

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

ENVIRONMENTAL IMPACT STATEMENT

FOR

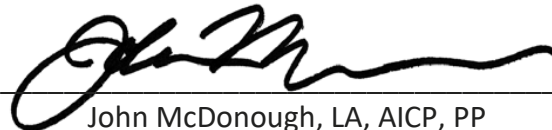
MONTGOMERY & WASHINGTON INC.

PROPERTY LOCATED AT

**361-363, 365-371 AND 373 JOHN F. KENNEDY BOULEVARD
BLOCK 262 LOTS 7, 8, AND 9
CITY OF BAYONNE, HUDSON COUNTY, NJ**

(August 7, 2025)

(Updated July 21, 2026)

A handwritten signature in black ink, appearing to read 'John McDonough', is written over a horizontal line.

John McDonough, LA, AICP, PP
NJPP License #33LI00518900

The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (NJSA 45:14A and NJAC 13:41-1.3(b))

Introduction

This document is submitted in connection with an application to the Bayonne Planning Board filed by Montgomery & Washington Inc. for site plan approval of a proposed multifamily development at 361-373 John F. Kennedy Boulevard (Block 262 Lots 7, 8, and 9).

The contents of this report are organized to follow the format of the City of Bayonne General Ordinance §33-4.9.d., which pertains to Environmental Impact Statements (EIS). The conclusion of this report is that the project will not produce an adverse impact on the environment.

This report was originally submitted on August 7, 2025. This updated report, which is now dated July 21, 2026, is submitted in response to review comments issued by CME Municipal Engineers in a memo dated April 28, 2026, and by CCH Municipal Planners in a memo dated May 4, 2026.

1. Professional Qualifications of the Preparer of the Report

This report has been prepared by John McDonough, LA, PP, AICP, who has appeared before the City of Bayonne Planning and Zoning Boards on numerous occasions as an expert witness.

The author has prepared other Environmental Impact Statements for projects in Bayonne. Qualifications are included in **Appendix A**.

2. Project Description

Existing Conditions.

The subject site consists of three (3) tax lots, which are identified on the City's tax rolls as Block 262 Lots 7, 8, and 9. The lot area is approximately 16,187.5 square feet (0.37 acres). The site is generally flat, with a gently sloping topography pitching towards Kennedy Boulevard

The site is developed with two residential buildings flanking a large vacant lot that was formerly used as a motor vehicle service station and is now paved over. The City has designated the entire site an area in need of redevelopment based on its blighted condition.

The site is located at the corner of Kennedy Boulevard and West 12th Street. Surrounding land uses are predominantly residential, with some interspersed commercial uses including a deli and an auto repair facility. Maps and photographs of the site and surroundings are in **Appendix B**.

Proposed Conditions.

The applicant is proposing to redevelop the site by constructing a new 6-story mixed-use building with 66 dwelling units (46 studio/one-bedroom units + 20 two-bedroom units) and approximately 663 square feet corner retail space. The ground floor is proposed with 71 parking spaces in 34 mechanical stacker pairs plus 3 ADA parking spaces. Representative images of the architectural floor plans (ground level parking + upper level residential) and elevations are provided in **Appendix C**. By reference herein, all site plan application documents are appended to this report. The reader should consult the municipality to review the full application submission.

Population Estimates.

The project will provide a diversified mix of residential unit types. Based on the unit mix and demographic multipliers published by Rutgers Bloustein School of Planning¹, the estimated resident population associated with the development is 119 persons, with a higher distribution in the 18 to 34 age brackets. The estimated public-school age population (grades K-12) is two (2). The estimated employee population for the retail space is two (2) per shift. **Table 1** below provides a quantitative breakdown of the residents and public school-age population projections.

Table 1 – Population Projections

Unit Type	Quantity	Resident Population		Public School Age Population	
		Multiplier	Total	Multiplier	Total
1-Bedroom	46	1.550	71	0.004	0.2
2-Bedroom	20	2.360	47	0.065	1.3
Total	66		119		1.5

3. Compatibility with Planning Documents

City of Bayonne Master Plan. The overriding emphasis of the 2000 Master Plan and the most recent Master Plan Reexamination Report dated August 2017 is to protect and enhance the unique character of the City of Bayonne. The proposed redevelopment promotes this core goal by advancing these related objectives, in paraphrase: promote redevelopment of blighted and underutilized commercial sites; focus economic activity in the City's major economic centers; promote the utilization of public transportation, provide for compatible in-fill residential development; and encourage a broad range of housing choices.

City of Bayonne Development Regulations. The City of Bayonne has adopted a Redevelopment Plan that regulates development of the subject site. The site plan application is substantially conforming with the requirements of the Redevelopment Plan including but not limited to use, bulk, parking, lighting, landscaping, open space and signage, as indicated in **Appendix D**.

Hudson County Master Plan. The application is compatible with the county's Strategic Revitalization Plan, which echoes Bayonne's goal of facilitating private sector investment on blighted and vacant land.

State Development and Redevelopment Plan. The State Plan continues to promote smart growth initiatives and the redirection of the population to the urban core, which has established infrastructure and transportation advantages to accommodate growth; in an effort to combat urban sprawl and the destruction of New Jersey's dwindling natural environment. This application is compatible with that initiative, as it is located within SDRP Planning Area #1, Metropolitan Planning Area, as well as being within an SDRP Urban Complex.

¹ "Who Lives in New Jersey – The Profile of Occupants of Residential Development in New Jersey" published by Rutgers, the State University of New Jersey – Edward J. Bloustein School of Planning and Public Policy, November 2018

4. Permits/Approvals Required

Local Approvals. The project requires site plan approval in accordance with the City of Bayonne zoning and land development regulations. Subsequently, construction and building permits will be required for plumbing, electrical, fire, and other work on the site.

County Approvals. The project requires approvals from the Hudson County Planning Board and the Hudson-Essex-Passaic Soil Conservation District.

State Approvals. The project requires sewer extension from NJDEP. No other state approvals are anticipated.

5. Environmental Inventory

Geologic Resources. Bayonne is underlain by the Manhattan Schist, a massive rock formation that is well suited to support the foundations of taller buildings. The subject site has been previously developed.

Hydrologic Resources. The site is well inland of Newark Bay and the Hudson River. Based on FEMA mapping, the site is not in a flood zone (see Figure 3). There are no wetlands or significant water features on the site.

Biologic Resources. The site lacks any distinct biologic features such as trees, understory vegetation, or habitat for threatened or endangered species. The site is currently completely disturbed, making redevelopment of this site preferential to other potentially more detrimental impacts to these resources.

Other Resources. The site has no unique aesthetic or scenic qualities. Its nonresidential condition is discordant with the residential character of the area. The site's current condition does not add value or quality to the area.

6. Environmental Impacts

Impacts on Geologic Resources. Development may have a negative effect on geologic resources when the associated land disturbance creates uncontrolled soil erosion and sedimentation. The application includes a Soil Erosion and Sediment Control Plan that is subject to County approval and is designed to conform to the applicable regulations that safeguard against such uncontrolled soil erosion and sedimentation.

Impacts on Hydrologic Resources. Development may have a negative hydrologic effect when it produces uncontrolled runoff or flooding on neighboring properties and roads, and/or degrades water quality. The application includes a Storm Water Management Plan that is designed to conform to the state's water quantity and water quality rules.

Impacts on Biologic Resources. Development may have a negative biologic effect when it results in excessive destruction of vegetation or habitat. Given the site's lack of such resources, the environmental impact from a biologic standpoint will be minimal. In fact, the application proposes to enhance the landscape by adding plants.

Other Potential Impacts. The application addresses other potential impacts that may be associated with land development:

- Sewage disposal has been designed to interconnect to the functioning city system.
- Solid waste disposal has been designed to be collected in an indoor designated refuse room and removed by refuse haulers in a manner consistent with typical Bayonne residences.
- Air quality degradation is more commonly associated with industrial use than mixed-use or residential use. The project will not generate significant fumes or emissions.
- Noise levels are subject to state regulations and cannot exceed thresholds of 65dBA daytime and 50dBA nighttime. These thresholds are not typically exceeded with mixed-use or residential development. The parking activity is predominately enclosed in a parking garage, which further attenuates sound generation.
- Light levels are designed to provide a balance between providing adequate lighting onsite and minimizing glare onto neighboring properties. Lighting relates predominately to illuminating the enclosed parking structure.
- Historic features are not existent or impacted by the project. Based on the LUCY Online Map Viewer (“Look Up Cultural Resources for Yourself”) at <https://dep.nj.gov/hpo/tools/lucy/> , the site is not listed as a Historic Property or within a Historic District.

376 Kennedy Boulevard across the street from the site was identified as a “Potential Local Landmark” in a Historic Architectural Reconnaissance Survey by Cultural Resource Consulting Group back in 2000, but in the 26 years since it has never received formal designation as a Local Landmark. Maps and photographs are provided in **Appendix E**.

376 Kennedy Boulevard is primarily a residential apartment and multifamily property rather than a recognized historical landmark. The subject site in its current deteriorated condition is not contributing to historic quality of 376 Kennedy Boulevard. Redevelopment of the subject site as multifamily is consistent with the existing use at 376 Kennedy Boulevard.

- Review of the NJDEP Geoweb database does not label the site as a Known Contaminated Site. The Geoweb labels the site as a closed Site Remediation Preferred ID Site (924173). According to the Geoweb, this is a closed UHOT case involving Home Heating Oil. The case was closed in 2021.

The Geoweb also labels the site as a terminated UST case involving the former Mondry’s Auto Service (Preferred ID 008657). According to the NJDEP Data Miner, the UST Profile Status is inactive, and there were five (5) tanks onsite with contents of leaded gasoline, unleaded gasoline, heating oil, and waste oil. The Data Miner shows all tanks were removed. Copies of relevant documents from Data Miner are provided in **Appendix F**.

The Geoweb also indicates other closed cases neighboring the site. The applicant has not conducted a Phase 1 Environmental Assessment. The site has or will comply with any

contamination remediation requirements. If any site cleanup is required to meet current NJDEP standards, redevelopment provides a mechanism to accelerate same.

- The fiscal impacts from developments of this nature are typically a substantial net positive from a tax standpoint. This is a result of the housing product being attractive to non-families and thus creating a low burden on the local school district.

7. Environmental Performance Controls and Mitigation Measures

Stormwater Management. Currently the site is predominately impervious. The proposed project will increase landscaping throughout the site. The development will comply with local and state stormwater control regulations.

Water Supply and Water Conservation. Water supply will draw from the functioning city system.

Landscaping and Screening. Ground plantings are provided to frame and enhance the building. Ground floor parking will be substantially concealed from public view.

Miscellaneous Controls. The development is essentially self-sufficient with respect to site improvements. The site layout is designed to function safely and efficiently without any significant traffic effects on the surrounding area.

Planning Phase. Consistent with the Construction Staging Plan, the site will be laid out to minimize disturbance and keep construction activities within the secured work area. This will be accommodated with the use of a temporary chain-link fence and protected sidewalk/shoulder area.

Construction Phase. Consistent with the Construction Staging Plan, dust control and inlet protection are addressed as part of the certified Soil Erosion and Sediment Control Plan. Soil tracking prevention should be addressed through stabilization and inlet protection so that debris and sediment do not migrate into the street or drainage system. Construction sequencing is generally outlined as follows: secure the site, complete demolition and foundation work, install the storm detention system, construction of new building superstructure, construction of curb/sidewalk, installation of landscaping, paving/restriping of West 12th Street, removal of SESC measures and final site cleanup. Applicable municipal construction hours and local noise ordinances will be adhered to.

Operational Phase. Consistent with the Operation and Maintenance Plan for Stormwater Management Measures Including Green Roof, the facility responsible for maintenance of the site's stormwater system has been identified, along with specific criteria for maintenance for each of the components of the stormwater system. Emergency access and fire safety compliance relative to the roof terrace are subject to applicable building and fire codes. Access routes will remain unobstructed, and any rooftop features will not interfere with emergency access routes. A recycling and refuse plan will be submitted as part of the Applicant's resolution compliance requirements and will be addressed through expert testimony.

8. Alternative Options

Proposed Design. The proposed plan substantially conforms to all requirements of the Redevelopment Plan and thus is consistent with public policy and the vision for the site.

Alternative Option #1 – Reduced Massing. Economic development and redevelopment are key stated goals of the redevelopment plan. Any reduction of the project erodes its economic value to the city. A smaller project is a disincentive to revitalize this site, which is contrary to the stated purpose of the redevelopment plan and the redevelopment law. The proposed redevelopment complies with ALL bulk controls related to massing as set forth in the redevelopment plan (setbacks, height, coverage, etc.).

Alternative Option #2 – Reduced Height. The proposed building height does not trigger relief related to building height or number of stories, nor does it allow the building to accommodate more dwelling units than the site can handle. Reducing the building height would unnecessarily reduce the number of dwelling units while not achieving any planning benefits.

Alternative Option #3 – Reduced Unit Count. The proposed number of dwelling units does not trigger density or parking relief, nor does it necessitate building massing that requires bulk variance relief. Therefore, reducing the number of dwelling units proposed would serve no practical planning purposes.

Alternative Option #4 – Alternative Stormwater Strategy. The applicant has submitted a report entitled “Drainage Investigation for Stormwater Control” as part of the application. The report concludes that the proposed site improvements will result in a decrease of stormwater runoff relative to existing conditions primarily by introducing a detention system. An alternative stormwater strategy is therefore not necessary, as the applicant is able to adequately address stormwater.

Conclusion

Based upon review of visual, physical, and fiscal impacts associated with the subject project, it is the conclusion of this report that there will be no substantially detrimental environment effects on the site, the neighborhood, or the City of Bayonne.

APPENDIX A ~ QUALIFICATIONS OF PREPARER

John McDonough Associates, LLC is a land use planning and landscape architecture consulting firm with office location in Parsippany, New Jersey.

John McDonough, LA, PP, AICP is a licensed professional planner and landscape architect in the State of New Jersey. Both licenses are current and in good standing. He is also a member of the American Institute of Certified Planners. All licenses have been obtained through requisite showing of educational and experience requirements and passing of license examinations (none have been achieved through reciprocity). All licenses have been maintained through participation in mandatory continuing education courses.

Mr. McDonough has been practicing as a land use consultant for over 25 years. He has been recognized as an expert in land use matters before hundreds of boards and commissions throughout the State of New Jersey, and in Superior Courts.

Documents Reviewed

- Application for Development Form, signed by Michael Miceli, Esq., dated 8/6/25;
- Resolution P-23-013, dated 11/4/24
- Drainage Investigation for Stormwater Control, prepared by Optimized Engineering Associates, dated 6/3/25,
- Traffic Engineering Evaluation, prepared by Klein Traffic Consulting, dated 6/5/26;
- Topographic Survey of 363-371 Kennedy Boulevard, prepared by Behar Surveying Associates, dated 10/21/21
- Architectural plans entitled “New Construction – Multifamily Residential – 361-373 John F. Kennedy Blvd”, prepared by GRO Architects, dated 6/12/25, revised 6/17/26
- Civil engineering plans entitled “New Proposed Multi-Family Residential – 361-373 John F. Kennedy Blvd”, prepared by Optimized Engineering Associates, last revised 10/29/25
- Construction Staging Plan, prepared by Optimized Engineering Associates, dated 10/28/25, revised 7/14/26
- Engineering review entitled “Report #1” prepared by Greg Valesi, PE,CME, of CME Consulting and Municipal Engineers dated 4/28/26.
- Planning review entitled “Review 1”, prepared by Brian M. Slaugh and Donna Miller of Clarke Caton Hintz, dated 5/4/26

APPENDIX B: EXISTING CONDITIONS (SITE MAPS AND PHOTOGRAPHS)

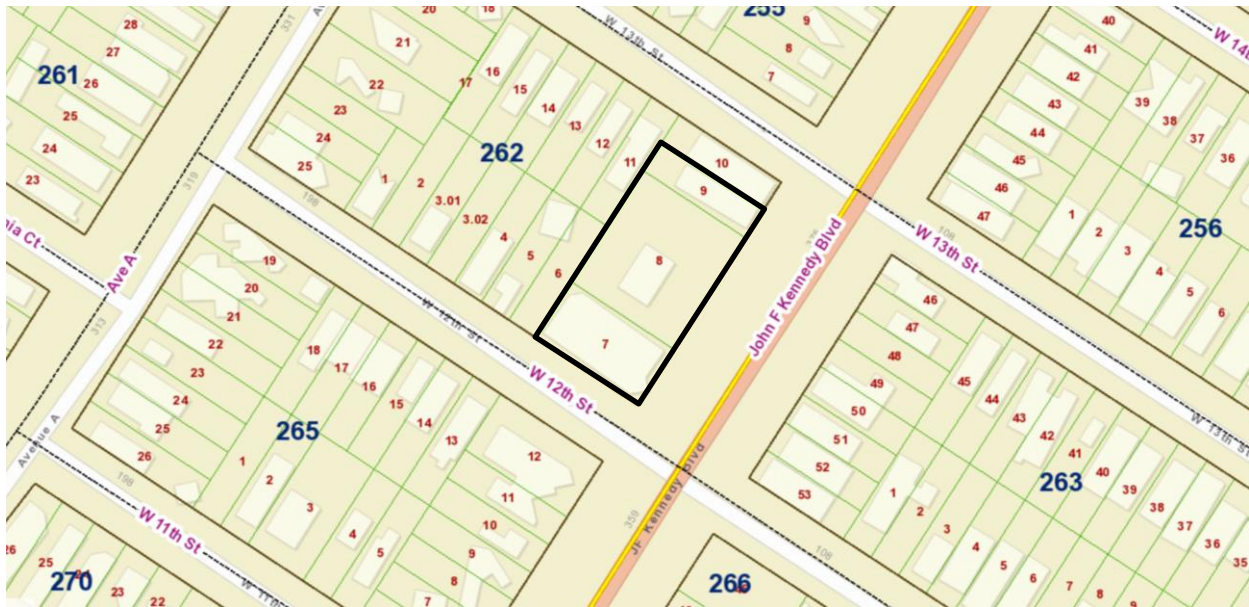


Figure 1 – Parcel Map (Source: Bayonne GIS)



Figure 2 – Aerial Photo (Source: Bayonne GIS)



Figure 3 – Flood Map (source: njpropertyrecords.com)

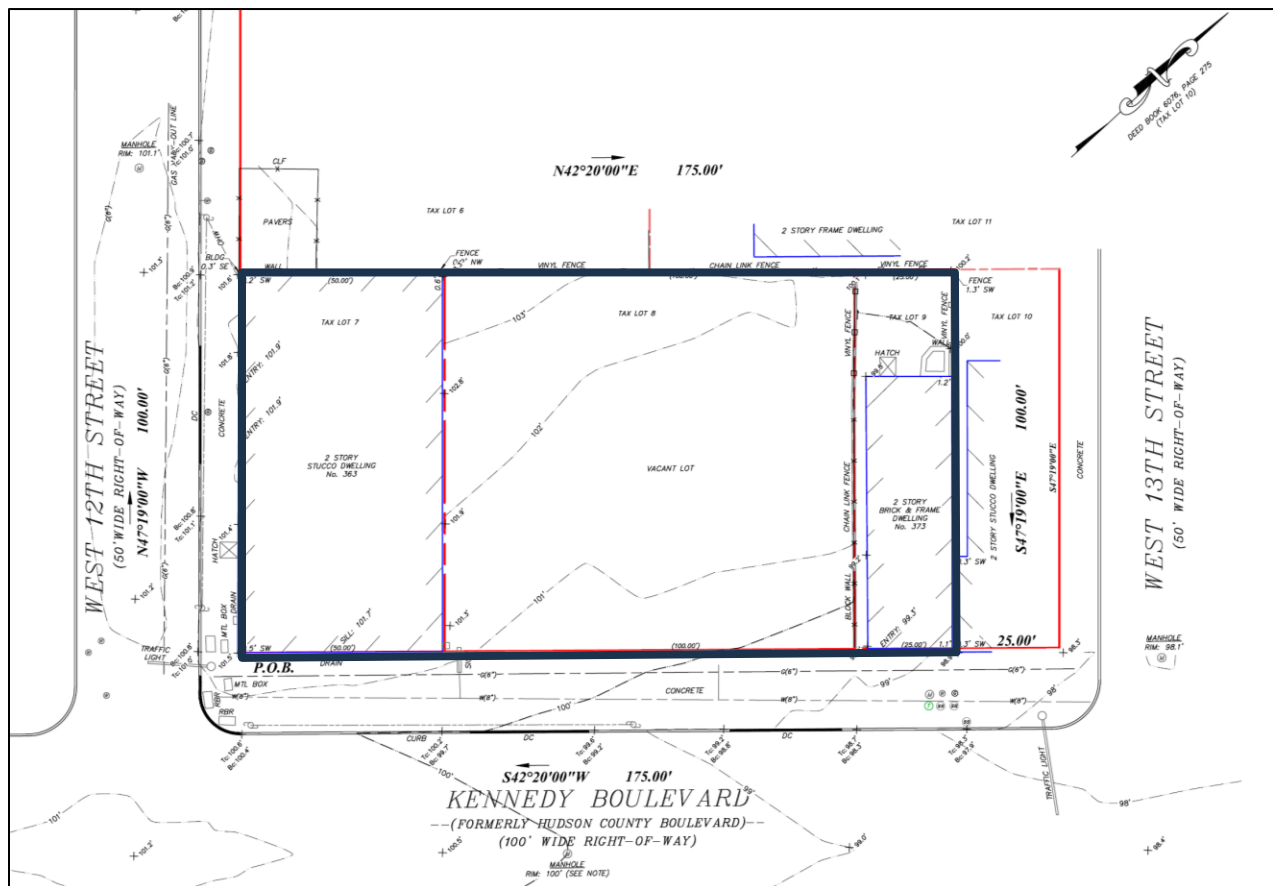


Figure 4 – Topographic Survey (source: Behar Associates October 21, 2021)



Figure 5 - Photograph of Lot 8 (vacant lot, paved over) – taken 1/14/24 for AINR investigation

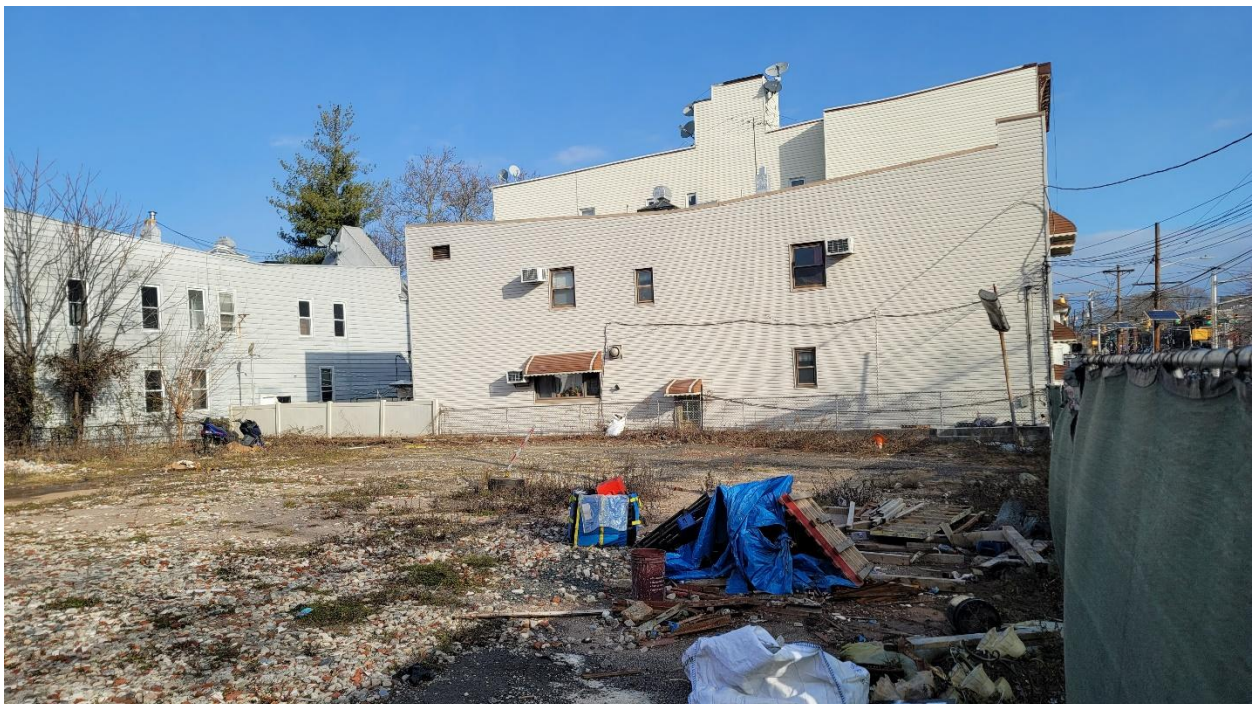


Figure 6 - Photograph of Lot 8 (vacant lot, paved over) – taken 1/14/24 for AINR investigation



Figure 7 - Photograph of Lot 7 – taken 1/14/24 for AINR investigation



Figure 8 - Photograph of Lot 9 – taken 1/14/24 for AINR investigation

APPENDIX C: PROPOSED CONDITIONS (ARCHITECTURAL FLOOR PLANS AND ELEVATIONS)

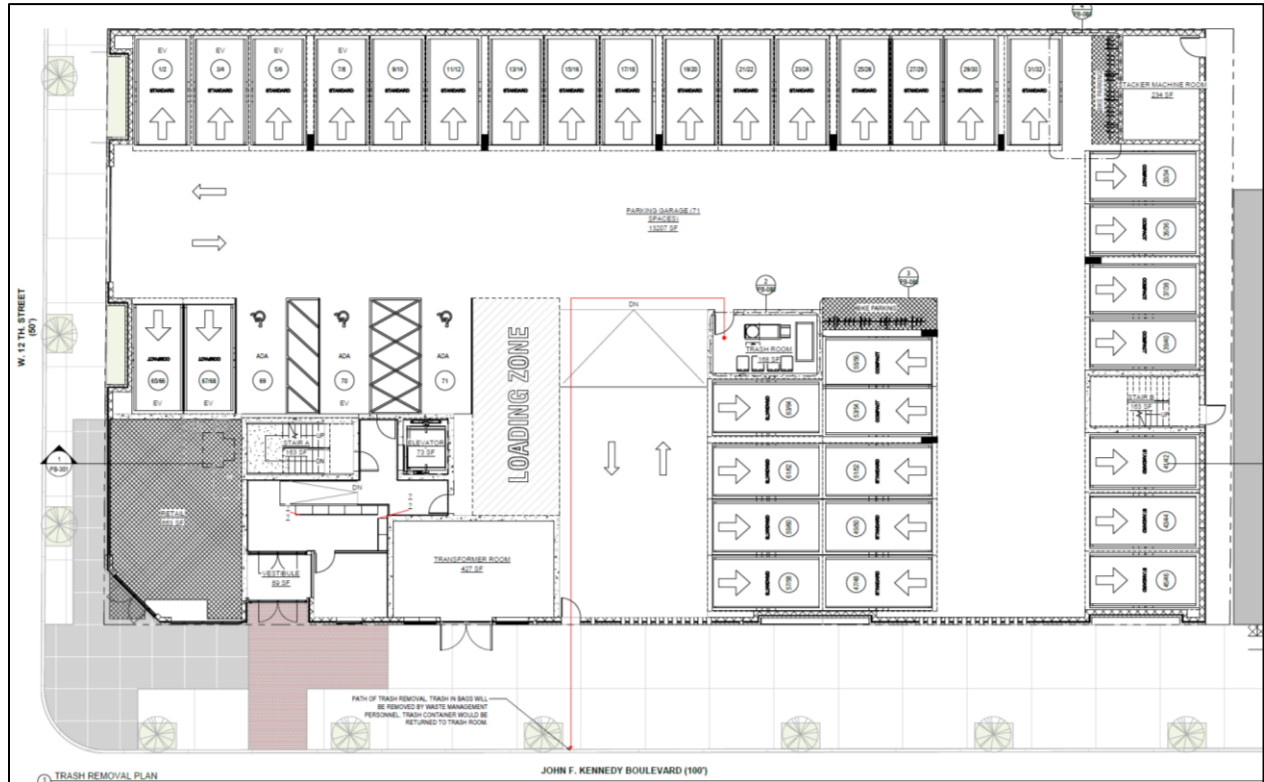


Figure 9 – Proposed Ground Floor Plan – Parking Level (from plans by GRO Architects 6/17/26)

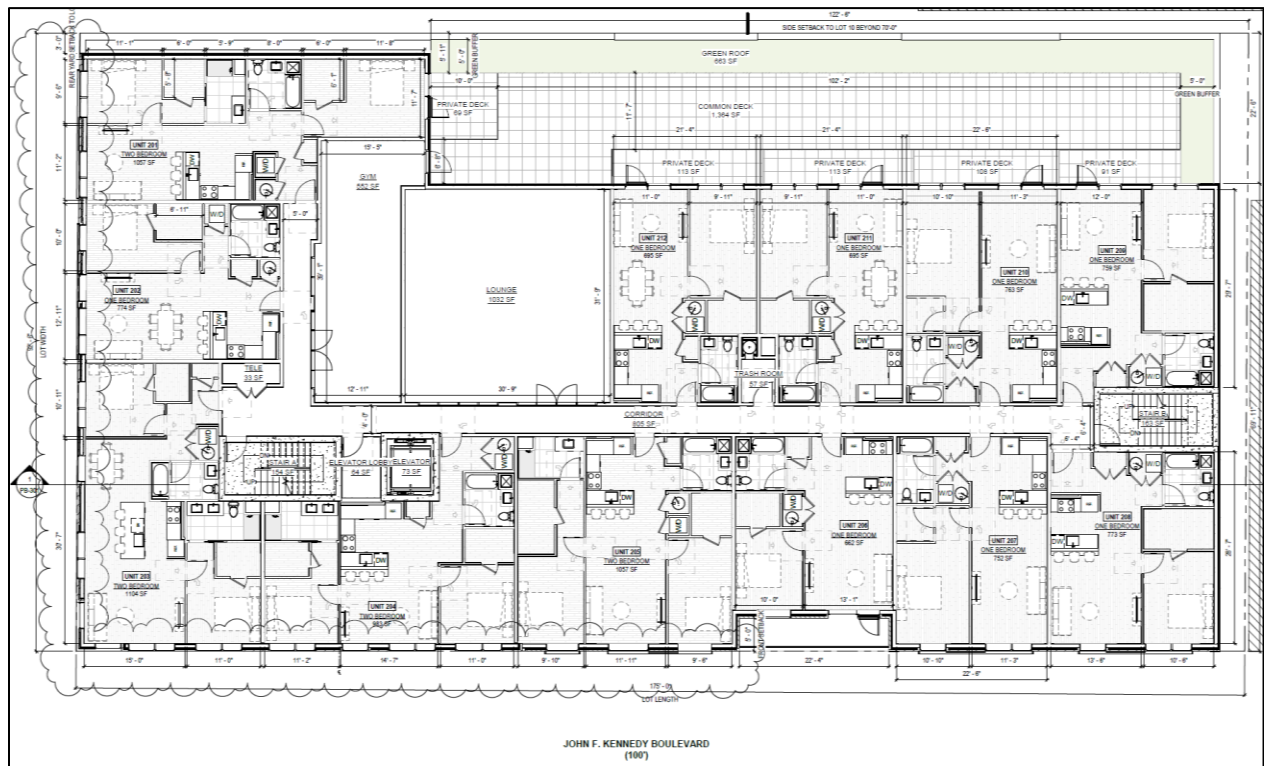


Figure 10 – Proposed Upper Level Floor Plan – Living Levels (from plans by GRO Architects 6/17/26)



Figure 11 – Proposed Architectural Elevation – Kennedy Blvd (from plans by GRO Architects 6/17/26)



Figure 12 – Illustrative Architectural Rendering (from plans by GRO Architects 6/17/26)

APPENDIX D: ZONING COMPLIANCE TABLE

Zoning Compliance Table

Item	Required/Permitted	Proposed/Provided	Status
Use	Mixed Use	Mixed Use	Complies
FAR	N/A	3.95	Complies
Density	N/A	66 Units	Complies
Height	75' Max	72'	Complies
Stories	6 Max	6	Complies
Front Setback	0'-5'	0'-5'	Complies
Side Setback	0' Min	3.9'	Complies
Rear Setback	3' Min	>3'	Complies
Recreation Setback	5' Min	>5'	Complies
Car Parking	71 Min	71	Complies
Bike Parking	34 Min	34	Complies
Lot Area	0.37 acres Min	0.37 acres	Complies
Lot Frontage	90' Min	>90'	Complies
Lot Depth	90' Min	92.5'	Complies

Based on the above table, this is a variance-free application. Our case law has well-established criteria for variance-free applications (Pizzo Mantin Group v. Tp. of Randolph, 137 N.J. 216 (1994)). It is well recognized that when an application complies with zoning regulations and requires no variances or other relief, the application should be approved.

The New Jersey Supreme Court in Pizzo established that a Planning Board's review should be limited to the applications conformance with the land development regulations that apply. The Pizzo decision established that the essence of "good planning" is rooted in the land development regulations, and whereby an application complies, the Board should not impose its own discretion as to what constitutes "good planning". This application fully complies with the land development regulations and therefore warrants approval.

APPENDIX E: HISTORIC RELATED DOCUMENTS (LUCY ONLINE VIEWER + GOOGLE STREET VIEW)

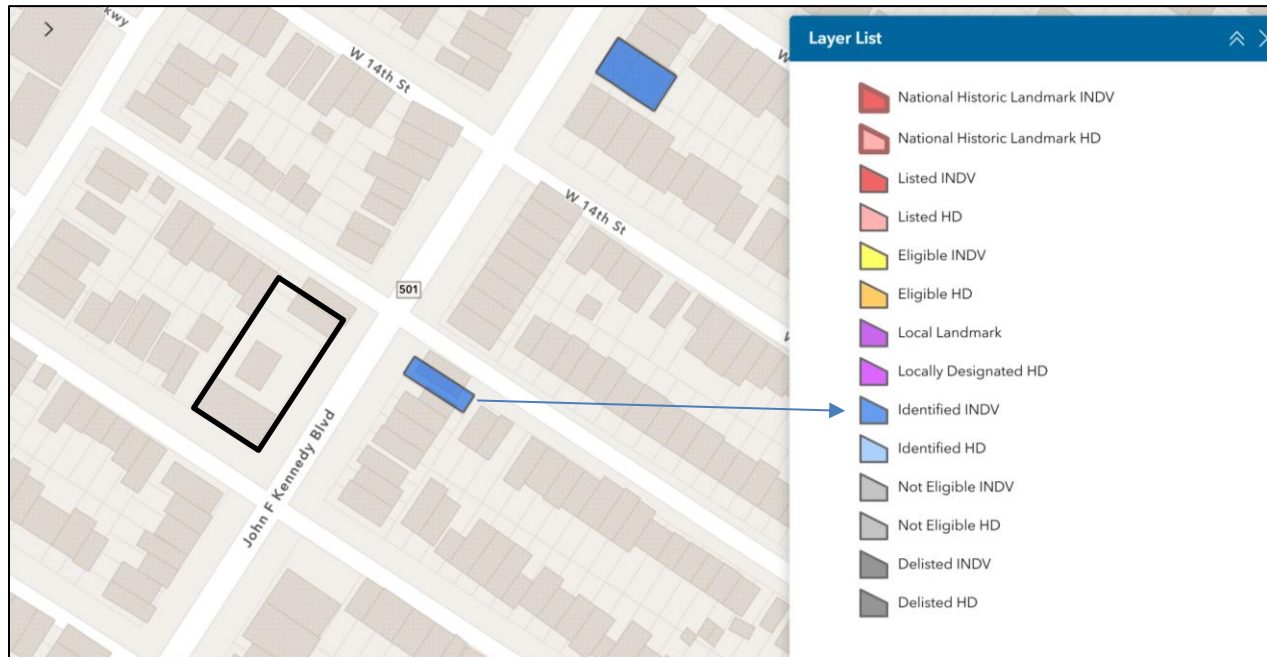


Figure 13 – View of subject site (outlined in black) in relation to 376 Kennedy Boulevard (source: LUCY)



Figure 14 – Street view of 376 Kennedy Boulevard (on left) in relation to subject site (vacant lot on right)

APPENDIX F: NJDEP DATA MINER (UST REGISTRATION STUDY + UST TANK SUMMARY)

Site Coordinates		
x		Y
595027		665222

UST TANK SUMMARY

7/22/26 1:21 PM

Preferred ID Number: 008657

MONDRY'S AUTO SERVICE

Terminated

Expiration Date:

11/16/00

Tank ID	Tank No	Tank Size/ Units	Tank Contents	Tank Status	Tank Status Date
TANK-1	E1	2000	Unleaded Gasoline	Removed	1/1/62
TANK-2	E2	2000	Leaded Gasoline	Removed	1/1/62
TANK-3	E3	2000	Unleaded Gasoline	Removed	1/1/62
TANK-4	E4		550 Heating Oil (No. 2)	Removed	1/1/62
TANK-5	E5		550 Waste Oil	Removed	1/1/62

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Facility Information

PI Number	PI Name	Municipality	County
008657	MONDRY'S AUTO SERVICE	Bayonne City	Hudson

Coordinates

X Coord. Number	Y Coord. Number
595027	665222

Activity Information

Activity Number	Registration Status	Registration Period	Status Date
UST000001	Terminated	11/14/2000-11/16/2000	11/15/00

Contact

Type	First Name	Last Name	Organization	Address	City	State	Zip Code
Facility Operator	Not Identified	Not Identified	Not Identified				
Tank Owner	JOHN & VINCENT	MOND	JOHN MONDRY & VINCENT MONDRY	367 KENNEDY BLVD	Bayonne	NJ	07002

Financial Responsibility

Financial Type	Financial Carrier	Financial Effective Date	Financial Policy Amount	Financial Expiration

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Tank Summary

Profile Name	UST Profile Status	Expiration Date
MONDRY'S AUTO SERVICE	Inactive	11/16/00

Tank Detailed Information

Tank No	Tank Size/Units	Tank Contents	Tank Status	Tank Status Date	Closure No.
E1	2,000	Unleaded Gasoline	Removed	1/1/62	

Construction

Tank Install Date	1/1/62
Tank Size/Units	2000
Tank Contents	Unleaded Gasoline
Piping Operation	
Tank Structure	Single Wall
Pipe Structure	Single Wall

Compliance

Compliance Monitoring ?	No
Compliance?	No
Compliance Upgrade?	No

Pipe Detail

Tank/Pipe Construction	Pipe
Tank/Pipe Type	Other

Monitoring Detection

Tank/Pipe Monitoring	Type
Pipe	None
Tank	None

Spill

Spill Cont. Fill Pipe	No
Tank Overfill Prot.	No

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Tank Summary

Profile Name	UST Profile Status	Expiration Date
MONDRY'S AUTO SERVICE	Inactive	11/16/00

Tank Detailed Information

Tank No	Tank Size/Units	Tank Contents	Tank Status	Tank Status Date	Closure No.
E2	2,000	Leaded Gasoline	Removed	1/1/62	

Construction

Tank Install Date	1/1/62
Tank Size/Units	2000
Tank Contents	Leaded Gasoline
Piping Operation	
Tank Structure	Single Wall
Pipe Structure	Single Wall

Compliance

Compliance Monitoring ?	No
Compliance?	No
Compliance Upgrade?	No

Pipe Detail

Tank/Pipe Construction	Pipe
Tank/Pipe Type	Other

Monitoring Detection

Tank/Pipe Monitoring	Type
Pipe	None
Tank	None

Spill

Spill Cont. Fill Pipe	No
Tank Overfill Prot.	No

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Tank Summary

Profile Name	UST Profile Status	Expiration Date
MONDRY'S AUTO SERVICE	Inactive	11/16/00

Tank Detailed Information

Tank No	Tank Size/Units	Tank Contents	Tank Status	Tank Status Date	Closure No.
E3	2,000	Unleaded Gasoline	Removed	1/1/62	

Construction

Tank Install Date	1/1/62
Tank Size/Units	2000
Tank Contents	Unleaded Gasoline
Piping Operation	
Tank Structure	Single Wall
Pipe Structure	Single Wall

Compliance

Compliance Monitoring ?	No
Compliance?	No
Compliance Upgrade?	No

Pipe Detail

Tank/Pipe Construction	Pipe
Tank/Pipe Type	Other

Monitoring Detection

Tank/Pipe Monitoring	Type
Pipe	None
Tank	None

Spill

Spill Cont. Fill Pipe	No
Tank Overfill Prot.	No

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Tank Summary

Profile Name	UST Profile Status	Expiration Date
MONDRY'S AUTO SERVICE	Inactive	11/16/00

Tank Detailed Information

Tank No	Tank Size/Units	Tank Contents	Tank Status	Tank Status Date	Closure No.
E4	550	Heating Oil (No. 2)	Removed	1/1/62	

Construction

Tank Install Date	1/1/62
Tank Size/Units	550
Tank Contents	Heating Oil (No. 2)
Piping Operation	
Tank Structure	Single Wall
Pipe Structure	Single Wall

Compliance

Compliance Monitoring ?	No
Compliance?	No
Compliance Upgrade?	No

Pipe Detail

Tank/Pipe Construction	Pipe
Tank/Pipe Type	Other

Monitoring Detection

Tank/Pipe Monitoring	Type
Pipe	None
Tank	None

Spill

Spill Cont. Fill Pipe	No
Tank Overfill Prot.	No

Underground Storage Tank Registration Summary

MONDRY'S AUTO SERVICE

367 KENNEDY BLVD , Bayonne NJ 07002

Tank Summary

Profile Name	UST Profile Status	Expiration Date
MONDRY'S AUTO SERVICE	Inactive	11/16/00

Tank Detailed Information

Tank No	Tank Size/Units	Tank Contents	Tank Status	Tank Status Date	Closure No.
E5	550	Waste Oil	Removed	1/1/62	

Construction

Tank Install Date	1/1/62
Tank Size/Units	550
Tank Contents	Waste Oil
Piping Operation	
Tank Structure	Single Wall
Pipe Structure	Single Wall

Compliance

Compliance Monitoring ?	No
Compliance?	No
Compliance Upgrade?	No

Pipe Detail

Tank/Pipe Construction	Pipe
Tank/Pipe Type	Other

Monitoring Detection

Tank/Pipe Monitoring	Type
Pipe	None
Tank	None

Spill

Spill Cont. Fill Pipe	No
Tank Overfill Prot.	No