

VIII. CONSERVATION PLAN ELEMENT

The City of Bayonne is a fully developed urban community characterized by relatively dense residential neighborhoods, multiple commercial districts and extensive industrial areas. Most sections of Bayonne have been altered by human activity and there are few areas that can be considered natural or conservation areas. The City has, however, large areas devoted to parks and open space, extensive waterfront lands and numerous contaminated or brownfield sites. In order to increase parks and open space, improve waterfront access and reclaim brownfield sites, Bayonne has entered into an Environmental Performance Partnership Agreement with the New Jersey Department of Environmental Protection (NJDEP). This agreement is the first of its kind in the State and makes the City a leader among municipalities in environmental planning and management.

The purpose of the Environmental Performance Partnership Agreement is to enhance the capacity of Bayonne to protect the local environment, manage environmental issues, accelerate environmental improvements and link environmental improvements with development opportunities. The NJDEP is acting as a partner with the City in addressing these goals for the period of the agreement, which is from October 12, 1999 to October 11, 2004. A joint planning process is being utilized consisting of identifying environmental issues and concerns, preparing a baseline environmental assessment, developing goals and indicators and implementation actions. The Environmental Performance Partnership Agreement addresses the full spectrum of environmental issues, challenges and opportunities in Bayonne and is incorporated into the Master Plan as the Conservation Plan Element.

**ENVIRONMENTAL
PERFORMANCE
PARTNERSHIP AGREEMENT**

**Between
The City of Bayonne
And
The Department of
Environmental Protection**

October 12, 1999 – October 11, 2004

The State of New Jersey's Department of Environmental Protection (DEP) and the City of Bayonne, in order to assist the residents of Bayonne in preserving, restoring, sustaining, protecting and enhancing the environment and to ensure the integration of environmental quality, public health and economic vitality, agree as follows:

INTRODUCTION

The Strategic Plan of the DEP outlines the Department's mission and vision, six broad environmental goals, milestones and specific strategies in order to achieve these goals. It represents both a cultural shift in the mindset of the DEP and a new way of doing business for the Department. The Plan emphasizes the utilization of new concepts and approaches to environmental management. These new concepts include designing place-based approaches to environmental management, employing performance incentives for continual improvement, building and strengthening partnerships, managing for environmental results, and investing in our workforce.

I. PURPOSE OF AGREEMENT

This Environmental Performance Partnership Agreement between the City of Bayonne and the DEP is designed to enhance the capacity of the City to protect the environment and manage environmental issues, accelerate environmental improvements in and around the City of Bayonne, and link environmental improvements with local development opportunities.

It is adapted from the performance partnership agreement between the DEP and the United States Environmental Protection Agency (EPA) which is a component of the National Environmental Performance Partnership System (NEPPS). NEPPS is a process that takes an integrated, multi-media and multi-program, approach to environmental management and utilizes results-based management, data collection and assessment, traditional and innovative management strategies, public outreach and involvement, and partnerships.

It is the intent of this agreement to take the new approaches to environmental management that the DEP has implemented and institutionalized within its programs and work processes through NEPPS and its Results-Based Management Reporting System and share the lessons learned from these experiences. In addition, this agreement allows the DEP to focus its technical, scientific and managerial knowledge and expertise, and GIS and computer capabilities in one single geographic boundary in an integrated, multi-program and multi-media manner.

By focusing on the geographic boundaries of a particular jurisdiction, the partnership will facilitate a better understanding of the full range of environmental issues and problems affecting the community, and the

major sources or causes of each. It will also give the Department a chance to leverage its resources, tools and strategies and apply them to these issues and problems. Furthermore, it will enable the DEP to view these issues through a broader lens and thereby identify new opportunities and new ways to address these issues that would be less obvious using a piecemeal approach or viewing each issue independently.

This partnership agreement will commence on October 12, 1999 and extend for a period of five (5) years, ending on October 11, 2004.

II. THE JOINT PLANNING PROCESS

As this agreement is adapted from NEPPS, results-based management approaches and techniques will be utilized as the DEP and the City work together in partnership to develop and achieve a shared vision for improving and enhancing the environment in Bayonne. This will be done through a joint planning process that incorporates the key components of NEPPS. These components include: identifying environmental issues and concern, collecting and analyzing relevant information, developing shared goals, milestones/objectives and environmental indicators, and monitoring and reporting progress.

Environmental Issues and Concerns

The work of the partnership will focus on the environmental issues and concerns that have been developed by the City of Bayonne and will include all planned and ongoing development and redevelopment initiatives (See Attachment #1). This list may be amended and expanded during the course of the partnership agreement at any time, based on the mutual consent of both parties.

Baseline Data Assessment

The DEP has gathered information regarding these issues and concerns in order to establish baselines and assess the present status of each of these areas in the City (See Attachment #2). A summary of this information is included in Section III of his agreement. The baseline data does not provide an indication of environmental trends, as the historical information needed for this kind of assessment was not readily available. However, as part of this agreement, all information needed to identify environmental trends and to establish the strongest performance measurements possible will be gathered, assessed and analyzed by both parties.

Development of Goals and Indicators

The main component of the joint planning process is the development of goals, sub-goals, milestones and objectives, and performance indicators. This information will pertain solely to the jurisdictional boundaries of the City of Bayonne. The overall goals will be long-range general goals for the given resource. Sub-

goals will be developed that will break down the overall goal into manageable elements. Milestones and objectives will be identified for each sub-goal and will quantify desired environmental outcomes in a given time frame. Milestones provide quantitative targets for a given timeframe and objectives provide a directional goal statement (e.g., increase, decrease, maintain) where targets have not yet been established. Lastly, environmental indicators will be developed to measure progress toward achieving each milestone/objective. Specific activities that directly support the achievement of the goal, but are not environmental indicators, will also be identified and may be either the exclusive responsibility of one party, or have shared responsibilities for implementation.

An example of the types and kinds of information to be developed through this partnership agreement is taken from the New Jersey Environmental Performance Partnership Agreement 1999 - 2000 between the DEP and EPA and is presented as follows:

Goal:

Air Quality/Radiation

Sub-goal:

Bring the entire state into attainment for all criteria air pollutants and maintain air quality in areas already meeting health standards.

Milestone/Objective:

Attain the 1-hour and 8-hour air quality standards for ozone statewide by 2007 (by 2005 in the south for 1-hour ozone)

Indicators:

Cause Indicator - Base year emission inventory for VOC (volatile organic compounds) and Nox (nitrogen oxides)

Condition Indicator - Ambient ozone levels from at least 14 sites, number of exceedances and number of people exposed and duration

Response Indicator - Increased availability of public transportation

Project Management

A single point of contact will be identified within the Offices of the Mayor of the City of Bayonne and the Commissioner of the DEP. These individuals will serve as the overall project manager for their

organization and be responsible for updating their Mayor/Commissioner on the progress of the agreement and alert him to any obstacles, concerns or deficiencies.

Monitoring and Tracking of Progress

An Action Plan will be developed for project management purposes and will list the information that was developed in the joint planning process. This information will include the goals, specific activities to achieve the goals, individuals/programs responsible for implementing the activities, and due dates for implementation.

The project managers will ensure that the activities are being implemented by the appropriate responsible parties within their organizations and work with them to ensure success.

The City and the DEP will determine an appropriate system for the monitoring and tracking of partnership activities and the evaluation, assessment and reporting of progress.

The City Administration and DEP understand that this partnership agreement confirms their respective legal powers to regulate activity within the City and does not alter or diminish that authority in any manner.

III. BASELINE ASSESSMENT

The following section is a summary of the baseline data that was compiled by the DEP relative to the environmental issues and concerns expressed by the City. The summary provides an indication of the status of environmental conditions in Bayonne and identifies additional information that needs to be collected. Any historical trends and patterns that exist are noted, as well as the need for additional baseline data.

WATER QUALITY ISSUES

Combined Sewer Overflow Points (CSO Points)

Wastewater generated in the City is collected and conveyed to the Passaic Valley Sewerage Commissioners Water Pollution Control Facility in Newark for treatment. However, approximately 1,780 acres within Bayonne are serviced by combined sewer systems. During wet weather events when the available capacities of the collection, conveyance and treatment facilities are exceeded, wastewater is intermittently discharged to waters of the State at locations called CSO Points. There are thirty-three (33) CSO Points in Bayonne's combined sewer system.

Specific information concerning pollutant loadings from CSO Points to the waters of the State is not known. However, the City of Bayonne, in accordance with the terms of the City's NJPDES Individual Authorization under the General Permit for Combined Sewer Systems (NJPDES Permit No. NJ0105023) will be developing a CSO Discharge Characterization Study. The Study will result in a calibrated and verified Storm Water Management Model of the City's combined sewer system. The study will project the anticipated frequency, duration and chemical and biological nature of the discharges from the CSO Points during given or historical events of precipitation.

Solids/Floatables

The DEP's Operation Clean Shores program is responsible for managing and coordinating the removal of debris on New Jersey's beaches and coastlines. From 1994 to 1998, the program has removed a total of 3,226 cubic yards of floatable debris from the Kill Van Kull and Newark Bay areas. The amount of cubic yards of debris collected during each of these five years is as follows: 1998 - 830, 1997 - 700, 1996 - 736, 1995 - 600, and 1994 - 360. Obviously, there has been an upward trend in the amount of floatable debris collected in and around Bayonne, which is usually the result of stormy weather conditions.

Through formal action, the DEP and the City have developed an agreement that specifies the City's obligations, responsibilities and actions in complying with the New Jersey Sewerage Infrastructure Improvement Act, NJPDES General Permit for Combined for Combined Sewer Systems - Permit No. NJ0105023, and other regulatory requirements in the operation of the combined sewer system. It is recommended that the commitments of this negotiated agreement be included in the partnership agreement.

The Final Comprehensive Conservation and Management Plan, March 1996, for the New York - New Jersey Harbor Estuary Program (HEP) focuses on protecting, restoring and enhancing habitat in the harbor estuary. It outlines management strategies to prevent pollution and reduce contaminants at the source, integrates programs and plans, and relies upon public and private partnerships. Included in these strategies are recommendations for the DEP to continue the implementation of the successful short-term action plan and the nine minimum control measures of the National CSO Control Policy.

The action plan was developed in 1989 to confront ongoing beach closings in the summers of 1987 and 1988 and has been implemented each year since. The intent of the plan is to minimize beach wash-ups of floatables and includes surveillance, regular and non-routine clean-ups, increased communications and public awareness.

The nine minimum control measures of the National CSO Policy constitute a minimum recommended level of CSO control. These controls include:

- Proper operation and regular maintenance programs for the sewer system and CSO pipes
- Maximum use of collection systems for storage
- Review and modification of pretreatment programs to assure CSO impacts are minimized
- Maximization of flow to sewage treatment plants
- Prohibition of CSO discharges during dry weather
- Control of floatable materials in CSO discharges
- Pollution prevention programs that focus on containment reduction activities
- Public notification to ensure that the public receives adequate information on CSO occurrences and impacts
- Effective monitoring to characterize CSO impacts and the efficacy of CSO controls.

Funds

A total of \$13,742,846 in Federal Grants, State Bond Funds, and State Aid has been expended by Hudson County and the City of Bayonne for sewer infrastructure improvements and planning and design activities. Of the \$13.7 million, \$12,033,144 is federal grants; \$1,362,698 is State Bond Funds; and \$347,004 is in State Aid.

OPEN SPACE PRESERVATION AND RECREATION

Parks

According to the Update to the 1990 Comprehensive Master Plan, the total land area of the City of Bayonne is 3,631 acres and the total water area is 3,499 acres, for a combined total area of 7,130 acres.

There are 19 parks owned and operated by the City that comprise 85 acres. There are also two (2) County operated parks in the City, Bayonne and Mercer Parks, and these total 104 acres. The total number of acres for all parks and open space in the City amounts to 185 acres, or 5.1% of the total land acres. The total population of Bayonne is roughly 61,444 and compared to the total acres for parks and recreation it equals .00307 park acres per capita. However, when comparing the total park acres per the amount of the population under 18 and over 65 years of age - the ages of people most likely to utilize a park, the total park acres per capita is slightly better and equals .00803.

Through the years, the City of Bayonne has received a total of \$3,739,636 in funds, \$2,368,636 in grants and \$1,371,000 in loans, from the DEP's Green Acres Program. These monies funded various parkland development and redevelopment initiatives.

Hudson River Walkway

The current Hudson River Waterfront Walkway alignment consists of 3.2 miles along Broadway connecting to approximately 5,000 linear feet of walkway constructed in Collins Park along the Kill Van Kull. There is a link east along 32nd Street to connect to the Constable Hook area (500 feet of walkway have been constructed by NJDOT) and the future activity at the Military Ocean Terminal. There are links west along city streets to connect to the parks along Newark Bay. The link needed from the existing park north to the Jersey City border is 4,400 linear feet of walkway.

Coastal and Freshwater Wetlands

The Department does not have an exact number of the number of acres of coastal and freshwater wetlands in Bayonne as these are mapped on a case by case site basis. However, the DEP is committed to mapping all wetlands in Bayonne as an activity under this performance partnership agreement, and we will establish a baseline for wetland acreage and performance measures when the data is available.

Status of Endangered and Threatened Wildlife

Endangered species are those whose prospects for survival in New Jersey are in immediate danger because of loss of, or change in, habitat, over-exploitation, predation, competition, disease, disturbance, or contamination. Action is needed to prevent future extinction in New Jersey.

Threatened species are those who may become endangered if conditions surrounding them begin, or continue to deteriorate.

Birds that can be found in Newark Bay and are on the endangered wildlife list are the Northern Harrier, Cooper's Hawk, and the Peregrine Falcon. The Piping Plover, Least Tern, and the Black Skimmer may also be on the endangered list, and may be found in and around Newark Bay.

Birds that are on the threatened list that can be found in Newark Bay are the Great Blue Heron, Little Blue Heron and the Cliff Swallow. Birds that may be found in the Newark Bay and are on the threatened list are the American Bittern and the Osprey.

BROWNFIELDS

There is a total of eighty-two (82) sites with on-site sources of contamination on the Known Contaminated Sites List (KCSL) in the City of Bayonne. These sites are categorized into one of four remedial levels. Remedial level defines the environmental complexity of site conditions and is determined by the number of contaminant sources or categories present and the number of environmental media affected. This

categorization was created in order to assess the technical effort required by the Department to address the site remediation. The technical level of effort increases with the progression of case remedial levels from A through D. For specific definitions of each category and sites by remedial level, please turn to Attachment #2 at the back of the partnership agreement and refer to Site Remediation Program - Remediation Levels and Remedial Levels of Sites on the KCSL.

Of the eighty-two (82) sites on the KCSL in Bayonne, four (4) are level B cases, twenty (20) are C1, forty-two (42) are C2, five (5) are C3, and eleven (11) are D cases.

From July 1, 1996 to June 30, 1997, the DEP has closed 10 KCSL cases. Eight (8) of these cases were remedial level C1, one (1) case was a C2 case and one (1) was a D.

The Department needs to collect further data on the number of cases closed in the last five (5) years and the remedial levels of each in order to expand our knowledge of our performance in this area as well as to develop stronger performance measures.

ENVIRONMENTAL EDUCATION

Harbor Watershed Education and Urban Fishing

Introduction

The Division of Science, Research and Technology in conjunction with the Division of Fish, Game and Wildlife, New Jersey Sea Grant, New Jersey Community WaterWatch, the Hackensack RiverKeeper, the Greater Newark Conservancy has offered a watershed education/urban fishing program for the past several years. The program began as an outgrowth of a Community-based Outreach to Urban anglers in the Newark Bay Complex. It was developed based on suggestions of a group of citizens who believed that educating their youth through use of local natural resources would create a greater awareness of their watershed and instill a sense of stewardship toward local natural resources. This program has been conducted on an annual basis in Bayonne each of the past four years. In 1999, additional funds were available, and the Division of Science, Research and Technology was able to offer the program to five schools in Bayonne. Pending funding and available staff resources, this DEP would like to offer to continue this program in Bayonne as part of this agreement.

Program Objectives

Learning Outcomes

- Understand the Function and Value of the Newark Bay Estuary as it Concerns Animals, Plants and People
- Identify the Six Species Under State Fish Consumption Advisory

- Understand the Link Between Pollution, Habitat Contamination, Contaminated Fish and Human Health
- Understand the Need to Engage in Pollution Prevention and Non-point Source Pollution Prevention Behavior
- Understand the Concept of Watershed, Bio-accumulation and Food Chains
- Understand the Link Between Water Quality and Human Activity on Land
- Geography of the Area Focusing on Where Students Live in Relation to the Estuary
- Health Effects from Dioxin and PCB.

IV. GOALS AND OBJECTIVES

The following are preliminary goals and objectives that have been developed by the City of Bayonne for consideration and inclusion in this agreement via the joint planning process between the City and the DEP. These preliminary goals will serve as a starting point in which to begin our mutual goal setting deliberations and will bring focus to the types and kinds of goals that we are striving to develop as a result of this partnership. These specific goals may be amended as a result of our joint deliberations, and will certainly be increased and expanded.

Open Space Preservation and Recreation

- Increase parkland by 25 acres. Emphasis initially on passive recreation.
- Construct boat ramp on Newark Bay
- Conduct GPS activity at all park locations

Brownfields

- Rejuvenate four (4) Brownfields locations

Waters Quality Issues

- Work to reduce floatables from CSO's by 15-20%
- Conduct GPS activity at all CSO locations
- Ensure no net loss of wetlands within city boundaries

Environmental Education

- Continue to work with in the NJDEP Urban Angler Program, provided state funding source continues.

General Items

- Establish additional local/joint enforcement of regulations.
- Set procedures for joint/concurrent review of projects that will impact the city.

(For example: Waterfront Development Permits & Applications, ensure all projects have obtained all required NJDEP & local permits and to enforce the provisions of those permits. This would be accomplished through site inspections, with the ability to issue Notice of Violations if necessary, or take local enforcement actions.)

Work with the Department to establish procedures to aid in tracking and expediting permit applications and requirements. The City from their end would designate a few individuals, who will work closely with the Department and would expect the Department to do the same, so applications do not become bogged down within the system.

Continue to work with the Department to ensure Hudson River Walkway concerns are addressed. This can be accomplished through increased communication with the Department representative on this issue, joint inspections and concurrent reviews of existing & proposed projects.

V. HISTORICAL PERSPECTIVE AND DEVELOPMENT INITIATIVES

This section of the agreement is intended to provide an historical perspective of the City and to describe some of the major economic development and environmental improvement initiatives, either planned or underway. Presenting the information in this manner allows for an integrated discussion of economic development and environmental improvement issues, without either subject being forced into a discussion dominated by or intended for the other. It allows the parties to articulate a mutual interest in the economic and environmental objectives set forth in the agreement, and commit to jointly pursue them.

Military Ocean Terminal-Bayonne (MOTBY)

MOTBY is located on Upper New York Bay on Bayonne's east side. The installation comprises 437 upland acres on a 0.33 mile-wide, man-made peninsula that extends approximately 2 miles into Upper New York Bay. The installation also has 236 acres of submerged lands.

The idea for constructing an ocean terminal in Bayonne began in 1916. However, Bayonne's voters defeated the proposal in a referendum in 1917. In 1932, another plan was developed for building the Bayonne Port Terminal, consisting of warehouses and docks on a filled-in island and connected to the Bayonne mainland by a narrow causeway. The proposal relied on a federal Works Progress Administration loan and grant. In 1937, Bayonne voters approved \$800,000 in bonds for the project. The bulkheads, dredging and filling were started. The basic plan was completed in 1939. The port terminal displaced a farm and covered an offshore reef (Robbins Reef). Most of the base's acreage was reclaimed from the bay.

The U.S. Navy took over the site from the City of Bayonne in 1941, and added a huge dry-dock, dockyards and storage facilities. The base became a peninsula, rather than the artificial island originally planned. The Navy operated the terminal until 1967, when the Army assumed control of the property. The site served as a major terminal for the movement of military cargo for every conflict from World War II through Operation Desert Storm.

In 1995, the Base Closure and Realignment Commission recommended the closure of the base by no later than July 13, 2001. According to Bayonne's amended re-use plan, the former base property will become a significant redevelopment area. Re-use proposals include a container port, commercial, light industrial, residential, transportation and parkland. The parkland will include an area at the northeastern point of the peninsula, allowing waterfront access, so residents and visitors can enjoy the outstanding views of the harbor. The western portion of the former base property will include additional parklands.

Constable Hook Area

Constable Hook is the southeastern section of Bayonne that bulges out into Upper New York Bay and the Kill Van Kull. Consisting of more than 700 acres, Constable Hook has been through several phases of development since the 1600s.

During the seventeenth century, the area was settled by Dutch families whose descendants remained its chief landowners until well into the nineteenth century. In 1779, General Erskine, the surveyor-general for George Washington, portrayed most of Constable Hook as farmland. The rest of the area was marshland. Just offshore were significant oyster beds and other sources of seafood. A gristmill was the only business concern there until the Hazzard Powder Company built a gun powder factory in 1798. By 1849, there was also a paint factory. Lead, zinc and sulfur works were founded by the 1870s, but the majority of the land remained agricultural and residential. As immigrants arrived in Bayonne, a residential village grew on the Hook.

The land use of Constable Hook began to change significantly in 1877 when John D. Rockefeller bought the old Hazzard property for use as an oil refinery for Standard Oil (later known variously as Esso, Humble and Exxon). Over the next five decades, Standard Oil and other corporations of the petrochemical industry acquired the majority of Constable Hook's land. The industry eliminated the farms and the oysterbeds. By about 1920, most of the Village of Constable Hook was overrun by industry.

The Standard Oil plant in Bayonne became the largest refinery in the world, employing 5,500 people. At its height, the refinery covered 650 acres. It produced every known oil product and processed 77,000 barrels of oil per day. The Standard Oil tanker fleet operated out of thirteen Bayonne piers. Since the end of World War II, Standard Oil/Esso/Humble and its successor, Exxon, have sold off most of its

holdings in Bayonne and transferred most of its operations elsewhere. Exxon still has a small lubricants operation in Bayonne. Currently, International Matex Tank Terminals owns most of the former Standards Oil properties.

On the northern shore of Constable Hook, the former municipal landfill site and adjacent property owned formerly by PSE&G are currently undergoing remediation by a private firm. Amended dredge material is part of this remediation. The ultimate goal is the development of an eighteen-hole golf course and recreational facilities at this site. Along the southern shore of Constable Hook, Port Johnston was a major coal port in the late nineteenth and early twentieth centuries. Today, the site is occupied by a yacht and the remains of several historic wooden vessels.

Constable Hook contains most of the heavily contaminated sites in Bayonne, a legacy of the petrochemical firms of the past. The municipality hopes to create a new passive park just west of the Hook on the site of a contaminated former railbed. The idea behind this location is to create a buffer between residential and industrial neighborhoods.

Kill Van Kull Area

The Kill Van Kull has been important for shipping since colonial times. In 1609, Henry Hudson sent out a crew to test the depths of its channel. The men reported back to Hudson that the land around the Kill was “pleasant with grass and flowers and goodly trees, as ever they had seen, and very sweet smells came from them.” The southwestern part of the present-day Bayonne along the Kill Van Kull became known as Bergen Point, because it was the southern end of the colonial Township of Bergen, which was established in 1661. From colonial times onwards, there has always been ferry traffic between Bergen Point and other waterfront communities in New York and New Jersey. Today, for example, summertime ferries transport local residents to Yankee and Shea Stadiums.

By the late 1700s, estates lined the shore of the Kill Van Kull. Many of these estates survived into the late nineteenth century. The waterfront was noted for resort hotels, casinos, yachting and other tourist attractions in the late nineteenth and early twentieth centuries. One amusement park survived into the 1960s. During most of the twentieth century, Bergen Point included some heavy industry, notably the General Cable company. A videotape plant functions on the Kill near a municipal park (see below).

Today, the Kill Van Kull shoreline is noted for the Bayonne Bridge, which was completed in 1931, and Dennis P. Collins Park. The park was completed with Green Acres funds. It includes recreational areas, passive park space and Brady’s Dock, the traditional ferry station. The Urban Angler Program takes place in Collins Park, with the support of the DEP.

Newark Bay Area

During the nineteenth century, the Bayonne side of Newark Bay was noted for its magnificent estates, yacht clubs and beaches. Many of New York's wealthiest businessmen maintained Newark Bay estates in Bayonne. During the twentieth century, the Newark Bay side of the city became more densely populated. A few portions of Bayonne's Newark Bay shoreline became industrial; other areas became parks and educational facilities.

The most noted industrial complex along the southern end of Bayonne's Newark Bay shoreline was the Texaco facility. Built on former estates, the Texaco terminal began in 1909 with 10 employees. The complex employed more than 300 workers by the 1960s. The Texaco site covered more than 60 acres. The oil company stored 80 million gallons of oil on the property, and shipped more than 200 grades of lubricating oils alone from this once important distributing point. In its day, the Bayonne Texaco facility was one of the corporation's most important pipeline and deep-water tanker terminals. It handled about 15 ocean-going tankers and 200 barges a month. By the 1980s, Texaco shut down its Bayonne facility. The site has been largely remediated, and is one of Bayonne's most important potential development sites.

The most important industries functioning near Bergen Point on Newark Bay are CasChem (formerly Baker Caster Oil), Best Foods and the Bergen Point Brass foundry. The most important new development is the two-year-old A&P Superstore, which has waterfront access in the rear of the property. It was built near the site of the Eighth Street Central Railroad Bridge, which the Army Corps of Engineers forced the community to close nearly twenty years ago.

Bayonne High School, Holy Family Academy and Marist High School all operate on Newark Bay. That side of the city also includes 16th Street Park (municipal), Ahern Veterans Stadium (municipal) and Gregg-Bayonne Park (county). All three recreational facilities include reclaimed land below the previously existing natural shore acreage. The 16th Street Park is the site of a proposed boat ramp. The city hopes to create an additional park north of the county park. Bayonne is exploring obtaining this land from NJDOT and the NJDEP. The proposed park would enhance existing wetland areas, provide additional waterfront access and complement the existing park to the south. The primary use of the proposed park would be passive, with the hopes of having a walkway around existing wetlands and adding additional wetland areas.

The City Administration has committed itself to working with the U.S. and New Jersey governments to improve the quality of life for the residents of Bayonne. The Administration aims to advance Bayonne both environmentally and economically. The reclaiming of former industrial sites, the re-use of the Military

Ocean Terminal and the proposed expansion of parklands are examples of our commitment to improve the community as we enter the new century.

CERTIFICATION OF AGREEMENT

In witness whereof, the Mayor of the City of Bayonne and the Commissioner of the Department of Environmental Protection, State of New Jersey set their hands and seal this Environmental Performance Partnership Agreement beginning on October 12, 1999 and extending through and ending on October 11, 2004.

Joseph V. Doria, Mayor
City of Bayonne

Robert C. Shinn, Jr., Commissioner
Department of Environmental Protection

Date

Date

CITY OF BAYONNE - ATTACHMENT #1

Issues and Concerns

Water Quality Issues

- CSO'S
- Dredging Issues
- NY/NJ Harbor Estuary Program
- Stormwater concerns

Open Space Preservation and Recreation

- Open Space Preservation/Enhancement
- Parkland Development
- Wetlands Protection
- Recreation facility development
- Hudson River Walkway

Brownfields Redevelopment

- Expedite Cleanup and Reuse of Sites
- Identification of Potential Sites

Waterfront Development

- Ensure a Coordinated Effort in Developing Waterfront Areas
- Avoid Delays via Local Input, During Early Phases of Applications

In each of these areas the City would like to establish a system where project review can be carried out in a cooperative and concurrent manner. A system of joint review and inspections can help expedite any projects while at the same time ensure proper compliance with all permit conditions. This would benefit both the Department and the City in all areas of concern.

Regarding the wetlands/parklands aspects, the City of Bayonne, by way of the Office of the Mayor, has indicated they are willing to adhere to the policy of no net loss of wetlands within the City. Additionally, the City is committed to creation of additional parkland/recreational facilities whenever practical and possible.

There are currently four projects, at this time, we would like to be able to move on as quickly as possible within the partnership. They are:

Former Sampson Tank Cleaning Company property-NJD#058117490, located at 101 East 21st St. Bayonne.

The Department currently has a Spill Fund Lien on the property totaling over a million dollars. The company has long since declared bankruptcy and ceased operations. The City holds the next lien for back taxes. The City would like the Department to consider removing their lien. This would enable the City to foreclose and move to get the property back on the active tax base.

AREAS OF CONCERN

Redevelopment of the Military Ocean Terminal

It is critical for the City to be able to expedite proposals for reuse of this property once it is vacated by the military. The partnership agreement, once it is in place, would allow this process to be carried out in a timely and smooth fashion. We would want to be able to identify what resources may be available from the Department, what permits would be required and how we can ensure an open dialogue can be maintained. When the property is turned over to the City, we would be looking to start the process as soon as possible.

The Conversion of Former NJDOT Vacant Property to Parkland

The property in question is located in the northwestern part of the City, on Newark Bay. The City would be looking to turn this area into a passive park setup. It does include some wetland areas.

The Completion of a Boat Ramp at 16th St. Park

This project will increase waterfront recreation for the residents of Bayonne and enhance an existing Green Acres park.

NJDEP - City of Bayonne Local Performance Partnership

Departmental Baseline Data

WATER QUALITY ISSUES

Table 1 indicates the CSO overflow discharge locations and receiving water body

Table 1 City of Bayonne Combined Sewer Overflow Points			
NJDPEs Permit Serial Number	Regulator/Internal Overflow Number	CSO Discharge Location	Name of Receiving Water Body
001	Oak St P.S.	South of Bayonne P.S.	Kill Van Kull
002	Internal Overflows	East of 5 th St. P.S.	Kill Van Kull
003	Internal Overflows	South of 1 st St. P.S.	Kill Van Kull
004	Internal Overflows	South of Lord Ave. & W. 1 st St.	Kill Van Kull
005	Regulator 2	South of Bayonne P.S.	Same Discharge Pipe as 001
006	Regulator 3	Rte 169, approx. 950' NE of E. 30 th St.	Upper Hudson Bay
007	Regulator 4	Port Terminal Road, Approx 150' East of Route 169	Upper Hudson Bay
008	Regulator 5	South End of Ingham Ave.	Kill Van Kull
009	Regulator 6	South of Broadway & W. 1 st St.	Kill Van Kull
010	Regulator 7	South of Avenue C & W. 1 st St.	Kill Van Kull
011	Regulator 8	Approx. 750' NW of Avenue A & W. 3 rd St.	Newark Bay
012	Regulator 9	West End of W. 5 th St.	Newark Bay
013	Regulator 10	West End of Edwards Court	Newark Bay
014	Regulator 11	City Park, West of County Village Court	Newark Bay
015	Regulator 12	West End of W. 22 nd St.	Newark Bay
016	Regulator 13	West End of W. 24 th St.	Newark Bay
017	Regulator 14	Southwesterly Corner of Veteran's Park	Newark Bay
018	Regulator 15	West End of W. 30 th St.	Newark Bay
019	Regulator 16	Southwest of West End of Lincoln Parkway	Newark Bay
020	Regulator 17	Ramp to Rt. 440 North, Approx. 55' NW of JFK Blvd.	Newark Bay
021	Regulator 18	Pulaski St. & E. Pulaski Lane	Upper Hudson Bay
022	Internal Overflows	South of Zabriskie Ave. & W. 1 st St.	Kill Van Kull
023	Not a CSO	South of West 1 st St. P.S.	Kill Van Kull
024	Internal Overflows	South of Humphrey Ave. & W. 1 st St.	Kill Van Kull
025	Internal Overflows	West End of W. 5 th St.	Newark Bay
026	Internal Overflows	Southwesterly Corner of Veteran's Park	Newark Bay
027	Internal Overflows	West End of W. 30 th St.	Newark Bay
028	Internal Overflows	West End of Lincoln Parkway	Newark Bay
029	Internal Overflows	West End of W. 37 th St.	Newark Bay
030	Internal Overflows	West End of W. 54 th St.	Newark Bay
031	Not a CSO	West End of W. 10 th St.	Newark Bay
032	Not a CSO	West End of Benmore Terrace	Newark Bay
033	Internal Overflows	Pulaski St. & E. Pulaski Lane	Same Discharge Pipe as 02

WATER QUALITY ISSUES - CONT'D

Floatables

**Number of Cubic Yards of Floatables Removed
from the Kill Van Kull and Newark Bay**

Calendar Year	Floatables Removed in Cubic Yards
98	830
97	700
96	736
95	600
96	360

OPEN SPACE PRESERVATION AND RECREATION

Land Use Trends 1997

City of Bayonne
(From Update to 1990 Comprehensive Master Plan)

Land Use	Acres	Percent
One- and Two-Family	645	17.76
Multi-Family	118	3.25
Commercial	158	4.35
Industrial	801	22.06
Public & Semi-Public	339	9.34
Military Ocean Terminal	411	11.32
Parks and Open Space	185	5.1
Vacant	519	14.29
Streets/Rights-of-Way	455	12.53
TOTAL LAND AREA	3,631	
TOTAL WATER AREA	3,499	
TOTAL AREA	7,130	

NJDEP Recreation and Open Space Inventory
City of Bayonne
Developed and Partially Developed Lands
Held for Recreation and Conservation Purposes

Key	Name	Block	Lot	Acres
1	11th St. Oval	273	9 - 20	.68
2	28 th St. Playground	423	8 - 11	.31
3	40 th St. Playground	405	32	.20
4	52 nd St. Playground	40	1	.23
5	G. Thomas DiDomenico City Park	21-235-243	13-7-21	32.20
6	Cottage St. Playground	321	15 - 21	.41
7	East 23 rd St. Playground	199	11	.96
8	8 th St. Park	282	17 - 18	.46
	9 th St. Park			
9	Fitzpatrick Park	178	1	.72
10	Dr. Morris Park	77	25	.17
11	Al Slootsky Park	345	1	.92
12	Dennis P. Collins Park	392	1 -10 & 15	20.5
	Dennis P. Collins Park	383	1 - 8	5.98
	Dennis P. Collins Park	384	1 - 2	2.29
	Dennis P. Collins Park	385	1 - 6	1.80
	Dennis P. Collins Park	386	1 - 4	2.16
	Dennis P. Collins Park	387	1 - 2	.74
	Dennis P. Collins Park	388	1 - 2	.81
13	5 th St. Oval	474.02	1	.85
14	North St. Mini Park	295	21	.23

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes - cont'd

Key	Name	Block	Lot	Acres
15	Russell Golding Park	393	17	.85
16	Terry Collins Park	474.01	1	.48
		324	11 - 14	.32
17	Veterans Park	21	2	10.90
18	West 24 th St. Playground	193	9	.14
19	19 th St. & Ave C Playground	225	45 - 46	.12
Total Acres				85.43

County Operated Parks in the City of Bayonne	Acres
Bayonne Park	97.6
Mercer Park	6.4
Total County Park Acres	104
Grand Total Park Acres	189

Population Data

1990 United States Census Information

AGE	Population
Under 5 years	3,432
5 to 17 years	8,597
18 to 20 years	2,242
21 to 24 years	3,448
25 to 44 years	19,591
45 to 54 years	6,110
55 to 59 years	2,995
60 to 64 years	3,528
65 to 74 years	7,096
75 to 84 years	3,574
85 years and over	831
Total Population	61,444
Median Age	37.4
Under 18 years	12,029
Percent of total population	19.6
65 years and over	11,501
Percent of total population	18.7

Amount of Park Acres Per Capita		
Total Park Acres	Total Population	Park Acres Per Capita
189	61,444	.00307

NJDEP Green Acres Projects

Applicant: City of Bayonne

Key	Project Name	Grant Amount	Loan Total	
2,6,7,8	Multi-Parks Bayonne	200,000	- 0 -	200,000
5	DiDomenico City Park	49,500	- 0 -	49,500
	DiDomenico City Park	125,000	375,000	500,000
	DiDomenico City Park	125,000	375,000	500,000
5	Public Boat Ramp	171,000	171,000	342,000
10	Museum Annex	30,250	- 0 -	30,250
12	Dennis Collins Park Acq. 1	116,559	- 0 -	116,559
	Dennis Collins Park Acq. 2	105,000	- 0 -	105,000
	Dennis Collins Park Dev.	1,213,827	- 0 -	1,213,827
15	Long Dock Park Phase 1	75,000	- 0 -	75,000
	Long Dock Park Phase 2	7,500	- 0 -	7,500
17	Veterans Park II	<u>150,000</u>	<u>450,000</u>	<u>600,000</u>
Totals		2,368,636	1,371,000	3,739,636

HUDSON RIVER WALKWAY

The current Hudson River Waterfront Walkway alignment consists of 3.2 miles along Broadway connecting to approximately 5,000 linear feet of walkway constructed in Collins Park along the Kill Van Kull. There is a link east along 32nd Street to connect to the Constable Hook area (500 feet of walkway have been constructed by NJDOT) and the future activity at the Military Ocean Terminal. There are links west along city streets to connect to the parks along Newark Bay.

The link needed from the existing park north to the Jersey City border is 4,400 linear feet of walkway.

BROWNFIELDS REDEVELOPMENT

**New Jersey Department of Environmental Protection
Site Remediation Program
Known Contaminated Site List (KCSL) - September 1997 Edition VII.
Municipal Listing of Sites
Hudson County - City of Bayonne**

SITES WITH ON-SITE SOURCE(S) OF CONTAMINATION

SITE NAME	STREET ADDRESS	IDENTIFIER
100 AVENUE C STATUS: PENDING - 09/27/1993	100 AVE C CONTACT: BFO-N - 9309100	NJL000069609
110 TO 112 AVENUE E STATUS: ACTIVE - 06/06/1997	110 TO 112 AVENUE E CONTACT: BFO-N - 970403231656	NJL800297665
129 5TH STREET WEST STATUS: PENDING - 01/14/1993	129 5TH ST W CONTACT: BFO-N - 930141	NJL840000434
163 JOHN F KENNEDY BOULEVARD STATUS: PENDING - 01/14/1993	163 JOHN F KENNEDY BOULEVARD CONTACT: BFO-N - 930140	NJL000055053
24TH & 28TH STREET WEST STATUS: ACTIVE - 06/16/1997	24TH & 28TH ST W CONTACT: BFO-N - 970403231934	NJL800297657
33 50TH STREET WEST STATUS: ACTIVE - 06/10/1996	33 50TH ST W CONTACT: BFO-N - 960418141629	NJL800220246
99 21ST STREET WEST STATUS: PENDING - 09/02/1993	99 21ST ST W CONTACT: BFO-N - 930891	NJL000069476
ALLIED BEVERAGE GROUP LLC STATUS: ACTIVE - 06/16/1997	15 PULASKI LN CONTACT: BFO-N - 961009105732	NJL800259855
AMERADA HESS TERMINAL STATUS: ACTIVE - 11/24/1993	420 LOWER HOOK RD CONTACT: BFO-N - 9011080835M	NJD064280936
AMOCO SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 10/29/1993	210 JOHN F KENNEDY BLVD CONTACT: BUST - 0018074	NJC876004128
ATLAS YACHT CLUB STATUS: PENDING - 03/03/1995	FOOT OF OAK ST CONTACT: BUST - 950323	NJD982187403
BAYONNE BRIDGE STATUS: ACTIVE - 10/05/1993	1ST ST W & JOHN F KENNEDY BLVD CONTACT: BFO-N - 930917214611	NJL800007825
BAYONNE CITY 4TH STREET FIREHOUSE STATUS: ACTIVE - 12/15/1995	52 TO 58 4TH ST CONTACT: BFO-N - 930823145844	NJL800011306
BAYONNE CITY LANDFILL STATUS: PENDING - 04/21/1993	NORTH HOOK RD CONTACT: BFO-CA - 9303242	NJD980504849

SITE NAME	STREET ADDRESS	IDENTIFIER
BAYONNE CITY SEWAGE TREAT. PLANT STATUS: ACTIVE - 02/21/1997	FOOT OF OAK ST CONTACT: BUST - 0141211	NJD981139249
BAYONNE CITY YELLOW CAB STATUS: PENDING - 02/02/1994	565 JOHN F KENNEDY BLVD CONTACT: BFCM-6 - 9401136	NJD986612430
BAYONNE COAL GAS (PSE&G) STATUS: ACTIVE - 04/02/1990	OAK ST CONTACT: BSCM -	NJD981082860 NJD981082860
BAYONNE HOOK REG. GW CONTAMIN. STATUS: ACTIVE - 03/04/1996	HOOK ST & NEW HOOK ACCESS RD CONTACT: BFCM-6 - NJL000072678	NJL000072678
BAYONNE HOSPITAL STATUS: ACTIVE - 03/09/1993	630 BROADWAY CONTACT: BFO-N - 8602260000M	NJD030260467
BAYONNE INDUSTRIES STATUS: ACTIVE - 05/27/1992	FOOT OF 22ND ST E CONTACT: BSCM -	NJD064288855 NJD064288855
BAYONNE NIPPLE COMPANY STATUS: ACTIVE - 07/23/1997	32ND ST E CONTACT: BEECRA - E95154	NJD980776058
BAYONNE SHOPPING CENTER STATUS: ACTIVE - 03/07/1995	AVENUE A CONTACT: BFCM -	NJL800109472 NJL800109472
BAYONNE TERMINALS INCORPORATED STATUS: ACTIVE - 09/15/1992	FOOT OF 2ND ST E CONTACT: BFO-N - 920330SP01M	NJD060794153
BELCHER COMPANY OF NEW YORK INC. STATUS: ACTIVE - 04/01/1992	FOOT OF 5TH ST E CONTACT: BSM - M335	NJD096866140
BEST FOODS STATUS: ACTIVE - 06/03/1994	99 AVENUE A CONTACT: BFO-N - 940512190231	NJD001343862
CENTERVILLE GARDENS STATUS: ACTIVE - 03/03/1997	35 E 25TH ST CONTACT: BFO-N - 960517074451	NJL800225625
CONSOLIDATED RAIL CORPORATION STATUS: ACTIVE - 06/16/1997	AVE B & RTE 169 CONTACT: BFO-N - 970403231156	NJL800298168
DELTA SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 11/09/1995	17 AVE E CONTACT: BUST - 0258393	NJL600163927
DISCOVERIES INCORPORATED STATUS: ACTIVE - 08/24/1993	235 1ST ST W CONTACT: BFO-N - 910313SP02M	NJL000038836
EFKA PLASTICS CORPORATION STATUS: ACTIVE - 09/17/1993	163 AVENUE A CONTACT: BFCM -	NJD001290030 NJD001290030
EXXON BAYONNE PLANT STATUS: ACTIVE - 04/04/1991	22ND ST E CONTACT: BSCM -	NJD045435807 NJD045435807
EXXON SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 04/23/1990	1194 JOHN F KENNEDY BLVD CONTACT: BUST - 0086150	NJD986598563

SITE NAME	STREET ADDRESS	IDENTIFIER
EXXON SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 11/01/1990	764 E AVENUE CONTACT: BUST - 0074829	NJD986599645
EXXON SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 09/13/1995	121 JOHN F KENNEDY BLVD CONTACT: BUST - 0079860	NJD075157974
EXXON SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 12/07/1995	624 BROADWAY CONTACT: BUST - 0074847	NJD986599066
EXXON SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 02/05/1996	529 JOHN F KENNEDY BLVD CONTACT: BUST - 0081380	NJD986599744
FIRESTONE TIRE STORE STATUS: ACTIVE - 04/03/1997	372 TO 374 BROADWAY CONTACT: BUST - 0024383	NJL800264780
GETTY SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 02/28/1988	14TH ST & AVE C CONTACT: BUST - NJL600187124-001	NJD986566693
GETTY SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 04/19/1996	53RD ST W & BROADWAY CONTACT: BUST - 0016715	NJL800029944
GULF SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 02/27/1990	765 BROADWAY CONTACT: BUST - 0088310	NJL600056055
HARTZ MOUNTAIN WAREHOUSE STATUS: PENDING - 11/24/1992	51 TO 53 HOOK RD CONTACT: BFCM - 920689	NJD986602290
HUDSON COUNTY CHROMATE 138 STATUS: ACTIVE - 04/01/1992	FOOT OF OAK ST CONTACT: BSM - M323	NJL000001388
HUDSON COUNTY CHROMATE 139 STATUS: ACTIVE - 04/01/1992	FOOT OF E 22ND ST CONTACT: BSM - M324	NJL000001396
HUDSON COUNTY CHROMATE 141 STATUS: ACTIVE - 04/01/1992	FOOT OF E 22ND ST CONTACT: BSM - M327	NJL000001412
HUDSON COUNTY CHROMATE 144 STATUS: ACTIVE - 09/23/1993	19TH TO 58TH STS & NEWARK BAY CONTACT: BFCM -	NJL000001446 NJL000001446
HUDSON COUNTY CHROMATE 146 STATUS: ACTIVE - 04/01/1992	FOOT OF COMMERCE ST CONTACT: BFCM -	NJL000001461 NJL000001461
HUDSON COUNTY CHROMATE 152 STATUS: ACTIVE - 04/01/1992	140 22ND ST E CONTACT: BSM - M337	NJD001308212
HUDSON COUNTY CHROMATE 162 STATUS: ACTIVE - 04/01/1992	OAK & 5TH STS CONTACT: BSM - M347	NJL000001628
HUDSON COUNTY CHROMATE 164 STATUS: ACTIVE - 04/01/1992	39 52ND ST E CONTACT: BFCM -	NJL000001644 NJL000001644
HUDSON COUNTY CHROMATE 166 STATUS: ACTIVE - 09/23/1993	END OF RTE 440 CONTACT: BFCM -	NJL000001669 NJL000001669

SITE NAME	STREET ADDRESS	IDENTIFIER
HUDSON COUNTY CHROMATE 174 STATUS: ACTIVE - 08/10/1993	1ST ST CONTACT: BSM - 930857	NJL000069120
HUDSON COUNTY CHROMATE 177 STATUS: ACTIVE - 09/28/1994	HOOK RD CONTACT: BSM - 9409173	NJL000071274
HUDSON COUNTY CHROMATE 179 STATUS: ACTIVE - 08/10/1993 STATUS: ACTIVE - 04/01/1996	54TH ST W & BROADWAY CONTACT: BSM - CONTACT: BFCM -	NJL000069088 NJL000069088 NJL000069088001
ICI AMERICAS INCORPORATED STATUS: ACTIVE - 03/26/1993	229 22ND ST E CONTACT: BSCM -	NJD001787944 NJD001787944
IDEAL ALUMINUM PRODUCTS COMPANY STATUS: ACTIVE - 08/29/1991	100 7TH ST W CONTACT: BUST - 0008732	NJD986611473
INTERNATIONAL LONGSHOREMANS STATUS: ACTIVE - 07/22/1993	ASSOC.-550 JOHN F KENNEDY BLVD CONTACT: BFO-N -	NJL840001549 NJL840001549
JERSEY PRINTING COMPANY INC. STATUS: ACTIVE - 01/01/1993	77 LINNET ST CONTACT: BEECRA - E93479	NJL600244594
JM BAILEY SCHOOL STATUS: ACTIVE - 03/31/1997	11TH ST W CONTACT: BFO-CA - 0272658	NJL800085318
KLEIN PROPERTY STATUS: ACTIVE - 06/16/1997	RTE 440 CONTACT: BFO-N - 970403231415	NJL800297673
MAYFAIR DELI STATUS: PENDING - 03/10/1993	328 AVE B CONTACT: BFO-N - 930339	NJL000048967
MILITARY OCEAN TERMINAL STATUS: ACTIVE - 07/07/1991	PORT TERMINAL RD CONTACT: BFCM -	NJ0210022752 NJ0210022752
MOBAY CHEMICAL STATUS: ACTIVE - 11/01/1984	2ND ST E CONTACT: BEECRA - E84242	NJD000818740
MOBAY CHEMICAL CORPORATION STATUS: ACTIVE - 06/29/1993	169 52ND ST W CONTACT: BFO-N - 930624SP03M	NJD077551588
NJ DOT ROUTE 169 DRAINAGE PROJECT STATUS: ACTIVE - 01/11/1997	RTE 169 & OAK ST CONTACT: BFO-N - 970111005014	NJL800282667
PALMER ASPHALT COMPANY STATUS: PENDING - 07/31/1997	196 W 5TH ST CONTACT: BUST - 9707116	NJL000067736
POINT BUILDERS INCORPORATED STATUS: ACTIVE - 07/15/1997	197 TO 199 1ST ST & J F KENNEDY BLVD- CONTACT: BFO-N - 970403230909	NJL800297681
POWELL DUFFRYN TERMINALS INC. STATUS: PENDING - 07/26/1993	2 COMMERCE ST CONTACT: BFO-N - 9307152	NJD982741936
PSE&G COMPANY	OLD HOOK RD	NJL000010835

STATUS: ACTIVE - 01/26/1993 SITE NAME	CONTACT: BUST - 0199191 STREET ADDRESS	IDENTIFIER
STATUS: ACTIVE - 05/14/1997	CONTACT: BSCM - 970301003752	
RICHIE DALE LP STATUS: ACTIVE - 11/09/1995	39 AVE C CONTACT: BUST - 0155234	NJD003918679
ROUTE 169 & NEW HOOK ACCESS RD- STATUS: ACTIVE - 03/04/1997	RTE 169 & NEW HOOK ACCESS RD- CONTACT: BSCM -	NJL800296436 NJL800296436
ROUTE 169 SECTION 1G STATUS: ACTIVE - 07/28/1994	RTE 185 & 30TH ST CONTACT: BFCM -	NJL000042986 NJL0000429986
ROUTE 169 SECTIONS 2D & 1E STATUS: ACTIVE - 04/01/1992	RTE 169 CONTACT: BFCM -	NJD982719882 NJD982719882
S & W PRECISION TOOL CORPORATION STATUS: PENDING - 12/01/1992 STATUS: ACTIVE - 01/07/1997	43 EVERGREEN ST CONTACT: BFO-N - 921135 CONTACT: BFO-IN - E96574	NJD061068946
SAMPSON TANK CLEANING COMPANY STATUS: ACTIVE - 09/08/1997	101 21ST ST E CONTACT: BFO-IN -	NJD058117490 NJD058117490-001
SHELL SERVICE STATION BAYONNE STATUS: ACTIVE - 12/07/1988	-640 TO 650 AVENUE E & 40TH ST CONTACT: BUST - 0047027	-NJD986593069
SHULMAN APARTMENTS STATUS: ACTIVE - 09/14/1994 STATUS: PENDING - 05/14/1997	820 AVE C CONTACT: BFO-N - 940429111521 CONTACT: BFO-N - 970533	NJL800053712
STANDARD TANK CLEANING CORP. STATUS: ACTIVE - 11/03/1994 STATUS: ACTIVE - 11/16/1996	1 INGHAM AVE CONTACT: EPA - 941124 CONTACT: BSCM -	NJD068292648 NJD068292648
TEXACO SERVICE STATION BAYONNE CITY STATUS: ACTIVE - 02/22/1996	800 AVE E & 50TH ST CONTACT: BUST - 0110611	NJD986580785
TEXACO USA DIVISION TEXACO INC. STATUS: ACTIVE - 03/30/1995	1ST ST W CONTACT: BEECRA - E85108	NJD067505958
US MILITARY TERMINAL STATUS: PENDING - 09/03/1997	CONSTITUTION AVE CONTACT: BFO-N - 970911	NJL000056713
WHITE CHEMICAL CORPORATION STATUS: PENDING - 11/03/1994	HOOK RD & 22ND ST E CONTACT: BFCM - 941122	NJD001239185
YOUNGSWORLD STORES CENTRAL DIST. STATUS: PENDING - 03/21/1994	59 HOOK RD CONTACT: BFCM-6 - 940369	NJL000010959

82 Site(s) with On-Site Contamination in BAYONNE CITY

SITES WITH UNKNOWN SOURCE(S) OF CONTAMINATION

TEXACO USA DIVISION TEXACO INC.	1ST ST W	NJD067505958
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1 Unknown Source Contaminated Site(s) in BAYONNE CITY

SITES WITH CASE(S) THAT WERE CLOSED BETWEEN 07/01/1996 AND 06/30/1997

12 16TH STREET EAST STATUS: NFA - 11/06/1996	12 16TH ST E CONTACT: BFO-N - 960719105032	NJL800236762
128 WEST 27TH STREET STATUS: NFA-A - 04/22/1997	128 WEST 27TH ST CONTACT: BFO-N - 961022082218	NJL800263378
149 24TH STREET WEST STATUS: NFA-A - 04/02/1997	149 24TH ST W CONTACT: BFO-N - 960201131927	NJL800202319
19 TO 23 WEST 36TH STREET STATUS: NFA-A - 05/19/1997	19 TO 23 W 36TH ST CONTACT: BUST - 0315236	NJL800254666
63 NORTH HOOK ROAD STATUS: NFA-A - 02/21/1997 INSTITUTIONAL CONTROL(S): DER	63 NORTH HOOK RD CONTACT: BFO-N - 960207085230	NJL500022736
90 AVENUE A STATUS: NFA-A - 06/13/1997	90 AVE A CONTACT: BFO-N - 960826092156	NJL800247181
BAYONNE HOOK REG.GW CONTAMIN.-HOOK ST & NEW HOOK ACCESS RD- NJL000072678 STATUS: NFA-A - 06/16/1997	CONTACT: BUST - 0042996	
BAYONNE PLUMBING SUPPLY COMP. INC. 230 TO 250 AVENUE E STATUS: NFA - 09/18/1996 INSTITUTIONAL CONTROL(S): CEA	CONTACT: BUST - 0180524	NJL600114185
BOOKAZINE STATUS: NFA-A - 10/09/1996	75 HOOK RD CONTACT: BUST - 0023249	NJL800164014
TWIN CITY AUTO WRECKERS STATUS: NFA-A - 05/19/1997	1097 BROADWAY CONTACT: BFCM -	NJL800299067 NJL800299067

10 Site(s) with Cases that were Closed Between 07/01/1996 and 06/30/1997 in BAYONNE CITY

Site Remediation Program

Remediation Levels

Overview

Remedial Level translates into the environmental complexity of site conditions, as determined by the number of contaminant sources or categories present and the number of environmental media affected. The categorization of sites by remedial level is intended to allow an approximation of the technical effort that will be required by the Department to address site remediation. These categories or levels are discussed in a general sense below, then followed by Remedial Level Definitions.

Generally, the technical level of effort for site remediation increases with the progression of case remedial levels from A through D. Distinctions in remedial levels may be made in several areas. Level A cases, although they may range in environmental complexity, consist of a single phased remedial measure of low complexity, taken with intent to stabilize a sudden release or sudden discovery of an environmental threat.

A Level B site is low in environmental complexity and consists of a single phased focused response. Since these cases exclude instances where groundwater is an affected medium, no formal design of the remedial measure is required. A Level C-1 is very similar to a Level B site, although there may be an additional contaminant source or additional media affected and, therefore, the focused remedial action requires somewhat more effort to be expended toward response. Level C-2 cases are addressed through a focused investigation and feasibility study and since groundwater can be an affected medium, a formal remedial design phase is required.

The next factor to distinguish cases is the extent of the study. While remediation of case levels previously mentioned included focused studies, Levels C-3 and D cases require full scale study in response to additional contaminant sources present or additional media affected, and since the waste on site is unable to be quantified. Level C-3 and D cases may be further distinguished from each other. Level C-3 cases require performance of a multi-phased remedial action, whereas Level D cases require performance of more than one multi-phased remedial actions.

Definitions

Level A

A single-phased remedial measure taken with intent to stabilize an environmental and/or health-threatening situation that exists as a result of a sudden release of hazardous materials (i.e. an emergency

situation) or discovery of a severe threat. Stabilization may be directed toward one or several sources of release of one or several contaminant categories of concern which threaten one or several environmental media (e.g. soil, air, surface water).

Level B

A single-phased remedial measure taken with intent to clean up/stabilize an environmental and/or health threatening situation that exists as a result of any release of hazardous materials. Situations to be subject to a Level B remediation are those that have a single source of release of a single contaminant category of concern (i.e. low contaminant variability) which affects a single environmental media (excluding groundwater). Areas classified as Level B may be found as a separable component of higher remedial level sites without changing the overall remedial level of that site.

Level C

A multi-phased (i.e. study, design, construction and/or O&M) remedial measure taken with intent to clean up/stabilize an environmental and/or health threatening situation that exists as a result of any release of hazardous materials. Situations to be subject to a Level C remediation are either those that have a single source of release and/or single contaminant category of concern (i.e. low contaminant variability, defined source), that affects 2 environmental media (i.e. soil, groundwater), or those that have 2 sources and/or 2 contaminant categories of concern (i.e. high contaminant variability) that affect one environmental media. Level C cases may be further defined (to facilitate case assignment) as:

C-1

A remedial measure, usually with no formal design phase, which consists of a focused study and response to a known source/release. This excludes any case where groundwater is an affected medium. Areas classified as Level C-1 may be found as a separable component of higher remedial level sites without changing the overall remedial level of that site.

C-2

A remedial measure which consists of a focused study, a formal design phase, and response to a known source/release. Since the response is focused in scope and addresses a known, quantifiable source, this remedial level is of relatively shorter duration than responses at sites of higher remedial levels.

C-3

A remedial measure which consists of a full-scale study, formal design and response to an unknown, uncontrolled source or release. In this remedial level the contamination is unquantified and, therefore, no determinable end point for the remedial activities is known.

Level D

Remedial measures taken with intent to clean up an environmental and/or health threatening situation that exists as a result of any release of hazardous materials. Situations to be subject to a Level D remediation are those which require 2 or more multi-phased remedial responses and have 2 or more sources of release and/or 2 or more contaminant categories of concern (i.e. high contaminant variability) which affect 2 or more environmental media (i.e. soil, groundwater). In this remedial level, the source or release may be known or unknown and controlled or uncontrolled, but the contamination is unquantified, and no determinable end point for the remedial activities is known.

**Site Remediation Program
City of Bayonne
Remedial Levels of Sites on the KCSL**

SITES WITH ON-SITE SOURCE(S) OF CONTAMINATION

Site Name	Remedial Level	Comments
BAYONNE BRIDGE	B	Lead Unknown
HUDSON COUNTY CHROMATE 179	B	None
JM BAILEY SCHOOL	B	Fuel Oil #4; Unknown
SAMPSON TANK CLEANING COMPANY	B	Executed MOA Document

Site Name	Remedial Level	Comments
110 TO 112 AVENUE E	C1	Executed MOA Document
24TH & 28TH STREET WEST	C1	Executed MOA Document
33 50TH STREET WEST	C1	Executed MOA Document
ALLIED BEVERAGE GROUP LLC	C1	Executed MOA Document
BAYONNE CITY 4TH STREET FIREHOUSE	C1	Executed MOA Document
BAYONNE CITY SEWAGE TREAT. PLANT	C1	None
BAYONNE TERMINALS INCORPORATED	C1	None
CENTERVILLE GARDENS	C1	Executed MOA Document
CONSOLIDATED RAIL CORPORATION	C1	Executed MOA Document
FIRESTONE TIRE STORE	C1	Waste Oil: 380 Gal.
HARTZ MOUNTAIN WAREHOUSE	C1	Backlogged Awaiting ACO Negotiation
JERSEY PRINTING COMPANY INC.	C1	None
KLEIN PROPERTY	C1	Executed MOA Document
MAYFAIR DELI	C1	Awaiting RL Assignment Pending ACO Negotiations
NJ DOT ROUTE 169 DRAINAGE PROJECT	C1	Unknown; Unknown
POINT BUILDERS INCORPORATED	C1	Executed MOA Document
PSE&G COMPANY	C1, 003752	Executed MOA Document
SHULMAN APARTMENTS	C1, 111521	Executed MOA Document
US MILITARY TERMINAL	C1, 970533	Awaiting RL Assignment Pending ACO Negotiations
YOUNGSWORLD STORES CENTRAL DIST.	C1	Awaiting RL Assignment Pending ACO Negotiations

Site Name	Remedial Level	Comments
100 AVENUE C	C2	Awaiting Remedial Lead (RL) Assignment Pending ACO Negotiations
129 5TH STREET WEST	C2	Backlogged Awaiting ACO Negotiations
163 JOHN F KENNEDY BOULEVARD	C2	Backlogged Awaiting ACO Negotiations
99 21ST STREET WEST	C2	Awaiting RL Assignment Pending ACO Negotiations
AMERADA HESS TERMINAL	C2	None
AMOCO SERVICE STATION BAYONNE CITY	C2	None
ATLAS YACHT CLUB	C2	Awaiting RL Assignment Pending ACO Negotiations

Site Name	Remedial Level	Comments
BAYONNE CITY YELLOW CAB	C2	Awaiting RL Assignment Pending ACO Negotiations
BAYONNE HOSPITAL	C2	None
BAYONNE NIPPLE COMPANY	C2	None
BEST FOODS	C2	Executed MOA Document
DELTA SERVICE STATION BAYONNE CITY	C2	None
DISCOVERIES INCORPORATED	C2	Executed MOA Document
BELCHER COMPANY OF NEW YORK INC.	C2	None
EXXON SERVICE STATION BAYONNE CITY	C2	None
EXXON SERVICE STATION BAYONNE CITY	C2	None
EXXON SERVICE STATION BAYONNE CITY	C2	None
EXXON SERVICE STATION BAYONNE CITY	C2	None
EXXON SERVICE STATION BAYONNE CITY	C2	None
GETTY SERVICE STATION BAYONNE CITY 14 th St. & Ave C	C2	None
GETTY SERVICE STATION BAYONNE CITY 53 rd St. W. & Broadway	C2	Soil Contamination: Unknown
GULF SERVICE STATION BAYONNE CITY	C2	None
HUDSON COUNTY CHROMATE 138	C2	None
HUDSON COUNTY CHROMATE 139	C2	None
HUDSON COUNTY CHROMATE 141	C2	None
HUDSON COUNTY CHROMATE 146	C2	See HCC-PPG Case NJL000005033 in RP PTS
HUDSON COUNTY CHROMATE 152	C2	None
HUDSON COUNTY CHROMATE 162	C2	None
HUDSON COUNTY CHROMATE 164	C2	See HCC-PPG Case NJL000005033 in RP PTS
HUDSON COUNTY CHROMATE 179	C2	None
IDEAL ALUMINUM PRODUCTS COMPANY	C2	None
INTERNATIONAL LONGSHOREMAN'S ASSOC.	C2	None
MOBAY CHEMICAL CORPORATION 169 52 nd St. W	C2	None
PALMER ASPHALT COMPANY	C2	Awaiting RL Assignment Pending ACO Negotiations
POWELL DUFFRYN TERMINALS INC.	C2	None
PSE&G COMPANY	C2, 0199191	None
RICHIE DALE LP	C2	Fuel Oil; Unknown
ROUTE 169 SECTIONS 2D & 1E	C2	None
S & W PRECISION TOOL CORPORATION	C2, 921135 Backlogged C2, E96574	Awaiting ACO Negotiations None
SHELL SERVICE STATION BAYONNE CITY	C2	None
TEXACO SERVICE STATION BAYONNE CITY	C2	SoilContamination;Unknown;UST# 0110611
WHITE CHEMICAL CORPORATION	C2	None

Remedial Site Name	Level	Comments
BAYONNE CITY LANDFILL	C3	Returned by BSCM on 1/4/94 - NJPDES Permit Issued
BAYONNE HOOK REG. GW CONTAMIN.	C3	Executed MOA Document

Site Name	Remedial Level	Comments
BAYONNE COAL GAS (PSE&G)	D	None
BAYONNE INDUSTRIES	D	None
EFKA PLASTICS CORPORATION	D	None
EXXON BAYONNE PLANT	D	None
HUDSON COUNTY CHROMATE 144	D	See HCC Allied Case NJL000005017 in RP PTS
HUDSON COUNTY CHROMATE 166	D	See HCC-Allied CaseNJL000005017 in RP PTS
HUDSON COUNTY CHROMATE 179	D	None
ICI AMERICAS INCORPORATED	D	None
MILITARY OCEAN TERMINAL	D	Case Lead Verification
ROUTE 169 SECTION 1G	D	None
TEXACO USA DIVISION TEXACO INC.	D	Texaco Refinery & Marketing, Inc.

Site Name	Remedial Level	Comments
HUDSON COUNTY CHROMATE 174	N/A	Entry Created to Show Proper Lead
HUDSON COUNTY CHROMATE 177	N/A	Entry Created to Show Proper Lead

82 Site(s) with On-Site Contamination in BAYONNE CITY

SITES WITH UNKNOWN SOURCE(S) OF CONTAMINATION

Site Name	Remedial Level	Comments
TEXACO USA DIVISION TEXACO INC.	C3	None

1 Unknown Source Contaminated Site(s) in BAYONNE CITY

SITES WITH CASE(S) THAT WERE CLOSED BETWEEN 07/01/1996 AND 06/30/1997

Site Name	Remedial Level	Comments
12 16TH STREET EAST	C1	Executed MOA Document
128 WEST 27TH STREET	C1	Executed MOA Document
149 24TH STREET WEST	C1	Executed MOA Document
19 TO 23 WEST 36TH STREET	C1	Gasoline; Unknown
63 NORTH HOOK ROAD	C1	Executed MOA Document
90 AVENUE A	C1	Executed MOA Document
BAYONNE HOOK REG. GW CONTAMIN.	C1	Gasoline; Unknown
BOOKAZINE	C1	None

Site Name	Remedial Level	Comments
BAYONNE PLUMBING SUPPLY COMP. INC.	C2	None

Site Name	Remedial Level	Comments
TWIN CITY AUTO WRECKERS	D	Executed MOA Document

10 Site(s) with Cases that were Closed Between 07/01/1996 and 06/30/1997 in BAYONNE CITY

ENVIRONMENTAL EDUCATION

Harbor Watershed Education and Urban Fishing

Introduction

The Division of Science, Research and Technology in conjunction with the Division of Fish, Game and Wildlife, New Jersey Sea Grant, New Jersey Community WaterWatch, the Hackensack RiverKeeper, the Greater Newark Conservancy has offered a watershed education/urban fishing program for the past several years. The program began as an outgrowth of a Community-based Outreach to Urban anglers in the Newark Bay Complex. The program was suggested by a group of citizens who believed that educating their youth through use of local natural resources would create a greater awareness of their watershed and instill a sense of stewardship toward local natural resources. This program has been conducted in Bayonne each of the past four years.

In 1999, additional funds were available, and the Division was able to offer the program to five schools in Bayonne. Pending funding and available staff, this program is one that the Department would like to offer on an annual basis to the youth of the City of Bayonne as part of our PPA.

Program Objectives

- Understand the Function And Value Of The Newark Bay Estuary As It Concerns Animals, Plants And People
- Identify the Six Species Under State Fish Consumption Advisory
- Understand the Link Between Pollution, Habitat Contamination, Contaminated Fish And Human Health
- Understand the Need to Engage in Pollution Prevention and Non-Point Source Pollution Prevention Behavior
- Understand the Concept Of Watershed, Bio-accumulation And Food Chains
- Understand the Link Between Water Quality And Human Activity On the Land
- Geography of the Area Focussing on Where Students Live In Relation to the Estuary
- Health Effects from Dioxin And PCB

Project Format

Phase One

Classroom Experience - Students are introduced to the Newark Bay Complex estuary, through the use of lesson plans from *Fishing for Answers in an Urban Estuary*. One lesson, *Where in the World* introduces students to their community through a series of mapping exercises using local and regional maps. Concepts such as watershed are introduced and students learn their watershed address. A second

lesson introduces students to the aquatic critters of the Newark Bay complex. *Fish Cards* introduces species of fish, some of which are under advisory and some not. Students also learn about food chain, bio-accumulation and health effects from consumption of contaminated fish and crabs. The program concludes with a video that describes the region and explains the fish consumption advisories.

Phase Two

Storm Drain Stamping and Water front cleanup - Children learn the concept of non-point source pollution and engage in hands on activities that demonstrate how citizens can reduce and prevent pollution. Activities include a storm drain stamping near the waterfront and a waterfront cleanup.

Phase Three

Water quality Monitoring and Ecocruise - Students are introduced to their local waters through a half-day tour of the Newark Bay Estuary. Here they see how man and nature meet in an urban waterway and learn about ways to coexist in harmony. The water monitoring teaches students basic chemistry as it relates to water. Students learn what is needed in water in order to sustain life. Tests include dissolved oxygen, nitrates, phosphates, temperature, turbidity and salinity. Groups compare results and discuss why results may vary from location to location.

Phase Four

Students are provided information on aquatic biology including what types of fish swim in what types of water, fish anatomy, and what fish need to live. Lessons are presented through a day of fishing at a local waterfront.

A pre- and post-test is administered with participants to determine the effectiveness of the program in meeting learning outcomes. Results indicate that key concepts are comprehended. Test results from 1999 will be compiled at the end of the program.

