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January 30, 2025

**VIA EMAIL**

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

Re: **Progress Report (August 7, 2024 through the date of this Report)** pursuant to New Jersey Department of Environmental Protection, et al. v. Honeywell International, Inc., et al. v. City of Jersey City, et al., Superior Court of New Jersey, Chancery Division, Hudson County, Civil Action No. HUD-C-77-05; Partial Consent Judgment Concerning the PPG Sites filed June 26, 2009 (the “JCO”)

Dear Judge Costello:

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

In addition to serving as Site Administrator, I have functioned as a mediator pursuant to the February 22, 2016 “Order Referring Third-Party Complaint and Referring Certain Matters to Mediation and Entering Stay” or as requested by interested parties. In my previous reports to the Court, I addressed the status of my function as mediator in connection with disputes between PPG and the designated redeveloper of Site 114.

Currently, there are no disputes amongst the parties that require my involvement as a mediator.

### **I. Master Schedule Revisions**

A revised Master Schedule dated January 30, 2025 is attached as **Exhibit A** to this Report. The new Master Schedule provides the most up to date remediation activity milestones.

### **II. Good Progress with Respect to NJDEP Approvals/Release of Sites from the JCO.**

My January 31, 2022 Progress Report explained the procedures agreed upon among the JCO Principals<sup>1</sup> for the release of a site, or portions of sites, from the JCO following NJDEP approvals. A listing of each of the sites or portions of sites that have been released from the JCO is set forth as Attachment 1 to the new Master Schedule. The remediation of two sites/portions of sites were approved by NJDEP and have been added to Attachment 1 since my August 6, 2024 Progress Report: (1) the Conrail Property (adjacent to Site 107), and (2) soils at Site 174 (portion of Dennis Collins Park).

A total of 31<sup>2</sup> sites/portions of sites have obtained NJDEP remediation approval and have been released from the JCO with respect to impacted soil and/or groundwater. In those situations involving Remedial Action Permits, oversight was transitioned to the Licensed Site Remediation (“LSRP”) Program to implement the requirements of the Remedial Action Permits. There are currently 8 PPG chromium sites that require further action on the soil and/or groundwater at those sites. The status of the remediation work at each of those sites is discussed in Section IV. below.

### **III. Status of Redevelopment at Site 114.**

Mention is required about the status of redevelopment of Site 114, which is one of the GAG Sites.<sup>3</sup> As noted in my January 24, 2025 letter to the Court, a copy of which is attached as **Exhibit B**, and in the next section of this Report, the technical issues related to the investigation and remediation of the groundwater at the GAG Sites, including Site 114, present potential obstacles to the redevelopment schedule resulting from the continuing field work at Site 114 and the uncertainty associated with final NJDEP approval of PPG’s proposed groundwater remedy.

### **IV. Sites Requiring Further Action.**

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

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

<sup>3</sup> The term “GAG Sites” is defined on Schedule 1 to this Report.

## **1. GAG Sites Groundwater.**<sup>4</sup>

In my prior Progress Reports, including my last submittal on August 6, 2024, I discussed the many technical reports submitted by PPG dealing with the investigation and remediation of the groundwater at the GAG Sites, as well as the many written comments and responses exchanged among the stakeholders to those technical reports. My prior Progress Reports also addressed the many meetings and discussions, both technical and non-technical, that have taken place between and among the JCO Principals, as well as the Redeveloper and the Jersey City Redevelopment Agency (“JCRA”) concerning the investigation and remediation of the GAG Sites groundwater.

Those meetings and discussions needed a better framework. Thus, it was agreed amongst the JCO Principals that NJDEP would provide a list of what NJDEP considered as the open issues to be resolved with respect to the investigation and remediation of the GAG Sites groundwater. On September 5, 2024, NJDEP provided that list of issues (the “Issues List”). The Issues List consists of 10 categories with subparts.

Following NJDEP’s circulation of the Issues List, PPG and the other stakeholders have exchanged their comments to the Issues List. The stakeholder comments and NJDEP’s responses, in my judgment, have been extremely detailed and well researched. In my opinion, the exchange of information concerning the Issues List between and among the stakeholders has been exemplary and is proceeding in an organized, cooperative, and efficient manner. Another meeting to address the Issues List is scheduled for Q1 2025.

As a result of the exchange of information among the technical experts, PPG agreed to perform additional investigative activities of the groundwater in Q1-Q2 2025. The data from such activities will be compiled, submitted to NJDEP in August 2025 and discussed at a meeting to be held with NJDEP and the other interested parties in September 2025. The results of such additional activities will guide next steps. Current projections suggest remedial activities could extend into fourth quarter 2027. Therefore, timing for the submittal of a revised RAR for the GAG Groundwater cannot be established at this time but is currently estimated to be in the 2029 timeframe.

I am optimistic that a final remedy to address the groundwater impacts at the GAG Sites will be agreed upon and any potential conflicts with the redevelopment of Site 114 will be resolved. That being said, many of these issues, as I mentioned to Your Honor during our case management conference, are extremely complex and involve cutting edge science and technology. I will continue to keep the Court advised of the progress on these issues.

**2. Forrest Street Properties (84, 86-90 and 98-100 Forrest Street).** On March 27, 2024, PPG submitted a revised version of a Remedial Action Report documenting the current-use remedial action for CCPW-impacted soils at this site. On May 1, 2024, NJDEP issued an RAR Determination/Approval pertaining to the submittal. On May 30, 2024,

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

during an inspection by PPG of the 98/100 Forrest Street Properties building, a new condition of chromium blooming was observed and reported in PPG's monthly inspection summary report submitted to NJDEP on June 28, 2024. Since that time, PPG has been working with NJDEP, the property owner and the tenant located in the affected area to design and install an engineering control to address the new chromium bloom condition. Once the engineering control is installed, PPG will be required to submit an RAR Addendum that, among other things, will address the new CCPW impacts.

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

AOC-3 (Area Underlying Building, Soil and Sidewalk South of Building): PPG has submitted several versions of a RAWP for AOC-3 (Building Footprint, Current Use), the most recent of which was submitted on October 17, 2024. NJDEP provided comments to this submittal on November 1, 2024. As of this writing, the property owner has not consented to the RAWP. Meetings among the JCO stakeholders and the property owner will be held to attempt to resolve the property owner's issues.

AOC-4 (CCPW-Related Impacts in the Linden Avenue East Right of Way): On August 16, 2024, PPG submitted a RAWP/RAR for AOC-4 (Portion of Linden Avenue East), which was approved by NJDEP on September 24, 2024. PPG is working to obtain signed deed notices from the affected property owners. Once the deed notices are signed and recorded PPG will submit a Soil Remedial Action Permit ("RAP") application to NJDEP. Once the RAP is issued, a Consent Judgment Compliance Letter will be issued and the soils at this AOC will be transitioned out of the JCO.

AOC-2 (Groundwater): One groundwater monitoring well installed at the Site was found in 2024 to have total chromium concentrations that exceed NJDEP groundwater quality standards. PPG anticipates submitting a RAWP for groundwater within the first quarter of 2025.

**4. Site 63, Baldwin Oil (1 Burma Road).** NJDEP approved PPG's remediation of the soils at this Site in 2018. PPG's efforts are now focused on groundwater at this Site. PPG submitted a Groundwater RAR on June 28, 2022. NJDEP issued comments to the RAR on October 6, 2022 disapproving the RAR submittal because an insufficient number of sampling rounds were completed to demonstrate the proposed Monitored Natural Attenuation (MNA) remedy and that an additional well (sentinel well) was required. PPG and NJDEP agreed upon a location for the sentinel well. PPG obtained access to an adjacent property, installed the well in January 2025 and anticipates sampling it in Q1 2025. If the results are favorable, PPG plans to submit a groundwater RAR in April 2025 and obtain NJDEP approval in May 2025.

**5. Site 107.** All excavation, backfilling and restoration of soils at this Site have been completed and NJDEP approvals issued. PPG's efforts are now focused on

groundwater at this Site. PPG submitted a groundwater RIR/RAWP on May 3, 2022. NJDEP provided comments on July 8, 2022. Additional responses and comments were subsequently exchanged between PPG and NJDEP regarding the need for a sentinel well. PPG is currently negotiating an access agreement with an adjacent property owner to install the sentinel well. Following sentinel well installation and sampling, PPG will submit a revised RIR/RAWP. Timing of that submittal is subject to successful access negotiations with the adjacent property owner.

**6. Site 108.** On January 15, 2025, PPG submitted a RAWP that calls for the excavation of CCPW-related impacts at this Site. The excavation plan is intended to minimize potential impacts to the existing building at the Site. If removal of remaining CCPW-impacted soil cannot be accomplished by the proposed excavation methods without jeopardizing the building, then PPG has proposed that CCPW-related impacts exceeding applicable cleanup criteria that will remain in place will be addressed by institutional controls (i.e., deed notice) and engineering controls (e.g., cover, barrier) as appropriate, subject to an associated Soil RAP. The RAWP is under review by NJDEP and the property owner. PPG and the property owner are negotiating an access agreement. Until that agreement is finalized and the RAWP is approved a schedule for the implementation of the remedy is not determinable.

**7. Site 174 – Portion of Dennis Collins Park (Bayonne).** NJDEP approved PPG's remediation of the soils at this Site in 2024. PPG's efforts are now focused on groundwater at this Site. PPG submitted a revised groundwater RIRA/RAWP in October 2022. NJDEP issued comments in February 2023. The principal comments were focused on: (1) insufficient number of rounds of sampling to demonstrate MNA, and (2) the need to further support PPG's proposed groundwater flow direction. PPG submitted a revised RIRA/RAWP for groundwater in September 2024, which is currently under review by NJDEP.

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

Soils. An auto repair shop and a residential building occupy this Site. In December 2024, PPG completed the field work in connection with an NJDEP-approved Pre-Design Investigation Work Plan to further delineate CCPW impacts at this Site and test methods to safely excavate these impacts while protecting the buildings. PPG anticipates submitting a RAWP covering excavation of CCPW-impacts at the Site in July 2025 and completing the excavation work in January 2026. All parties are focused on attempting to ensure that any excavation at the site will not threaten the building structures and the occupants of those structures.

Groundwater. In June 2023, PPG submitted a summary of groundwater analytical data for the two completed groundwater sampling events (February 26, 2023 and May 21, 2023). NJDEP and PPG exchanged comments and responses about the data through 2023. PPG agreed to conduct a groundwater remedial investigation at the site subsequent to completion of the soil excavation work discussed above.

**V. Current and Future Activities**

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

Newsletters: The last newsletter summarizing the status of activities at the PPG chromium sites was circulated in December 2022. Once the groundwater remediation and redevelopment issues at the GAG Sites are resolved I intend to circulate another newsletter. All newsletters published from 2016 through December 2022 are posted to the Chromium Cleanup Partnership web site.

Public Meetings/Communications: At the present time, I have not scheduled any public meetings. Our postings to the Chromium Cleanup Partnership web site, which include this Progress Report, all my previous Progress Reports, substantive remediation submittals made by PPG and other relevant information, will hopefully be sufficient to advise the public of the status of the remediation work.

I am always available to address public inquiries via phone and email. I have done so on many occasions. I have responded to public inquiries whenever requested and will continue to do so.

PPG Employment Reports: PPG's Employment Report covering Q1-Q4 2024 is attached as **Exhibit C**.

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

Respectfully submitted,

*/s/ Ronald J. Riccio*

Ronald J. Riccio  
Site Administrator

Attachments:

- **Schedule 1**: Definitions/Descriptions
- **Exhibit A**: Master Schedule dated January 30, 2025
- **Exhibit B**: Redevelopment Letter to Court dated January 24, 2025
- **Exhibit C**: PPG Employment Report Covering Q1-Q4 2024

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

## **SCHEDULE 1**

### **DEFINITIONS/DESCRIPTIONS**

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

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

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

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

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

**EXHIBIT A**  
**MASTER SCHEDULE**  
**(ATTACHED)**



**Master Schedule for the NJ PPG Chrome Remediation Sites**

**Revision Date: January 30, 2025**

**Soils**

Group/Phase or Site	Property Description (Owner)	Access/Road Closure Plan	Excavation Start Actual OR Required	Excavation Complete Actual OR Required	Backfill Complete Actual OR Required	Restoration Complete Actual OR Required	RAR Determination	Comments
GA Group Phase 5 Off-Site Properties	Forrest Street Properties 84, 86-90, and 98-100 Forrest St (Halladay Forest LLC)	Access Agreement in Place	See Comments	See Comments	See Comments	See Comments	5/1/2024 (See Comments)	On March 27, 2024, PPG submitted a revised version of a Remedial Action Report, Forrest Street Properties (AOC FSP-1C, AOC FSP-1D, AOC FSP-1E, AOC FSP-1F, AOC FSP-1G, AOC FSP-1H, AOC FSP-1I, AOC FSP-1J, and AOC FSP-1K) Soil, Current-Use, Final (Revision 2), documenting the current-use remedial action for CCPW-impacted soils in Forrest Street Properties. On May 1, 2024, NJDEP issued an RAR Determination/Approval pertaining to the submittal. On May 30, 2024, during an inspection by PPG of the 98/100 Forrest Street Properties building, a new condition of chromium blooming was observed and reported in PPG's monthly inspection summary report submitted to NJDEP on June 28, 2024. Since that time, PPG has been working with NJDEP, the property owner and the tenant located in the affected area to design and install an engineering control to address the new chromium bloom condition. Once the engineering control is installed, PPG will be required to submit an RAR Addendum that, among other things, will address the new CCPW impacts.
Site 16	45 Linden Ave. East (Etzion) (AOC-3)	Access Agreement in Place	6/16/2014 (See Comments)	See Comments	See Comments	See Comments	TBD	PPG has submitted several versions of a RAWP for AOC-3 (Building Footprint, Current Use), the most recent of which was submitted on October 17, 2024. NJDEP provided comments to this submittal on November 1, 2024. As of this writing, the property owner has not consented to the RAWP. Meetings among the JCO stakeholders and the property owner will be held to attempt to resolve the property owner's issues.
	Linden Ave. East (CenterPoint LLC and NJDOT) (AOC-4)	Access Agreement in Place	See Comments	See Comments	See Comments	See Comments	9/24/2024	On August 16, 2024, PPG submitted a RAWP/RAR for AOC-4 (Portion of Linden Avenue East), which was approved by NJDEP on September 24, 2024. PPG is working to obtain signed deed notices from the affected property owners. Once the deed notices are signed and recorded PPG will submit a Soil Remedial Action Permit (RAP) application to NJDEP. Once the RAP is issued, a Consent Judgment Compliance Letter will be issued and the soils at this AOC will be transitioned out of the JCO.
Site 108	Albanil Dyestuff (Jersey City Logistics, LLC)	Access Agreement in Place	6/13/2018 (See Comments)	TBD	TBD	TBD	TBD	On January 15, 2025, PPG submitted a RAWP that calls for the excavation of CCPW-related impacts at this Site. The excavation plan is intended to minimize potential impacts to the existing building at the Site. If removal of remaining CCPW-impacted soil cannot be accomplished by the proposed excavation methods without jeopardizing the building on Site, then PPG has proposed that CCPW-related impacts exceeding applicable cleanup criteria that will remain in place will be addressed by institutional controls (i.e., deed notice) and engineering controls (e.g., cover, barrier) as appropriate, subject to an associated Soil RAP. The RAWP is under review by NJDEP and the property owner. PPG and the property owner are negotiating an access agreement. Until that agreement is finalized and the RAWP is approved a schedule for the implementation of the remedy is not determinable.
457 Communipaw	457 Communipaw Right-of-Way (285 Lincoln Avenue, LLC)	Access Agreement in Place	January 2016	November 2025	January 2026	January 2026	October 2026	An auto repair shop and a residential building occupy this Site. In December 2024, PPG substantially completed the field work in connection with an NJDEP-approved Pre-Design Investigation Work Plan to further delineate CCPW impacts at this Site and test methods to safely excavate these impacts while protecting the building. PPG anticipates submitting a RAWP covering excavation of CCPW-impacts at the Site in July 2025 and completing the excavation work in January 2026.

**Master Schedule for the NJ PPG Chrome Remediation Sites**

**Revision Date January 30, 2025:**

**Groundwater**

<b>GA GROUP GROUNDWATER MILESTONES</b>					
<b>Group/Phase or Site</b>	<b>Property Description (Owner)</b>	<b>RIR Submittal /Anticipated Review-Approval</b>	<b>RAWP Submittal /Anticipated Review-Approval</b>	<b>RAR Submittal /Anticipated Review-Approval</b>	<b>Comments</b>
Remedial Investigation Report (Overburden)	Entire Site Group	3/24/2021	N/A	N/A	
		1/7/2022			
Remedial Investigation Report/Remedial Action Work Plan (Bedrock)	Entire Site Group	RIR Addendum: March 2025	RAWP Addendum: March 2025	N/A	Timelines are as agreed to by NJDEP during a technical meeting held between NJDEP and PPG on September 4, 2024, wherein it was agreed that no additional bedrock wells beyond the one additional well requested by NJDEP will be required to complete delineation. If the new competent bedrock well does not meet delineation requirements (i.e., Cr concentrations less than 70 ppb and hydraulic connection with the well targeted for delineation [i.e., 114-MW72D]), then a variance from single point compliance (clean point delineation) will be granted by NJDEP to complete the RI for the bedrock. This variance (if necessary) will also support an application for a groundwater remedial action permit.
		May2025	May 2025		
Remedial Action Work Plan (Overburden)	Entire Site Group	N/A	3/31/2021	N/A	Pursuant to the approved RAWP, PPG has submitted quarterly Groundwater Remedial Action Progress Reports covering the period that commenced in Q1 2022.
			1/31/2022		
Remedial Action Report	Entire Site Group	N/A	N/A	TBD	PPG agreed to perform in Q1-Q2 2025 additional investigative activities of the groundwater. The data from such activities will be compiled, submitted to NJDEP in August 2025 and discussed at a meeting to be held with NJDEP and the other interested parties in September 2025. The results of such additional activities will guide next steps. Current projections suggest remedial activities could extend into fourth quarter 2027. Therefore, timing for the submittal of a revised RAR for the GAG Groundwater cannot be established at this time, but is currently estimated to be in the 2029 timeframe.
				TBD	
<b>NON-GA GROUP GROUNDWATER MILESTONES</b>					
<b>Group/Phase or Site</b>	<b>Property Description (Owner)</b>	<b>RIR Submittal /Anticipated Review-Approval</b>	<b>RAWP Submittal /Anticipated Review-Approval</b>	<b>RAR Submittal /Anticipated Review-Approval</b>	<b>Comments</b>
Site 16	(see non-GAG Soils table)	10/28/2019	February 2025	March 2026	One groundwater monitoring well installed at the Site was found to have total chromium concentrations that exceed NJDEP groundwater quality standards. PPG anticipates submitting the RAWP for groundwater in the first quarter of 2025.
		8/13/2020	May 2025	June 2026	
Site 63	(see non-GAG Soils table)	RIRA/RAWP Submittal: 12/6/2021		RAR Submittal: 6/28/2022 (See Comments)	PPG submitted a Groundwater RAR on June 28, 2022. NJDEP issued comments to the RAR on October 6, 2022 disapproving the RAR submittal because an insufficient number of sampling rounds were completed to demonstrate the proposed Monitored Natural Attenuation (MNA) remedy and that an additional well (sentinel well) was required. PPG and NJDEP agreed upon a location for the sentinel well. PPG obtained access to an adjacent property, installed the well in January 2025 and anticipates sampling it in Q1 2025. If the results are favorable, PPG plans to submit a groundwater RAR in April 2025 and obtain NJDEP approval in May 2025.
		RIRA/RAWP Approval: 3/31/2022		May 2025	
Site 107, Site 108 and Conrail Right-of-Way	(see non-GAG Soils table)	RIR/RAWP Submittal: 5/3/2022		TBD	PPG submitted a groundwater RIR/RAWP on May 3, 2022. NJDEP provided comments on July 8, 2022. Additional responses and comments were subsequently exchanged between PPG and NJDEP regarding the need for a sentinel well. PPG is currently negotiating an access agreement with an adjacent property owner to install the sentinel well. Following sentinel well installation and sampling, PPG will submit a revised RIR/RAWP. Timing of that submittal is subject to successful access negotiations with the adjacent property owner.
		TBD		TBD	
Site 174	(see non-GAG Soils table)	RIRA/RAWP Submittal: 2/25/2022 (See Comments)		TBD	PPG submitted its most recent version of a groundwater RIRA/RAWP in September 2024. That submittal is under review by NJDEP. Comments are anticipated in February 2025.
		TBD (See Comments)		TBD	
457 Communipaw	(see non-GAG Soils table)	TBD	TBD	TBD	On June 22, 2023, PPG submitted a summary of groundwater analytical data for the two completed groundwater sampling events (February 26, 2023 and May 21, 2023). NJDEP provided comments to that submittal on August 7, 2023, PPG responded on September 12, 2023 and NJDEP provided further comments on November 14, 2023. PPG agreed to conduct a groundwater RI at the site, which is pending completion of the soil remedy.

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

### **Revision Date: January 30, 2025**

#### **GENERAL NOTES:**

1) Defined Terms:

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

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

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

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

“LSRP” means Licensed Site Remediation Professional.

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

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

#### **SOILS NOTES:**

- 1) Green shading indicates that milestones have been attained.
- 2) “Excavation Start” means access has been gained, building demolition and shoring installation, if required, have been completed, there are no known impediments to proceeding with excavation and excavation has actually commenced.
- 3) For Garfield Avenue Group Sites, “Backfill Complete” means backfill is brought to elevations approved by NJDEP.
- 4) For the purpose of this Master Schedule, “restoration” is defined as final remediation grading in accordance with an NJDEP-approved Restoration Technical Execution Plan or other NJDEP-approved document identifying restoration requirements, and a capillary break has been installed if required. In-kind replacement

of existing infrastructure (i.e., pavement and utilities) is covered under the PPG/Jersey City Infrastructure Settlement Agreement, which has been agreed to by all Parties.

- 5) Restoration within specific areas under/around infrastructure necessary to support on-going remediation may be delayed if such a delay is acceptable to NJDEP and property owners.
- 6) For the purpose of this Master Schedule, "RAR Determination" means that the Department has determined whether the Remedial Action Report ("RAR") meets the requirements of applicable Department regulations and guidance. The Department will make this determination assuming: (i) the RAR Figures/Tables have been submitted by PPG and reviewed/approved by the Department prior to complete RAR submittal, and (ii) the initial submittal of the complete RAR (i.e., text plus figures, tables and other Department-required information) is received 26 weeks prior to the RAR Determination milestone. (The referenced 26 week time period assumes 12 weeks for the Department/Weston and the City of Jersey City to provide comments to the initial complete RAR submittal, 7 weeks thereafter for PPG to review and incorporate such comments and submit the final version of the full RAR, and 7 weeks thereafter for the Department to make the RAR Determination).
- 7) PSE&G will take the lead on manufactured gas plant ("MGP") AOCs located within and emanating from Site 114 under the LSRP program. See letter from PPG and PSE&G to Wayne Howitz, NJDEP, dated July 9, 2019 confirming same.

**GROUNDWATER NOTES:**

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

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

**Revision Date: January 30, 2025**

**List of Sites/Portion of Sites Released from JCO/Transitioned to LSRP Program<sup>1</sup>**

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

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

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

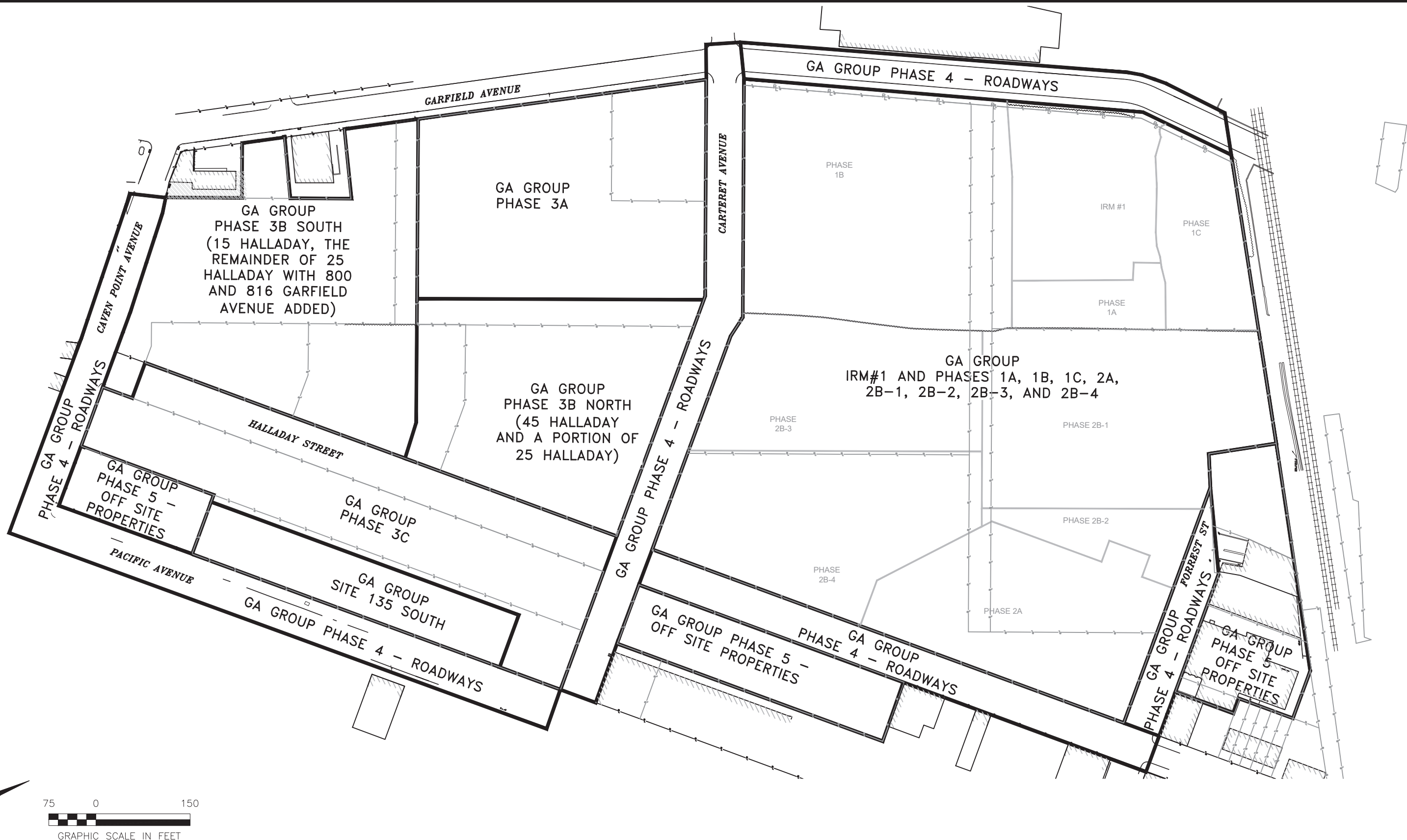
Group/Phase or Site <sup>2</sup>	Property Description (Owner)	Date of Issuance of Consent Judgment Compliance Letter	Comments
GA Group Phase 3B North (45 Halladay and a portion of 25 Halladay)	Site 137 North (PPG)	6/26/2020	An RAR Approval Letter was issued by NJDEP on September 30, 2019 and a Consent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

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

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



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



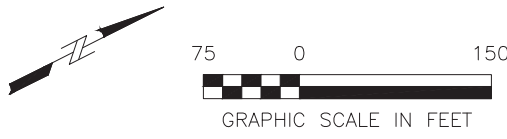
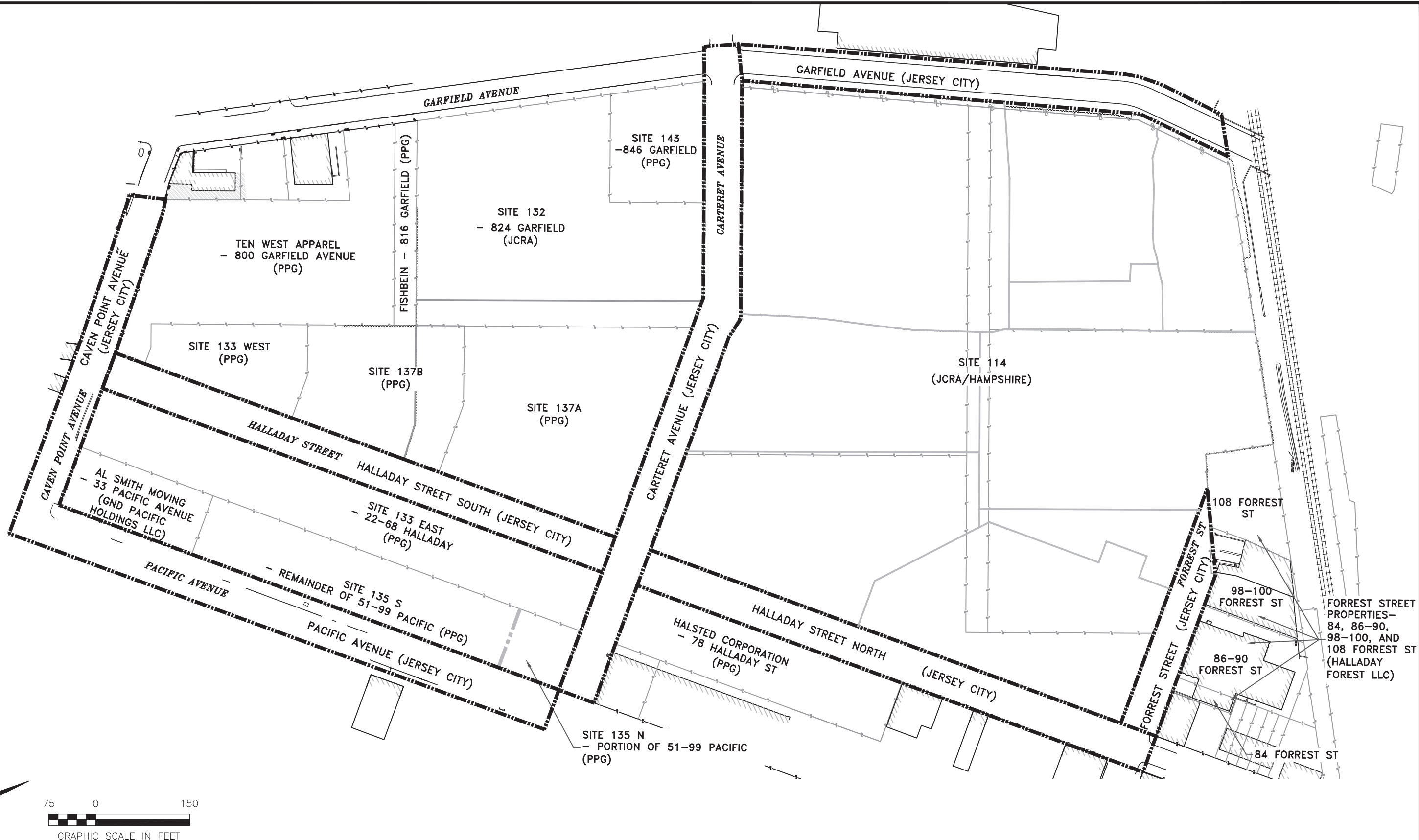
NOTES:

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



PPG GARFIELD AVENUE GROUP JERSEY CITY, NEW JERSEY		GROUP/PHASE OR SITE PLAN
DATE: 07/25/2022	DRWN: JAG	FIGURE 1

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



**LEGEND**  
 SITE DESCRIPTION  
 - ADDRESS  
 (OWNER)

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



PPG GARFIELD AVENUE GROUP JERSEY CITY, NEW JERSEY		<b>PROPERTY DESCRIPTION (OWNER) PLAN</b>
DATE: 07/25/2022	DRWN: JAG	

**FIGURE 2**

**EXHIBIT B**  
**REDEVELOPMENT LETTER TO COURT**  
**(ATTACHED)**

**RONALD J. RICCIO**  
**SITE ADMINISTRATOR**

Direct Dial: 201-874-4581  
Email: [riccio@mdmc-law.com](mailto:riccio@mdmc-law.com)

McElroy, Deutsch, Mulvaney & Carpenter  
One Hovchild Plaza  
4000 Route #66, 4<sup>th</sup> Floor  
Tinton Falls, New Jersey 07753  
Tel. 732-733-6200  
Fax 732-922-2702

January 24, 2025

**VIA EMAIL AND REGULAR MAIL**

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

Re: Status of Remediation/Redevelopment at Site 114

Dear Judge Costello:

I respectfully submit this report pursuant to Judge Jablonski's instructions during a conference call on August 27, 2020. There is no written Order requiring the submission of this report. I previously submitted reports to the Court on November 30, 2020, February 26, 2021, June 2, 2021, September 10, 2021, November 10, 2021, February 18, 2022, May 19, 2022, September 23, 2022, January 20, 2023, April 25, 2023, July 27, 2023, January 22, 2024 and July 2, 2024.

As with my prior reports, this report will focus on the status of redevelopment and potential conflicts between PPG's remediation efforts and the planned redevelopment activities at Site 114. During the January 23, 2025 case management conference with Your Honor you asked about the boundaries of the planned redevelopment.

The redevelopment area is known as Site 114. Site 114 consists of various tax parcels. These parcels are bounded by Garfield Avenue on its western boundary, Carteret Avenue on its southern boundary, Halladay Street North on its eastern boundary. It is bounded on the north by Forrest Street and property owned by the Jersey City Municipal Utilities Authority, which is occupied by the Hudson-Bergen Light Rail line operated by the New Jersey Transit Corporation. To assist Your Honor's visualization of Site 114, I have attached a site plan that shows Site 114, as well as other PPG sites that surround Site 114.

I reported in my July 2, 2024 letter to the Court that the Redeveloper and the Jersey City Redevelopment Agency ("JCRA") entered into a Second Amendment to Redevelopment Agreement dated as of March 5, 2024 (the "Second Amendment"). In compliance with the

schedule annexed to the Second Amendment, the Redeveloper<sup>1</sup> submitted its preliminary site plan for the first phase of the redevelopment project in August 2024.

The Jersey City Division of Planning sent a “Completeness Checklist” to the Redeveloper on September 18, 2024 with a list of items required to be submitted by the Redeveloper before the site plan application can be considered complete. I have been advised by the Redeveloper that all checklist items are anticipated to be submitted to the City within the next 30 days. The Redeveloper also reported to me that it anticipates approval by the City of the site plan in Q1 2025. Barring any conflicts with PPG’s groundwater work at Site 114 (discussed below), the Redeveloper anticipates commencing field work at Site 114 in Q4 2025 or Q1 2026.

The investigation and remediation of the chromium impacts to the groundwater beneath and adjacent to Site 114 have been extremely challenging. There are multiple areas of Site 114 where groundwater investigation and remediation field activities are currently ongoing and will continue for quite some time. Among other things, these field activities, including the location and timing of installation of groundwater monitoring and injection wells, could present obstacles to the development activities. The Redeveloper, PPG and NJDEP are actively working to resolve these potential obstacles.

A conference call was held between the Redeveloper and the NJDEP Commissioner, Shawn LaTourette, and his staff on December 4, 2024 to address the current potential obstacles to redevelopment at Site 114. It was reported to me that during that meeting the Commissioner discussed with the Redeveloper ways in which the remediation and redevelopment at Site 114 can occur “collaboratively and in tandem.” The parties also addressed specific ways to establish an open information exchange between PPG, the Redeveloper, NJDEP and other stakeholders.

At my urging, PPG, NJDEP and the City agreed to participate in twice per month conference calls with the Redeveloper and JCRA with the aim of achieving the Commissioner’s request to establish an open information exchange. The first of these calls was held on December 30, 2024. On that call, there was a specific discussion of, among other things, the status of redevelopment at Site 114 and any potential obstacles resulting from the groundwater remediation efforts. The parties are also coordinating another meeting with NJDEP in early February to further address these issues. I intend to carefully monitor all future meetings.

With respect to PPG’s remediation efforts at Site 114, all chromium impacts to soils within the boundaries of Site 114 have been addressed and approved by NJDEP. PPG’s recent efforts have been primarily focused on the investigation and remediation of groundwater beneath and adjacent to Site 114, which I will report on shortly in my Progress Report.

While the Redeveloper is optimistic about commencing the field work in 4Q 2025 or 1Q 2026, there remain potential groundwater obstacles that could potentially delay the Redeveloper’s anticipated start date for the field work. These obstacles will require my continued attention and that of all of the stakeholders, including the coordination of the sequencing of future remediation work with the redevelopment project schedule.

---

<sup>1</sup> The Second Amendment refers to the “Redeveloper” as including, collectively, Hampshire Urban Renewal Development, LLC and Garfield JC Partners, LLC.

I am sensitive to the fact that Your Honor has been recently assigned to this matter. Should you require any additional information please feel free to email me at the above address or call me. My primary role under the governing Court Orders is to assist Your Honor on an as needed basis.

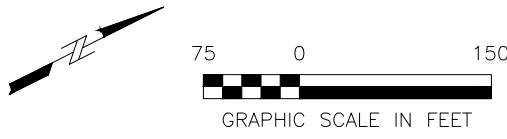
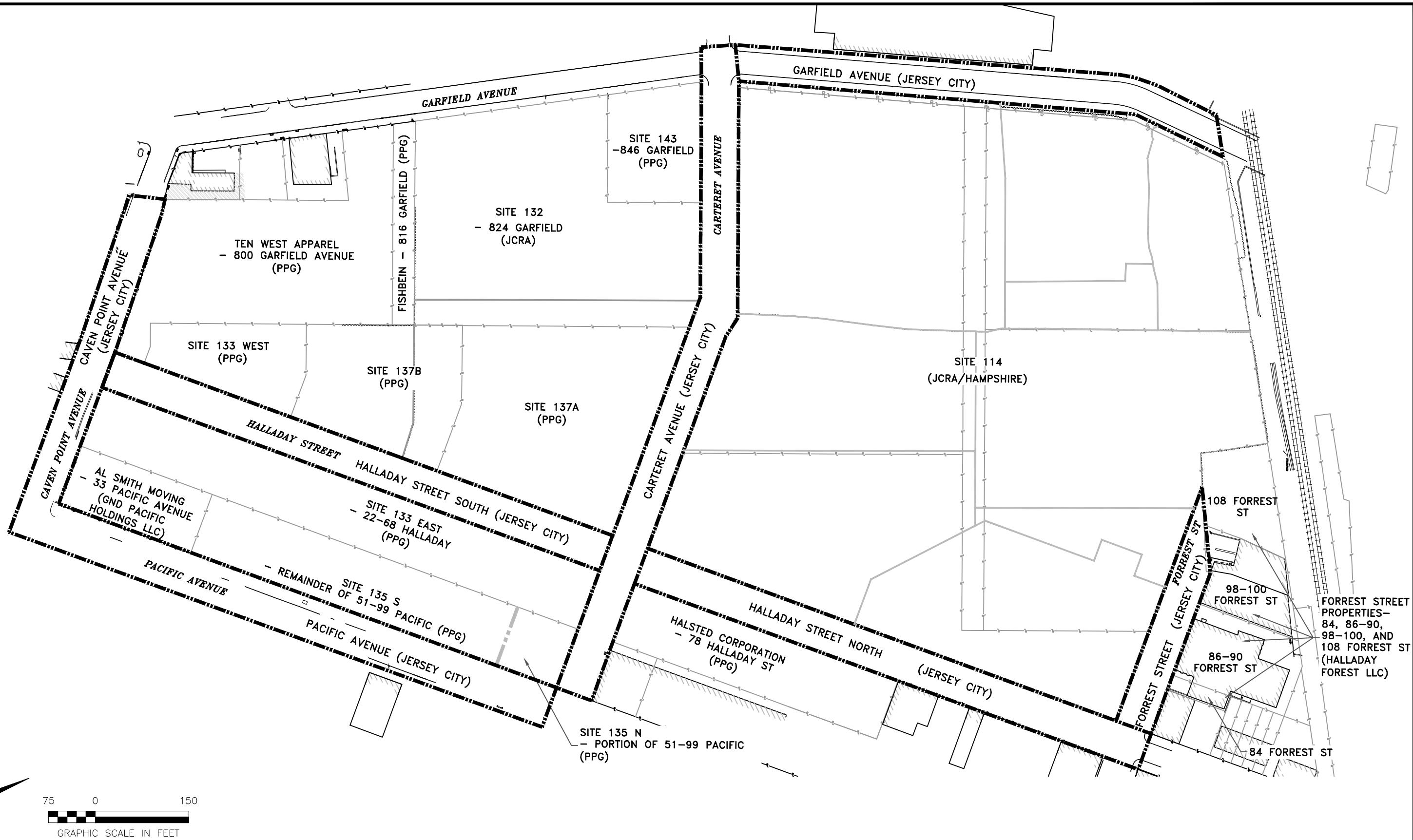
I hope this report satisfies the Court's requirements. Should additional information be needed, please let me know.

Respectfully submitted,

***Ronald J. Riccio***

Ronald J. Riccio  
Site Administrator

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



**LEGEND**  
 SITE DESCRIPTION  
 - ADDRESS  
 (OWNER)

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



PPG GARFIELD AVENUE GROUP JERSEY CITY, NEW JERSEY		<b>PROPERTY DESCRIPTION (OWNER)          PLAN</b>
DATE: 07/25/2022	DRWN: JAG	<b>FIGURE 2</b>



**EXHIBIT C**  
**PPG EMPLOYMENT REPORT**  
**(ATTACHED)**



M: 412.613.2743  
E: bhastings@ppg.com

**Brianne J. Hastings**  
Environmental Remediation  
Project Manager

January 27, 2025

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

Re: PPG New Jersey Chrome  
2024 Employment Report

Dear Mr. Riccio:

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

During 2024, 18 firms provided services, including environmental consultants, for on-site activities directly related to investigation and remediation of PPG's chromium sites. One of these firms (Truchan Towing & Recovery, Inc.) maintain a business presence in Jersey City. To date, firms with operations in Jersey City have provided 31.6% of the labor employed on the project.

Jersey City residents, meanwhile, have accounted for 29% of the labor used on the project to date. In fact, PPG more than doubled the goal in three quarters of 2024. The percent of local labor was:

- 1Q 43.1
- 2Q 31.4
- 3Q 54.4
- 4Q 44.0

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

Sincerely,

Brianne J. Hastings

Ecc:

P. Amin  
P. Baker  
N. Colson  
I. Curtis  
R. Engel

S. Faeth  
S. Krall  
C. Fiore  
J. Lagrotteria  
D. Laguzza

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

**PPG**  
**New Jersey Chrome Project**  
Garfield Avenue Group Sites  
2024 Local Employment Report  
January 27, 2025

	Allied Universal	AQUIFER DRILLING & TESTING INC	AWT Environmental Services	BORBAS SURVEYING AND MAPPING	CESI Inc	FLEXIBLE LINER UNDERGROUND TECH LTD	HAGER-RICHTER GEOSCIENCE INC	Safe & Sound Enviro.	Totals
January	552	0		0	6			0	558
	744	547		12	15			270	1,588
February	514	0			9		0	0	523
	696	138			18		18	242	1,111
March	545				0			0	545
	743				7			320	1,070
April	520	7		0	0			0	527
	720	48		31	25			92	916
May	536	46	0		0	0		0	582
	744	1,480	270		0	8		63	2,565
June	544	0	0	0	16			0	560
	720	790	130	26	79			96	1,841
July	544				0		0	0	544
	744				48		20	129	941
August	520			0	13		0	0	533
	744			7	187		5	148	1,091
September	544	0			0			0	544
	720	16			151			27	914
October	552				0			0	552
	744				72			42	858
November	552	0		0	0			0	552
	720	204		23	0			208	1,154
December	392	0			0		0	0	392
	744	74			0		11	175	1,003
<b>Totals:</b>	<b>6,315</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,412</b>
	8,783	3,296	400	98	602	8	54	1,809	15,049

Note: Jersey City Contractors in Red (none for GAG Sites in 2024)

JC Resident Hours
Total Hours

Project to Date (All Sites)	Jersey City Hours	Total Hours	% Jersey City Residents
2009:	1,875	5,581	33.6%
2010:	11,808	30,181	39.1%
2011:	19,449	58,741	33.1%
2012:	18,685	73,753	25.3%
2013:	39,546	165,638	23.9%
2014:	62,951	204,031	30.9%
2015:	35,784	103,123	34.7%
2016:	25,046	64,783	38.7%
2017:	21,448	70,307	30.5%
2018:	25,378	86,644	29.3%
2019:	22,359	94,528	23.7%
2020:	16,705	62,233	26.8%
2021:	13,030	79,035	16.5%
2022:	5,578	16,409	34.0%
2023:	6,537	14,984	43.6%
2024:	6,415	15,476	41.5%
<b>Project Totals:</b>	<b>332,593</b>	<b>1,145,447</b>	<b>29.0%</b>

**PPG**  
**New Jersey Chrome Project**  
 Non-Garfield Avenue Group Sites  
 2024 Local Employment Report  
 January 27, 2025

	Site 16		457 Communipaw					Totals
	Environmental Probing, Inc.	Pennoni	CASCADE REMEDIATION SERVICES LLC	CESI Inc	LINDE-GRIFFITH CONSTRUCTION CO.	SUMMIT DRILLING LLC	TRUCHAN TOWING & RECOVERY, INC.	
January								0
								0
February								0
								0
March								0
								0
April								0
								0
May								0
								0
June								0
								0
July								0
								0
August	0	0						0
	16	16						32
September								0
								0
October			0		0	0	2	2
			24		24	12	2	62
November			0	0	0	0	1	1
			100	49	41	12	1	203
December			0	0				0
			35	95				130
<b>Totals:</b>	0	0	0	0	0	0	3	3
	16	16	159	144	65	24	3	427

**Note: Jersey City Contractors in Red**

<b>JC Resident Hours</b>
Total Hours