

CITY OF VINELAND, NJ

RESOLUTION NO. 2025- 160

A RESOLUTION AUTHORIZING THE EXECUTION OF A REVISED RESTORATION AGREEMENT WITH THE UNITED STATES ENVIRONMENTAL PROTECTION COVERING 519 E. QUINCE STREET, BLOCK 4109, LOT 6.

WHEREAS, on July 23, 2024, Vineland City Council passed Resolution No. 2024-313 which authorized the execution of Consent and Access Forms and Restoration Agreements in favor of the United States Environmental Protection Agency for the investigation and remediation of City owned properties related to the Kil-Tone Superfund Site.

WHEREAS, the EPA, based on its investigation, has requested the City of Vineland to execute a revised Restoration Agreement for 519 E. Quince Street, Block 4109, Lot 6 allowing for the remediation and restoration around of concrete pad on the property, in lieu of its removal, as it was discovered that the pad is the top of a concrete vault which is reported to be a former electrical substation.

WHEREAS, neither the Vineland Electric Utility nor the City Engineer have any concerns with the change in the Restoration plan.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that the Mayor or designee, and Clerk are hereby authorized to execute the attached Revised Restoration Agreement with the EPA for 519 E. Quince Street, Block 4109, Lot 6 to perform remediation action, removal activity and restoration activity.

Adopted: April 8, 2025

President of Council pfs

ATTEST:

City Clerk rgf

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866
(212) 637-3000
<https://www.epa.gov/aboutepa/epa-region-2>

RESTORATION PLAN AGREEMENT FORM

The purpose of this agreement is to provide a mutual agreement as to the removal and restoration activities on your property and to document the condition of the property prior to remediation activities. This will also serve as documentation for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA) for the Kil-Tone Remedial Action Superfund Site Operable Unit 2-Phase I, Vineland, New Jersey.

EPA Property ID: 231
Property Address: 519 E. Quince St. Vineland NJ 08360, Block 4109, Lot 6
Property Owner(s): City of Vineland
Tenant(s) residing at the address (if different than owner) and contact information: Vacant
Property Owner Contact Information (Phone Number, E-mail, Alt. Address): Contacts: Bob Dickenson, Richard Tonetta & Greg Gallo (856)794-4000

General Clauses

Remedial and restoration activities will be conducted in accordance with the following provisions:

- All restoration items will be replaced in kind otherwise documented within this restoration agreement. Restoration items that do not meet current City of Vineland code enforcement are requested to be code compliant, if possible, and approved by property owner.
- Only government-authorized personnel will be permitted to perform work on the property during the remedial and restoration activities
- Excavation boundaries are subject to change based on confirmation sampling results.
- To aid with final site grading during restoration, SES requests information on any water infiltration, current or past, into the home or business (e.g., wet basement).
- SES requests information on any known sprinkler systems and underground electric lines in the yard and if they are currently operational?
- All trees, shrubs and plants will be photo documented and identified by professional landscaper prior to removal for eventual in-kind restoration. Planting type and size will be based upon nursery availability. In the event that the same plant replacement is unavailable, the homeowner will be contacted for their input on an acceptable equivalent replacement before proceeding with restoration.
- The landscaping subcontractor will water restored plants/sod/hydroseed at the time of placement and as needed for a period of 3 months or until plantings are dormant, whichever occurs first. Sod/hydroseed will also be maintained (e.g., watered and cut) by the landscaping subcontractor for a period of 3 months. It will then become the resident's responsibility to maintain the restored planting. Plant warranties are good for a period of 1 year while grass is warranted for a period of 3 months.
- If the property owner chooses to relocate, change, upgrade any restoration items, or otherwise makes improvements within areas affected by the remediation activities, and those changes are not mentioned or discussed in this agreement, any change or damage that occurs as results is the liability and responsibility of the property owner. This is true during the implementation of remedial and restoration activities, as well as during any subsequent warranty periods.
- If the owner or resident has questions or concerns, he or she should contact a member of the Property Coordination Team:

Dan Patel (USEPA): 212-637-3924

Alan White (USEPA): 212-637-3925

Luis Hiciano (USACE): 267-608-7809

Michael Cox (USACE): 609-929-0384

Jesse Albert (Sevenson Environmental): 484-274-1372

Background

This section includes property information that was obtained from investigations and sampling activities

Exterior Property Investigation Findings

(Use additional sheets as necessary)

Item: An estimated 985 CY of contaminated soils to be removed from the property. Please see attached contract drawings for confirmed areas of excavation. It is noted that this is a minimum remediation quantity. Confirmation sampling may warrant additional remediation which the property owner will be informed of prior to any additional remediation.

Item: An exterior photo and video survey was completed on this property 8/5/2024, prior to excavation activities.
-The photos and video documentation of the exterior conducted by the remediation contractor on behalf of the EPA will become an integral part of this restoration agreement to document pre-remedial conditions.

Additional Exterior Information:

The concrete pad on the property has been discovered to be a vault greater than 6' in depth. Severson to remediate and restore around the vault/pad which is to remain in place

Interior Property Investigation Findings

(Use additional sheets as necessary)

- Restoration plans for each property will be created by the EPA contractor. The remediation contractor will adhere to the construction specifications established for the Kil-Tone Remedial Action Superfund Site-OU2 Phase I.

Item: N/A

Additional Interior Information:

Additional Business Information (if applicable):
(Use additional sheets as necessary)

Hours of Business:

Day/time of reoccurring deliveries:

Other Important Notes:

Items to be removed by the owner before the start of remediation activities*:
(Use additional sheets as necessary)

Items:
-SES to provide disposal of unwanted items located within the excavation area

** The removal, storage, disposal, and/or return of these items are the owner's responsibility. Severson will assist if requested.*

Items to be removed by the contractor during remediation activities and NOT REPLACED:
(Use additional sheets as necessary)

Item:
-N/A

Items to be removed by the contractor during remediation activities and REPLACED:

(Use additional sheets as necessary Include references to applicable drawings, cut sheets, figures, product selections, etc.)

Item:

- All areas remediated around the vault will be backfilled with clean fill and topped with 6" of $\frac{3}{4}$ clean stone per contract drawing notes. An estimated 7,014 Square Feet of $\frac{3}{4}$ clean stone to be placed.
- Portions of 8' fence and retaining wall may also need to be replaced if remediation impacts those features.

Additional Comments/Special Instructions

- All restoration work will be completed in compliance with US Army Corps of Engineers Requirements.
- Work will be performed as shown within this Restoration Plan and associated attached drawings.
- Some additional tree restoration outside of but in close proximity to remediation areas may be needed if trees are unexpectedly impacted by remedial operations.
- SES will utilize protective equipment mats to limit areas of disturbance outside remediation areas. Any disturbance areas will be restored to original conditions.
- A Security subcontractor will complete rounds during non-working hours to help ensure excavation areas are safe and secure.

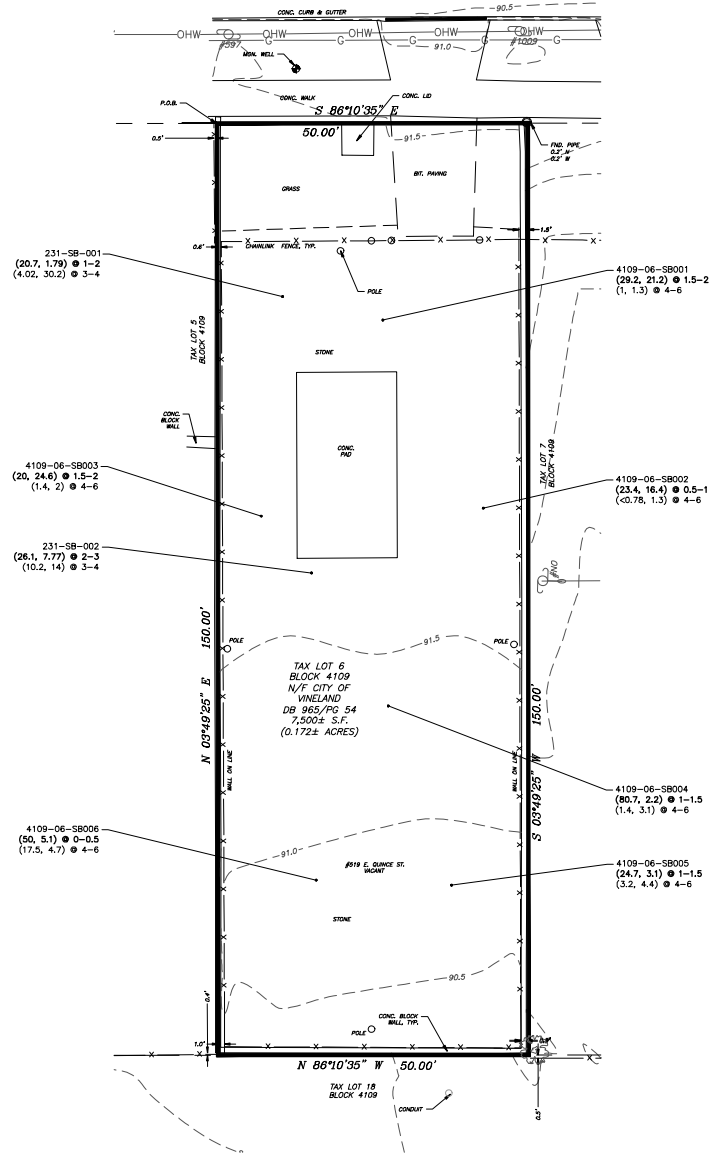
I acknowledge that I have reviewed this Restoration Agreement and the attached Exterior Remediation and Restoration Plan(s) for the property located at the address referenced on the first page. I, _____, hereby certify that the information provided by me in this agreement is to the best of my knowledge true, accurate, and complete. I agree to the removal and restoration of my property as outlined in this agreement

Owner's Signature DATE

Contractor's Representative Signature DATE

USACE Representative Signature DATE

EAST QUINCE STREET
(66' WIDE) BIUMINOUS PAVING



PROPERTY 231
#119 E QUINCE STREET
SOIL BORING LOCATIONS

ID#	Y=NORTHING	X=EASTING
231-SB-001	236266.16	343948.11
231-SB-002	236223.46	343947.77
4109-06-SB001	236263.31	343961.97
4109-06-SB002	236232.01	343973.06
4109-06-SB003	236233.17	343943.28
4109-06-SB004	236201.26	343969.65
4109-06-SB005	236171.81	343968.86
4109-06-SB006	236174.08	343945.18



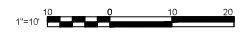
U.S. ARMY CORPS OF ENGINEERS
KANSAS CITY DISTRICT
STATE OF MISSOURI
PROFESSIONAL NUMBER NO. 64-0465

DATE	DESCRIPTION	DATE	APPROVAL
9/22			
A	FINAL 100% DESIGN		

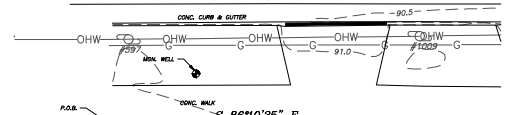
Designed by: SEPTEMBER 2022
 Drawn by: c. WOLF Drawing code:
 Checked by: T. STANEC
 Submitted by: c. WOLF
 Date: 9/22/22
 Drawing code:
 Plot scale:
 LADD File Name: 14402.7545
 c. WOLF

U.S. ARMY CORPS OF ENGINEERS
KANSAS CITY DISTRICT
KANSAS CITY, MISSOURI
HDR OBG a joint venture
FORMER KIL-TONE SUPERFUND SITE 002
VINELAND, CUMBERLAND COUNTY, NEW JERSEY
PROPERTY 231 EXISTING CONDITIONS
PLAN

Sheet Reference Number:
C-008A
SHEET 32 OF 104



EAST QUINCE STREET
(66' WIDE)

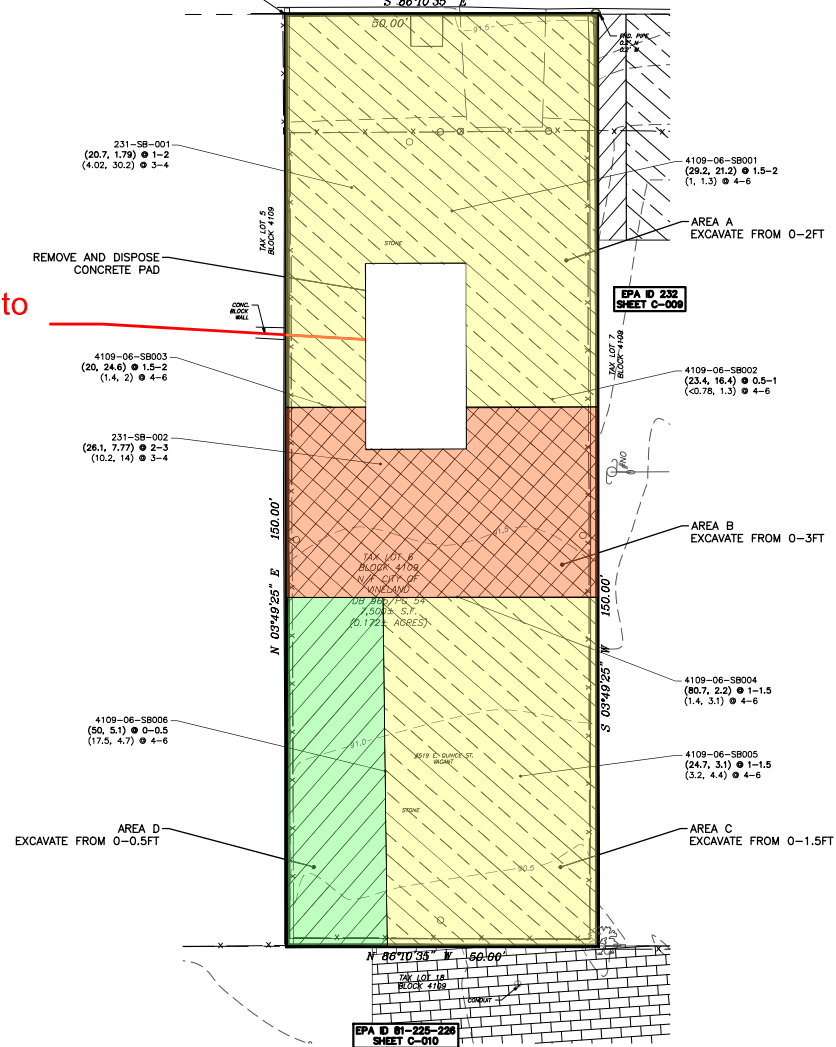


PROPERTY 231 #519 E. QUINCE STREET		
VOLUME OF EXCAVATION		
AREA	SQ. FT.	VOLUME (CY)
A	3161	234
B	1529	170
C	1920	107
D	889	16
TOTAL VOLUME-		527

LEGEND

	UP TO 1-FT DEPTH OF EXCAVATION
	UP TO 2-FT DEPTH OF EXCAVATION
	UP TO 3-FT DEPTH OF EXCAVATION
	UP TO 4-FT DEPTH OF EXCAVATION
	UP TO 5-FT DEPTH OF EXCAVATION
	UP TO 6-FT DEPTH OF EXCAVATION
	UP TO 8-FT DEPTH OF EXCAVATION
	UP TO 11-FT DEPTH OF EXCAVATION

Concrete pad/vault to remain in place



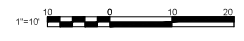
Date	Description	Drawn by	Checked by
9/22	FINAL 100% DESIGN		

Designed by: I. STANEC
 Drawn by: I. STANEC
 Date: SEPTEMBER 2022
 Drawing code: 14402-75445
 Plot scale: 1"=10'
 U.S. ARMY CORPS OF ENGINEERS
 KANSAS CITY DISTRICT
 KANSAS CITY, MISSOURI
HDR OBG a joint venture

FORMER KIL-TONE SUPERFUND SITE 002
 PLANE, MISSOURI
 VINELAND, CUMBERLAND COUNTY, NEW JERSEY
 PROPERTY 231 EXCAVATION PLAN

Sheet Reference Number:
C-008B
 SHEET 33 OF 104

- NOTES:
- REMOVE AND DISPOSE OF PERIMETER FENCE AND CONCRETE WALL ON LINE.
 - REMOVE AND REPLACE EXISTING TREES AND SHRUBS WHERE SHOWN OR AS NECESSARY TO PERFORM EXCAVATION.
 - PROVIDE REPLACEMENT TREES AND SHRUBS OF SAME SPECIES AS REMOVED UNLESS OTHERWISE DIRECTED.

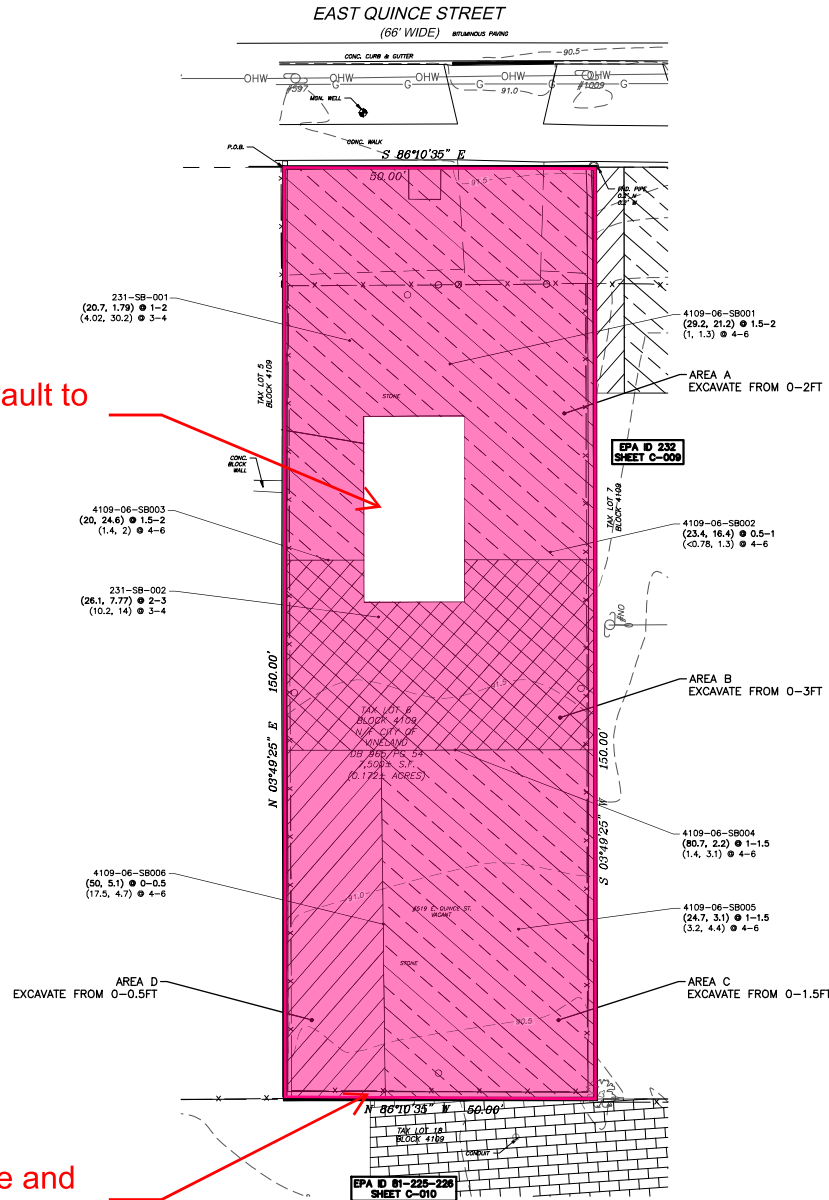


LEGEND

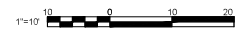
3/4 Clean Stone Restoration (Per Contract Drawing Notes)

Concrete pad/vault to remain in place

Portions of 8' Chain Link Fence and Retaining Wall may need to be restored



NOTES:
 1. RESTORE EXCAVATED AREAS AS STONE SURFACES. MATCH EXISTING GRADES AT PROPERTY LINES TO EAST, WEST AND SOUTH.



PROPERTY 231
 #519 E. QUINCE STREET

VOLUME OF EXCAVATION		
AREA	SQ. FT.	VOLUME (CY)
A	3161	234
B	1529	170
C	1920	107
D	889	18
TOTAL VOLUME=		527



Date	Drawn by	Checked by	Submitted by	Scale	Proj. No.	Draw. No.	Appr.
9/22							
Description:							

U.S. ARMY CORPS OF ENGINEERS
 KANSAS CITY DISTRICT
 KANSAS CITY, MISSOURI

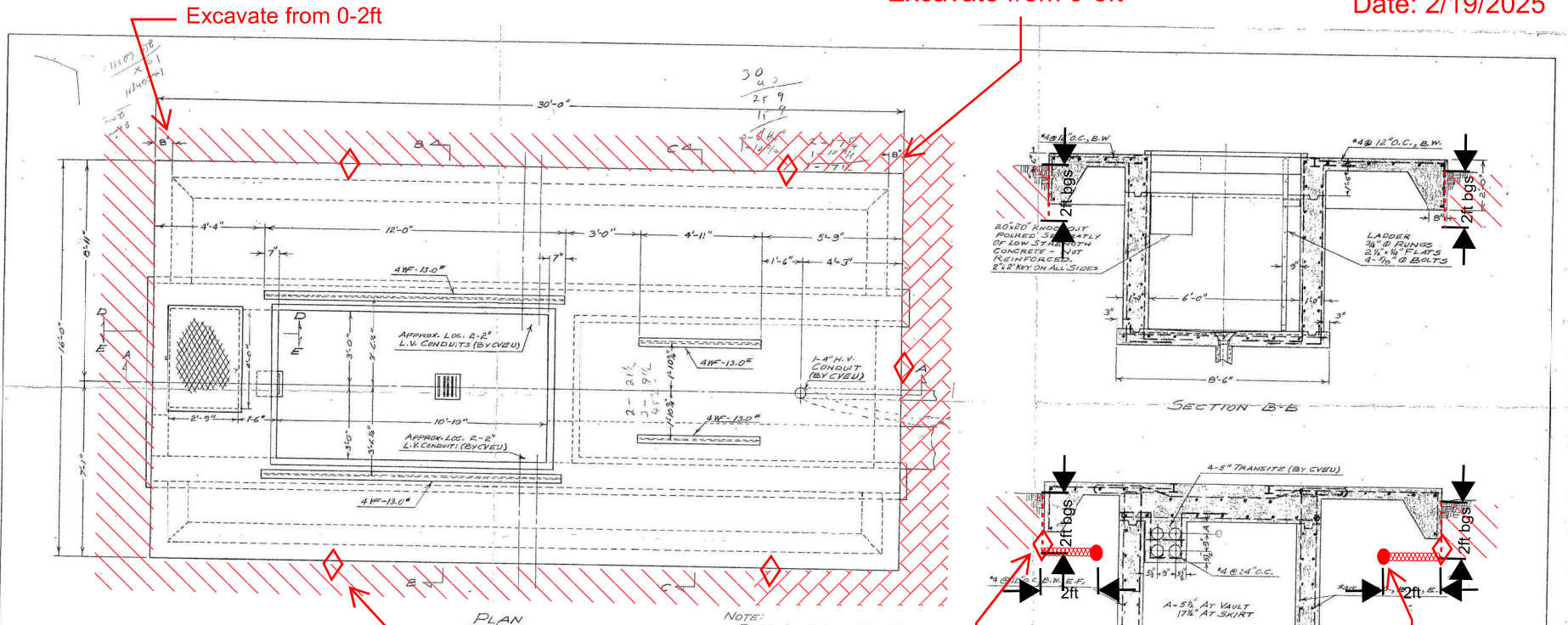
HDR OBG a joint venture

Designed by: I. STANEC
 Drawn by: I. STANEC
 Date: SEPTEMBER 2022
 Drawing code: 144202.78465
 Plot scale: 1"=10'

FORMER KIL-TONE SUPERFUND SITE 002
 PHASE 1
 VINELAND, CUMBERLAND COUNTY, NEW JERSEY

PROPERTY 231 EXCAVATION PLAN

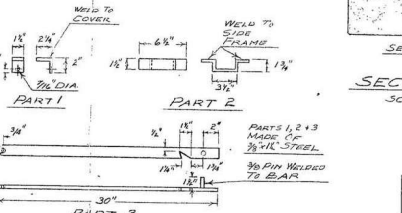
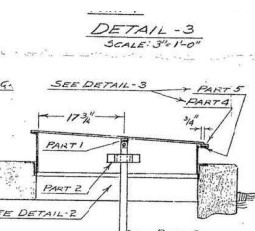
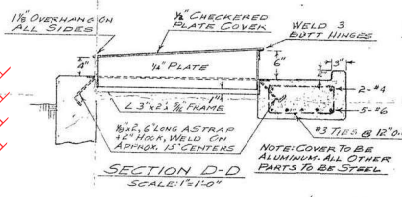
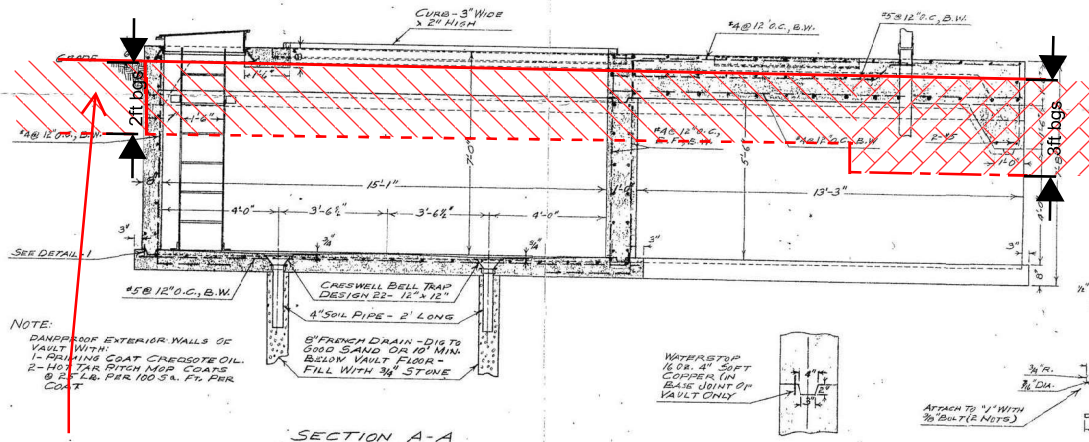
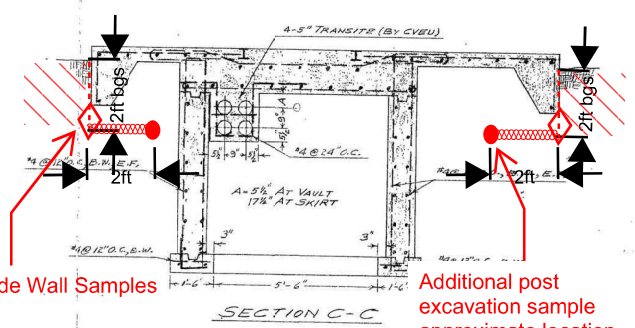
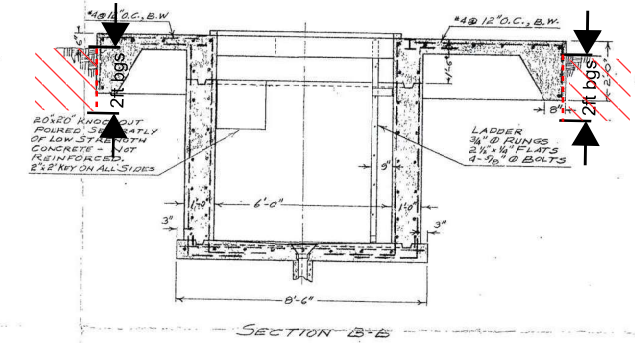
Sheet Reference Number:
C-008B
 SHEET 33 OF 104



Approximate location of post excavation side wall samples (typ.)

Post Excavation Side Wall Samples (typ.)

Additional post excavation sample approximate location (typ.)



Excavate from 0-2ft

- Key:
- Sidewall Sample
 - Additional Sample
 - Excavate from 0-2ft
 - Excavate from 0-3ft

Notes:
Excavation and sampling sketch for illustration. Refer to revised excavation plan or QC Report, as provided separately, for actual limits and depths of excavation.

FOR ESTIMATING PURPOSES ONLY

CONCRETE VAULT AND FOUNDATION QUINCE SUBSTATION			
CITY OF VINELAND ELECTRIC UTILITY VINELAND, NEW JERSEY			
DRAWN 8-10-81 RES	CHECKED 8/24/86 JRG		
APPROVED	1/17/2025		
SCALE: 1/4"=1'-0"	DWG. NO. CVEU 905-		
820/032			