CITY, NEW JERSEY

GROUP/PHASE OR SITE  
PLAN

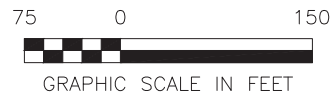
DATE: 07/25/2022

DRWN: JAG

FIGURE 1



Piscataway on uspsw2vfp001\Data\_uspsw2vfp001\Environment(J)  
User: NicholasM1 Plotted: Jan 30, 2023 - 9:46am  
File: \\na.aecomnet.com\lfs\AMER\Chelmsford-USCHL1\Legacy\USCHL1FP001\Data\Projects\Jobs\Rem\_Eng\Project Files\PPG Industries\Garfield Avenue\30% Design\CADD\MEETING FIGURES\2022-07-25 GA



LEGEND

SITE DESCRIPTION  
— ADDRESS  
(OWNER)

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.

**AECOM**

PPG  
GARFIELD AVENUE GROUP  
JERSEY CITY, NEW JERSEY

PROPERTY DESCRIPTION (OWNER)  
PLAN

DATE: 07/25/2022

DRWN: JAG

FIGURE 2

