

PHASE I ENVIRONMENTAL SITE ASSESSMENT/ PRELIMINARY ASSESSMENT REPORT

[REDACTED]

Address:

[REDACTED]

Paterson, NJ 07501

Prepared for:

[REDACTED]

Prepared by:

[REDACTED]

Report Date: November 3, 2025

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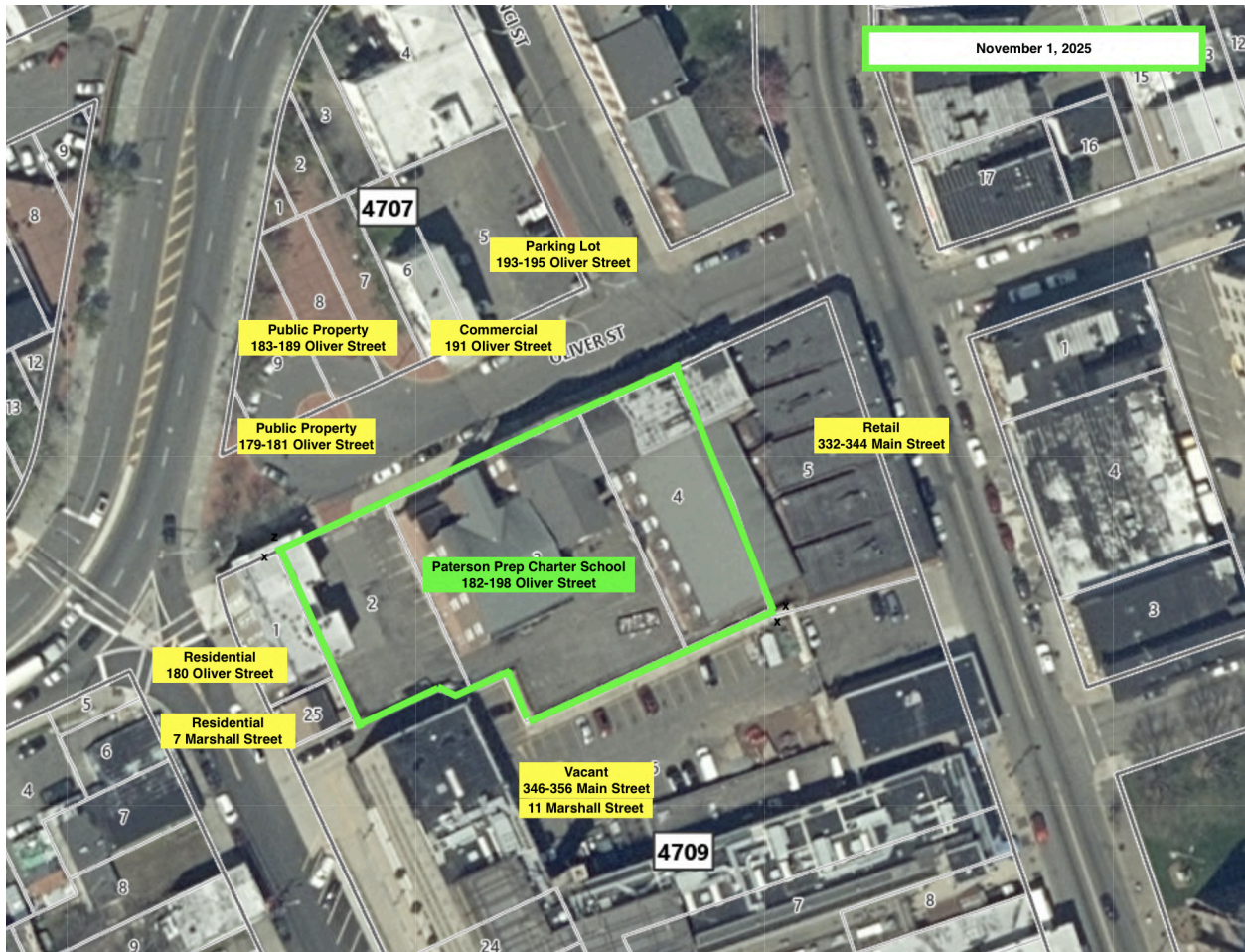
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PROPERTY MAP



PROPERTY SUMMARY

Subject Property Address(es)	[REDACTED], Paterson, NJ 07501
Block/Lot	Block [REDACTED]
Land Use	Educational Institutions and parking

I. EXECUTIVE SUMMARY

1.1 Property Overview

Terraphase prepared this Preliminary Assessment and Phase I Environmental Site Assessment (ESA) for the property located at [REDACTED] in the City of Paterson, Passaic County, New Jersey 07501 (“the Site”).

1.2 Key Findings and Environmental Conditions

Property	Location	Type	Identifier	Comments
Subject Property	190 Oliver Street	HREC	St. John’s Cathedral / Windsor Academy – NJDEP Case No. 97-07-31-1653-51 / PI 031461	Former 5,000- & 1,500-gal No. 2 fuel-oil USTs (1944–1997); remediated under NJDEP oversight. RAO (11/6/2015) for Unrestricted Use. NFA.
Subject Property	190 Oliver Street	CREC	Windsor Academy / Windsor Prep School – EPA FRS IDs 110014577779 & 110030703004 (AHERA Program)	ACMs identified 2003–2014; partial abatement completed. Remaining materials managed under AHERA O&M Plan.
Adjoining Property	179–181 Oliver Street	HREC	Susino Garage / Exxon S/S #35071 – NJDEP UST Facility ID 008385	Five USTs (1944–1977) removed 1991; case closed. No active impacts.
Adjoining Property	11 Marshall Street / 346-356 Main Street	HREC	Passaic County Jail Complex – UST Facility ID 007517 / EPA ID NJD986595320	USTs removed 1998–2020; all cases closed. Facility demolished.

Legend

REC	Recognized Environmental Condition
HREC	Historical Recognized Environmental Condition (<i>previously remediated site</i>)
CREC	Conditional Recognized Environmental Condition
NFA	No Further Action
UST	Underground Storage Tank

II. INTRODUCTION

2.1 Purpose of the Assessment

This report presents a combined Phase I Environmental Site Assessment (ESA) and Preliminary Assessment (PA) prepared in accordance with ASTM E1527-21 and the New Jersey Technical Requirements for Site Remediation (N.J.A.C. 7:26E) and associated NJDEP Preliminary Assessment Technical Guidance (2018).

The blended format is intended to satisfy both (1) due-diligence objectives under ASTM E1527-21 and (2) regulatory documentation requirements for a Preliminary Assessment under N.J.A.C. 7:26E-3.1 through 3.4.

The objective of this combined Phase I/PA is to evaluate whether historical or current activities at the subject property—or at adjoining properties—have involved the use, storage, release, or disposal of petroleum products or hazardous substances in a manner that may have affected environmental conditions at the Site.

The assessment integrates multiple lines of evidence, including historical land-use research, regulatory database review, ownership and administrative record review, and on-site reconnaissance. The findings are intended to identify Recognized Environmental Conditions (RECs) in accordance with ASTM standards, and Areas of Concern (AOCs) in accordance with NJDEP regulatory criteria. The results also provide a basis for determining whether a Site Investigation (SI) is warranted under N.J.A.C. 7:26E.

2.2 Scope of Work

The scope of this combined Phase I Environmental Site Assessment (ESA) and Preliminary Assessment (PA) included historical and regulatory research, as well as field-level observations, in accordance with ASTM E1527-21 and the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3.1).

Historical research involved the review of Sanborn® Fire Insurance Maps, historical aerial photographs, United States Geological Survey (USGS) topographic maps, city and industrial

directories, and other available public records to establish the sequence of development and historical land use of the Site and surrounding area.

Regulatory review included searches of NJDEP databases such as the Known Contaminated Sites List (KCSL), Case Tracking System (CTS), Underground Storage Tank (UST) registrations, and Industrial Site Recovery Act (ISRA) records. These data were supplemented by a Radius Map Report provided by Environmental Data Resources (EDR), which compiled relevant federal, state, and local listings within the standard search radius.

Ownership and administrative records, including the chain of title, parcel and tax maps, and environmental lien and Activity and Use Limitation (AUL) searches, were reviewed to identify past and present ownership and potential environmental encumbrances associated with the Site.

A reconnaissance-level inspection of the property was conducted to observe interior and exterior conditions and adjoining parcels visible from public rights-of-way. The information collected through these activities was used to identify potential Areas of Concern (AOCs) and Recognized Environmental Conditions (RECs) for documentation within this report.

2.3 Limitations and Constraints

This combined Phase I ESA and Preliminary Assessment is based on information reasonably available as of November 2025 from federal, state, and local sources, supplemented by third-party databases.

No subsurface investigation or sampling was performed. The scope was limited to visual reconnaissance of accessible areas and review of available documentation. Conclusions are based solely on observed conditions and the completeness of existing records.

III. SITE INFORMATION

3.1 Site Location and Identification

The subject property is located at [REDACTED] in the City of Paterson, Passaic County, New Jersey (the “Site”). According to property appraiser records, the Site comprises [REDACTED], which collectively occupy approximately 0.7 acres.

Lot 2, addressed as [REDACTED], encompasses approximately 0.2 acres and is classified as Church and Charitable Property (15D). Lot 3, addressed as [REDACTED], contains approximately 0.3 acres and is classified as Other School Property (15B). Lot 4, addressed as 194–198 Oliver Street, contains approximately 0.2 acres and is also classified as Church and Charitable Property (15D). Collectively, these parcels correspond to the historical St. John’s Cathedral School / Windsor Academy / Windsor Preparatory campus.

The property is situated within a densely developed section of downtown Paterson, approximately 0.5 miles east of the Passaic River and one block west of Main Street. The Site occupies the southern side of Oliver Street between Marshall Street to the west and Main Street to the east, within a corridor characterized by educational, institutional, and small commercial land uses. The approximate geographic coordinates of the Site are 40.914° N latitude and –74.171° W longitude.

3.2 Current Site Description

The Site is developed with a three-story masonry institutional building and associated paved areas occupying approximately 0.7 acres across [REDACTED]. The main structure fronts Oliver Street and includes paved parking and driveway areas along the west and south portions of the parcel.

The Site is bordered by commercial and institutional buildings to the north, retail establishments along Main Street to the east, the Passaic County Jail Complex to the south, and residential dwellings to the west. The Site is bordered by buildings and paved parcels on all sides.

Available records indicate the property was historically occupied by St. John’s Cathedral School and later Windsor Academy / Windsor Preparatory, with continuous educational or institutional use dating back to at least the early 20th century.

3.3 Current Zoning and Land Use

According to the City of Paterson Zoning Map, the Site is located within a Public/Institutional (PI) district. The zoning classification allows educational and institutional use.

3.4 Surrounding Land Use

The subject property is located along Oliver Street within a densely developed corridor of mixed institutional, commercial, and residential land uses in the City of Paterson, Passaic County, New Jersey. The surrounding area consists primarily of public facilities, small businesses, and residential dwellings typical of the city's downtown setting.

Immediately north of the Site, adjoining parcels at 179–189 Oliver Street, 191 Oliver Street, and 193–195 Oliver Street include commercial and institutional buildings. Historical records indicate that these parcels formerly supported automotive repair operations (Susino Garage), laundry facilities (Fon Willie Laundry), and small commercial parking uses.

To the east, adjoining parcels at 332–344 Main Street are occupied by retail and mixed-use commercial structures consistent with the Main Street corridor. Historical records document a sequence of small retail businesses including dry-goods stores, fruit stands and beauty salons.

To the south, adjoining parcels at 346–356 Main Street and 11 Marshall Street are occupied by the Passaic County Jail Complex and county offices. These properties have been used for institutional and governmental purposes since at least the 1940s, with earlier listings showing light commercial and manufacturing uses such as dry goods and furniture operations.

To the west, adjoining parcels at 180 Oliver Street and 7 Marshall Street contain residential buildings. Historical directories list these addresses as residential or small commercial establishments (including toy stores and lunch counters).

Direction	Adjoining Addresses	Current Land Use	Previous Land Use
North	179-189 Oliver Street (Public Property) 191 Oliver Street (Commercial) 193-195 Oliver Street (Parking Lot)	Public property and commercial use	Automotive repair, laundry operations, parking and small commercial
East	332-344 Main Street	Retail corridor	Retail corridor
South	346-356 Main Street / 11 Marshall Street	Vacant land	Passaic County Jail Complex
West	180 Oliver Street (Residential) 7 Marshall Street (Residential)	Public property and commercial use	Residential and small commercial

3.5 Utilities and Infrastructure

The Site is connected to municipal utilities operated by the City of Paterson. Potable water and sanitary sewer service are active and supply the existing school building. Electrical and natural gas utilities are provided through a combination of overhead and underground service lines.

No evidence of private wells, septic systems, or independent wastewater disposal infrastructure was identified in available records or observed during site reconnaissance. Stormwater drains as sheet flow across paved surfaces and discharges to the municipal storm sewer system. No engineered stormwater detention or treatment structures were observed.

3.6 Vapor Migration

Terraphase reviewed federal and state environmental databases, Sanborn® Fire Insurance Maps, aerial photographs, and NJDEP DataMiner records to evaluate the potential for hazardous substance or petroleum vapor migration to or from the Site. This review included consideration of both on-site and adjoining properties documented with historical or active cases involving petroleum storage or releases.

Records identify a 1997 release of No. 2 heating oil from a 1,500-gallon underground storage tank (UST) located on the Site (NJDEP Case No. 97-07-31-1653-51). The case was closed following remedial activities documented in a Response Action Outcome (RAO) issued in 2015.

Two adjoining properties were also identified with historical petroleum releases:

- **179–181 Oliver Street (Susino's Garage / Exxon S/S #35071)** — listed in the NJDEP UST and HIST LUST databases with a documented gasoline release remediated to a No Further Action (NFA) status in 1993.
- **11 Marshall Street (Passaic County Jail Complex)** — listed in the NJDEP SHWS, NJ UST, NJ SPILLS, and NJ LUST databases for petroleum-related releases remediated to NFA status in 1998.

Both properties are located sidegradient or downgradient relative to the Site, based on local topography and mapped stormwater flow. Given their closure status and the nature of petroleum impacts, no significant vapor migration risk to the Site is anticipated. Given confirmed

Unrestricted-Use RAO and absence of active volatile contaminants, an E2600 Tier 1 screen was deemed unnecessary.

IV. REGULATORY DATABASE REVIEW

Environmental database records for the Site and surrounding properties were obtained from the Environmental Data Resources (EDR) Radius Map Report, executed on October 30, 2025. The EDR search included federal, state, and local databases such as FINDS/FRS, NJEMS, NJ UST, NJ LUST, NJ HIST LUST, NJ SHWS, NJ AIRS, NJ MANIFEST, NJ SPILLS, ICIS, and NCDB. Each listed record includes direction and distance from the Site. Several facilities were identified within approximately 0.02 miles (about 100 feet).

4.1 Subject Property Listings

4.1.1 Windsor Prep School / Windsor Academy Inc / Windsor Preparatory

Facility Name	Windsor Prep School / Windsor Academy Inc / Windsor Preparatory
Address(es)	190–194 Oliver Street, Paterson, New Jersey 07501
Databases Listed	FINDS / FRS, FTTS, HIST FTTS

Comments:

The property located at 190–194 Oliver Street, Paterson, New Jersey, is listed under multiple federal and state environmental databases associated with Windsor Prep School Inc, Windsor Academy Inc, and Windsor Preparatory. These listings appear under EPA Registry IDs 110030703004 and 110014577779 in the Facility Registry Service (FRS), which links the Site to the New Jersey Environmental Management System (NJEMS), Integrated Compliance Information System (ICIS), National Compliance Database (NCDB), and Federal Toxic Substances Control Act (FTTS) inspection records.

According to NJEMS, the facility is classified under Standard Industrial Classification (SIC) code 8211, corresponding to Elementary and Secondary Schools. NJEMS entries document

pesticide registration under the Pesticides – Application program and reporting under the Emergency Planning and Community Right-to-Know Act (EPCRA). Associated ICIS and NCDB entries reference the facility under alternate names, including Windsor Property and Academy and The Windsor Academy and Prep. No enforcement actions, violations, or penalties are reported in any of the reviewed systems.

Two separate Asbestos Hazard Emergency Response Act (AHERA) inspections are documented under the FTTS program. A federal inspection (Inspection No. 2003110422284 1) was conducted by the U.S. EPA Region 2 on November 4, 2003, by inspector M. Shimamura, and a state-conducted inspection (Inspection No. 20031104Z9999 1) was conducted the same date by inspector E. Millerick. Both inspections were performed under the Toxic Substances Control Act (TSCA) for AHERA compliance and were classified as enforcement-related investigations. Neither inspection identified violations or deficiencies.

The FRS geospatial data confirm that the mapped facility coordinates correspond to the property address at 190–194 Oliver Street, Paterson (North American Datum 1983). The facility is not identified as a Resource Conservation and Recovery Act (RCRA) generator, hazardous waste handler, or federal installation. No open compliance cases or active enforcement actions are associated with the facility in the reviewed databases.

4.1.2 St. John's Cathedral

Facility Name	St. John's Cathedral
Address(es)	190 Oliver Street, Paterson, New Jersey 07501
Databases Listed	FINDS, NJ UST, FTTS, HIST FTTS, NJ HIST LUST, NJ NJEMS, NJ Release, NJ SHWS

Comments:

Records identify the property at 190 Oliver Street, Paterson, New Jersey under St. John's Cathedral – Windsor Academy, associated with EPA Registry ID 110032516052 in the Facility

Registry Service (FRS) and NJDEP Site ID 50080 in the New Jersey Environmental Management System (NJEMS).

According to NJDEP Underground Storage Tank (UST) records (Facility ID 031461), two heating-oil storage tanks (5,000-gallon and a 1,500-gallon steel UST) were installed in 1944 containing No. 2 fuel oil. Both tanks were abandoned in place on July 31, 1997. The registered owner and operator were St. John's Cathedral, located at 381 Grand Street, Paterson, New Jersey, with Father Mark Giordani listed as facility contact.

A discharge of No. 2 heating oil was reported to NJDEP on July 31, 1997, under Case No. 97-07-31-1653-51 (Trenton Dispatch Log 10461). The incident record indicates that soil samples collected during tank closure showed petroleum contamination. The case was assigned to the Bureau of Field Operations – Initial Notice Section under UST Closure Reference C96-0720.

On November 4, 2003, an inspection was conducted by EPA Region 2 under the Federal Toxic Substances Control Act (FTTS) at the same address, listed as The Windsor Academy and Prep. The inspection was performed under the Asbestos Hazard Emergency Response Act (AHERA) program to evaluate compliance with asbestos management requirements. The inspection report (FTTS No. 20031104Z9999 1) documented no violations or enforcement actions.

A Response Action Outcome (RAO) letter for Case No. 97-07-31-1653-51 / Program Interest 031461 was issued on November 6, 2015, by Gary G. Landis, LSRP (#593752) of G Environmental GECP Inc. The RAO confirmed that remediation associated with the UST discharge was completed for Unrestricted Use, in compliance with N.J.A.C. 7:26C and N.J.A.C. 7:26E. The RAO established that remedial actions met NJDEP's residential exposure standards and are protective of public health, safety, and the environment.

The property is listed in the NJDEP Known Contaminated Sites List (SHWS ID S120663019) as Closed, corresponding to the completion of remedial actions under Program Interest

031461. No open cases, penalties, or enforcement actions are identified in current federal or state databases. The facility is not listed as a RCRA generator or hazardous-waste handler.

4.2 Adjoining Property Listings

4.2.1 Fon Willie E. Laundries

Facility Name	Fon Willie E. Laundries
Address(es)	189 Oliver Street and 195 Oliver Street, Paterson, New Jersey 07501
Direction/Distance	North / 0.006 mi (33 ft)
Databases Listed	EDR Historical Cleaner Listings

Comments:

These adjoining parcels are listed as laundry operations in the EDR Historical Cleaner database with entries from 1922, 1927, 1932, 1937, 1942, and 1947.

The database does not indicate the use of dry-cleaning solvents or any reported releases. No NJDEP or federal program records are associated with these listings.

4.2.2 Susino Joseph & Son / Sussino S/S #35071 / Exxon S/S #35071

Facility Name	Susino Joseph & Son / Sussino S/S #35071 / Exxon S/S #35071
Address(es)	179–181 Oliver Street, Paterson, New Jersey 07501
Direction/Distance	Northwest / 0.013 mi (67 ft)
Databases Listed	NJ UST, NJ HIST LUST, NJ SHWS, EDR Hist Auto

Comments:

The adjoining property located at 179–181 Oliver Street is identified in historical directories, EDR listings, and NJDEP databases as an automotive repair and fueling facility historically

known as Joseph Susino & Son Garage, later John Susino Service Station and Sussino Service Station #35071.

Historical city directory records indicate that Joseph Susino & Son operated at this location as an automobile garage from at least 1932 through 1952, and as an automobile repair facility through the 1960s. By the early 1970s, the business was re-listed under John Susino as a gasoline service station, an operation that continued through at least 1990.

According to NJDEP Underground Storage Tank (UST) records (Facility ID 008385), the property contained at least five USTs, including three 6,000-gallon gasoline tanks (two leaded and one unleaded), a 400-gallon waste oil tank, and a 400-gallon leaded gasoline tank. The tanks were installed between 1944 and 1977 and were removed on March 21, 1991. All tanks were constructed of either bare or cathodically protected steel and lacked modern overfill protection, spill containment, and monitoring systems.

The facility is also listed in the NJDEP State Hazardous Waste Sites (SHWS) database under Site ID 46471 / Program Interest 008385 as Closed, reflecting completion of remedial actions. Historical NJDEP ownership records list Karl Bevans, NJ Department of Transportation, as the tank owner at the time of closure.

No active environmental cases or violations are associated with the property in the current NJDEP databases. The available documentation indicates that the UST removals were completed under regulatory oversight and that no ongoing contamination issues are identified for the site.

4.2.3 United States Garage

Facility Name	United States Garage
Address(es)	181 Oliver Street, Paterson, New Jersey 07501
Direction/Distance	Northwest / 0.015 mi (78 ft)

Databases Listed	EDR Historical Auto Listings
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Comments:

The adjoining property west of the subject site at 181 Oliver Street is identified in the EDR Historical Auto database as United States Garage. Historical city directory entries from 1922 and 1927 describe the facility as an automobile garage and automobile repair establishment. The EDR dataset contains no corresponding records in the New Jersey Department of Environmental Protection (NJDEP), New Jersey Environmental Management System (NJEMS), or federal databases for this address. No information regarding underground storage tanks, fuel dispensing, or release incidents is provided in the available records. The listing is historical in nature and does not include documentation of contamination, cleanup, or closure activities.

4.2.4 Passaic County Jail Complex

Facility Name	Passaic County Jail Complex
Address(es)	11 Marshall Street, Paterson, New Jersey 07501 346-356 Main Street, Paterson, New Jersey 07501
Direction/Distance	South / 0.0013 mi (71 ft)
Databases Listed	RCRA-VSQG, NJ AIRS, NJ MANIFEST, NJ UST, NJ SHWS, NJ LUST, NJEMS, NJ SPILLS

Comments:

The adjoining property at 11 Marshall Street, approximately 90 feet south-southwest of the subject site, formerly contained the Passaic County Jail Complex, which was owned and operated by the Passaic County Board of Freeholders. The facility served as a county detention complex from at least the mid-twentieth century until its demolition in recent years.

NJDEP records under UST Facility ID 007517 document multiple generations of underground storage tanks formerly associated with the jail complex. In 1960, a 20,000-gallon No. 2 heating

oil tank constructed of bare steel was installed and subsequently removed on June 19, 1998. In 1985, a 550-gallon light diesel fuel tank was installed and removed on May 13, 1998. In May 1998, the County installed two fiberglass-reinforced plastic tanks with capacities of 2,000 and 20,000 gallons for No. 2 heating oil and one 600-gallon light diesel tank. The 600-gallon tank was later removed on June 2, 2020. The remaining two heating-oil tanks were active at that time and equipped with overfill protection, spill containment, and interstitial monitoring. All tank removals and replacements were conducted under NJDEP oversight, and the facility is listed as Closed in the NJDEP State Hazardous Waste Sites database (Site ID 18466). No open UST or spill cases are currently reported.

Several historical releases are documented in NJDEP Spills and NJEMS databases. On April 19, 1993, a gasoline spill of less than five gallons occurred from a vehicle fuel line leak and was terminated following cleanup. On March 10, 2003, a minor incident was reported at the Sheriff's Department and closed with no further action. Additional incidents occurred on August 30 and September 10, 2004, involving sewage or unspecified material releases, both of which were closed. On August 27, 2008, another minor release was recorded and closed. All listed incidents have been resolved, and no active remedial actions are indicated in available records.

The facility was also registered under EPA ID NJD986595320 as a Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (VSQG). Historical data show prior classifications as a Large Quantity Generator in 1990 and as a Small Quantity Generator in 2006 before transitioning to VSQG status in 2007. The Passaic County Board of Freeholders was listed as both owner and operator. No violations or corrective actions were identified. Reported hazardous waste streams included ignitable wastes (D001) and spent non-halogenated solvents such as xylene, acetone, ethyl acetate, and methanol (F003). A manifest record dated October 7, 2004 (Manifest No. NJA5077611), documents the off-site transport of hazardous waste to a permitted treatment, storage, and disposal facility (TSDF ID NJD002200046). No discrepancies or violations are noted in the record.

The property also appeared in the NJDEP Air Inventory and Permitting System (AIRS) under Facility Number 31583. Records identify several general permits for boilers and emergency generators spanning 1998 through 2025, including GP-005 emergency generator permits (GEN980001 through GEN980005, GEN020003 through GEN020005, GEN120003, and GEN200001) and GP-006 and GP-006A boiler heater permits (GEN980004, GEN020001, and GEN020002). Additional small boiler permits under GP-017 and GP-018 (GEN120001 and GEN120002) were renewed through June 3, 2022. All permits were issued to the County and are listed as approved or renewed, with no recorded violations or exceedances.

The Passaic County Jail Complex operated historically under county ownership with regulated UST, RCRA, and air emission permits in compliance with state and federal standards. No open environmental cases or active remediation are associated with the property at this time.

V. HISTORICAL RECORDS REVIEW

5.1 Sanborn Fire Insurance Maps

Terraphase reviewed Sanborn fire insurance maps provided by EDR that are included in Appendix C. Sanborn maps were reviewed for the following years:

Year	Subject Property	Adjoining Properties
1887	School and meeting hall with partial heating system	North: Small dwellings fronting Oliver Street East: Passaic County Court House complex South: Passaic County Jail West: Residential structures and small shops
1899	Institutional and recreational use including a school, club rooms, and bowling hall	North: Mixed dwellings and ground-floor retail along Oliver Street East: County Court House South: County Jail complex West: Frame dwellings and tailors
1915	School with gymnasium, billiards, and boiler room; stable institutional complex	North: Row dwellings and small stores East: County Court House grounds South: County Jail with boiler room and storage areas West: Residences and small frame shops

1950 1951	School and social hall with gymnasium, stage, and boiler room; footprint unchanged from 1915	North: Dwellings and small commercial storefronts East: Cathedral of St. John complex expanding eastward South: County Jail with labeled garage and maintenance areas West: Tailor shop and small retail structures
1966	Two-story school building with steam heat and utility service noted	North: Auto parking replacing prior dwellings East: Cathedral complex with ancillary structures South: County Jail and County Garage West: Dwellings and narrow service drive
1984	No significant changes	North: Auto parking along Oliver Street East: Cathedral complex and related structures South: County Jail and County Garage West: Dwellings and service access
1994	Institutional building labeled “St. John’s School/S.S.T. Assn.”	North: No significant changes East: Cathedral and schoolyard South: County Jail complex and administrative yard West: Small shops and residential buildings

The 1887 and 1899 maps depict the Site and surrounding blocks within a densely developed urban grid. The Subject Property appears occupied by small residential or mixed-use structures typical of late nineteenth-century Paterson. Surrounding parcels to the north and west are similarly developed with narrow dwellings and local storefronts, while civic and institutional structures such as the early courthouse and jail complex are visible to the east and south.

The 1915 and 1950 editions show continued urban infill and the emergence of larger masonry buildings occupying much of the block. The Passaic County Courthouse complex and jail expansion appear established east and south of the Site, while smaller residential and commercial uses remain to the north and west.

By the 1966 and 1984 maps, the surrounding area remains primarily institutional, with the courthouse and jail continuing as dominant land uses. Minor roadway reconfigurations and structure replacements are evident, but no new industrial or high-hazard occupancies are indicated on the Site or adjoining properties.

The 1994 map reflects conditions similar to those in 1984, with only incremental changes to building footprints and road alignments. No tanks, industrial operations, or symbols indicative of hazardous substance storage were identified on the Site or within adjoining parcels.

Overall, the Sanborn maps document a long history of residential and civic/institutional use within a stable urban setting. No map review findings suggest prior operations or conditions that would likely represent a Recognized Environmental Condition (REC) for the Site.

5.2 Aerial Photographs

Terraphase reviewed aerial photographs provided by EDR that are included in Appendix D.

Aerial photographs were reviewed for the following years.

Year	Subject Property	Adjoining Properties
1931 1939	Developed parcel with visible building mass	North: Residential dwellings East: Developed structures South: Developed structures West: Developed structures
1940	Large building with L-shaped configuration	North: Residential/commercial structures East: Row of buildings South: Large building West: Residential structures
1951	No significant changes	North: Residential/commercial structures and parking lot East: No significant changes South: No significant changes West: No significant changes
1961	No significant changes	North: Commercial buildings and expanded parking lot East: No significant changes South: Large structure and parking lot West: No significant changes
1966	No significant changes	North: No significant changes East: No significant changes South: No significant changes West: No significant changes
1974	Additional building added to property on the west	North: No significant changes East: No significant changes South: No significant changes West: No significant changes

1984 1991	No significant changes	North: No significant changes East: No significant changes South: No significant changes West: No significant changes
1995	No significant changes	North: Commercial buildings replaced with a public space to the northwest with commercial/residential parking lot northeast East: No significant changes South: No significant changes West: No significant changes
2006 2010 2013 2017	No significant changes	North: No significant changes East: No significant changes South: No significant changes West: Expansion to the west-end of large structure

The 1931 and 1939 aerial photographs show the Site located within a dense urban grid in Paterson, New Jersey. A developed parcel is visible with a discernible building mass occupying most of the lot. The surrounding blocks contain residential dwellings and other developed structures on all sides, reflecting a fully built-out neighborhood typical of early 20th-century Paterson.

The 1940 aerial photograph shows a large L-shaped building on the Site, consistent with the configuration of the current structure. Surrounding properties include residential and commercial buildings to the north and west, and larger institutional structures to the south and east. By 1951, the Site and adjoining properties appear largely unchanged, though minor development such as parking areas is visible north of the Site.

The 1961 and 1966 aerial photographs show no significant changes to the Site, which remains fully developed and impervious. Surrounding properties are similarly built out, with commercial and institutional uses dominating the east and south blocks. The 1974 aerial photograph shows the addition of a small structure on the western portion of the Site, while adjoining parcels remain unchanged.

The 1984 and 1991 aerial photographs show no apparent changes to the Site or the surrounding area. The 1995 aerial photograph shows redevelopment to the north, where earlier commercial

structures have been replaced by a public space and parking areas, while the Site itself remains developed.

The 2006 through 2017 aerial photographs show no substantial change to the Site, which remains occupied by the same primary structure visible since mid-century. The surrounding properties remain fully developed with institutional, residential, and commercial uses. A west-end expansion to the large adjoining structure is visible in the most recent imagery. No open soil areas, tanks, or evidence of surface staining are apparent in any of the reviewed photographs.

5.3 Topographic Maps

Terraphase reviewed topographic maps provided by EDR that are included in Appendix

E. Topographic maps were reviewed for the following years:

Year	Subject Property	Adjoining Properties
1888	Parcel within developed street grid	North: Street grids and roadway East: Contour lines denote nearby hill 138 above mean sea level South: Street grids and roadway West: Street grids and roadway
1898 1900 1903 1905	No significant changes	North: No significant changes East: No significant changes South: No significant changes West: No significant changes
1938 1944	School structure apparent (flag symbol)	North: No significant changes East: Improved roadway (Main St) South: Shaded structure West: No significant changes
1955 1970 1981 1995	No significant changes	North: Church structure East: No significant changes South: Church structure West: No significant changes
2014 2016	No significant changes	North: Route 19 constructed East: No significant changes South: No significant changes

		West: No significant changes
2019	No significant changes	North: No significant changes East: No significant changes South: Police headquarters (star) West: No significant changes

The 1888 historical topographic map shows the Site located within a developed street grid in the City of Paterson, New Jersey. Surrounding blocks are mapped with established roadways in all directions, indicating early urban development. Contour lines to the east show a gradual rise in elevation to approximately 138 feet above mean sea level, consistent with the city's upland topography.

The 1898 through 1905 historical topographic maps show no significant changes in the Site or surrounding area. The Site remains within a dense street network typical of the early urbanized core of Paterson, and no open land or rail features are visible.

The 1938 and 1944 historical topographic maps show the Site developed with a mapped school structure denoted by a flag symbol. Main Street to the east appears as an improved roadway, and a shaded structure is visible south of the Site. The surrounding area is fully developed with residential and institutional uses, and no industrial or rail features are shown within the immediate vicinity.

The 1955 through 1981 historical topographic maps show no significant changes to the Site. Church structures are labeled north and south of the Site, reflecting continued institutional land use in the surrounding area. The Site remains developed and there is no indication of grading, excavation, or industrial activity.

The 1995 through 2016 historical topographic maps show the Site and adjoining parcels in similar developed condition. By 2014, Route 19 is visible north of the Site, representing the most notable change in the broader area. No alterations are visible on the Site itself.

The 2019 historical topographic map shows no major change in Site development. A police headquarters is mapped south of the Site, consistent with the area's continued civic and institutional land use. The Site remains fully developed, and no topographic depressions, fill areas, or other environmental indicators are visible on any of the reviewed maps.

5.4 City Directories

Terraphase reviewed City Directory records provided by EDR that are included in Appendix C. City directory records were reviewed for the Subject Property and adjoining properties:

5.4.1 Subject Property - City Directory Records

Subject Property Address	Property Records
182 Oliver Street	Benevento J tailor (1922), Harrison John (1922), De Nicolo Carlo (1927), Mc Peak W J printer (1927), Klapmuts Peter printer (1932), Weibler Philip P (1932), Arrow Press (1937), Ballard Grace Mrs (1937), American Typewriter (1947)
184 Oliver Street	Branigan Patrick (1922), Carnegie Helen Mrs (1922), Duch Ferdinand A (1922), Foley Emma (1922–1932), Heubner Reynolds (1922), Morrissey Catherine (1922), Parlman Walter (1922), Recca Christina (1922), Stegerson James (1922), Wilcox Robert (1922), Anderson Mildred H (1927), Belgerman Annie (1927), Black John H (1927), Furrey Henry (1927), Gardner John (1927–1932), Harrison Jacob (1927), Koerner Anthony (1927–1932), Lyons Patrick (1927–1932), Anderson Amelia H (1932), Gagliardi Frank (1932), Mysliwy Michael (1932), Rosak John (1932), Weibler George J (1932), Kievit William R (1937), Santee A B (1937), Shackelton F E (1937), Tansley Ella (1937), Uhertino Prosperina Mrs (1937)
186 Oliver Street	Finn Roy (1922), Hussey John (1922–1937), Paterson Stamp Works rubber stamps (1922–1937), Scherer Henry (1922), Seitz Frederick C (1922), Volpierre Caroline Mrs (1922–1927), Mc Laughlin John A (1927), Storbeck Edward W (1927), Abyad George (1932), Azar Nicholas (1932), Gardner John (1932), Benevento Joseph (1937), Hall John J (1937)
190 Oliver Street	St. John's Parochial School (1922–1962)
198 Oliver Street	Entre Nous Lyceum (1922–1962), St. John's Sunday School (1927–1947), Teachers Association (1927–1947)

City directory records were reviewed for the addresses corresponding to the subject property (182, 184, 186, 190 and 198 Oliver Street). Listings were identified from 1922 through 1962.

Records for 182 Oliver Street between 1922 and 1947 indicate a combination of residential and light commercial uses, including listings for Benevento J. Tailor, several printers, and Arrow Press (1937). These uses are consistent with small-scale, street-level commercial operations typical of mixed-use districts in early 20th-century Paterson.

Listings for 184 Oliver Street during 1922-1937 similarly reflect residential use with scattered business occupants such as Shackleton F.E. and Uehrino Prosperina Mrs. The absence of any industrial or automotive-related listings suggests non-hazardous occupancy.

The 186 Oliver Street address also appears residential through the 1920s-1930s, with one notable commercial entry, Paterson Stamp Works Rubber Stamps (1922-1937), consistent with a small office supply or printing business.

The 190 Oliver Street address is first listed as St. John's Parochial School (1922-1962), later appearing as St. John's Sunday School and Teachers Association (1927-1947). This reflects continuous institutional and educational use through at least the mid-20th century.

Based on the continuity of institutional listings at 190 Oliver Street and the eventual absence of separate directory entries for 182-186 Oliver Street after the mid-century period, it is likely that these adjoining parcels were consolidated under St. John's ownership for school-related use, such as auxiliary buildings or parking.

5.4.2 Adjoining Properties - City Directory Records

Direction	Adjoining Address	Property Records
North	179-189 Oliver Street	179 Oliver Street Susino Joseph & Son Garage (1932-1962), Apex Screen

		<p>Engraving Co (1947–1952)</p> <p>181 Oliver Street Claxton Isaac (1922), United States Garage (1922-1927)</p> <p>183 Oliver Street Gourley William J (1937); Grogan Emily Mrs (1937); Lattice George (1937); Elm T Auto Parking (1942)</p> <p>185 Oliver Street Hertel Jacob (1922), Love Thomas barber (1922), Pullins George (1922-1927), Slane John (1922), Devlin Joseph (1922), 186 OLIVER (1922), Drummond Walter (1927), Mc Cleeve Margaret Mrs (1927), Mc Dermott Patrick plum (1927), r Brainstrom William (1927), Gilday Lawrence J (1927), Mc Ritchie John (1927), Owens Earle (1927), Parker William (1927), White Hubie (1927), Oliver continued (1927), Dalton Michael J (1932), Gibbons Rose Mrs (1932), Lawler Margaret A (1932), Simister Anna N Mrs (1932), r Earley Owen (1932), Gilday Lawrence J (1932), Mc Mahon Michael (1932), Mc Manus Patrick (1932-1937), Ryan John (1932), Vacant (1932), r Quackenbush Thomas (1937), Healy Lawrence H (1937), Vacant (1937)</p> <p>187 Oliver Street Beggs Agnes (1922), Feeney Elizabeth Mrs (1922), Sackett Carrie Mrs (1922), Grogan Emily Mrs conf (1927), Simister Anna Mrs (1927), Spellman Michael (1927-1937), Grogan Emily Mrs conf (1932-1937), Nolan Elizabeth Mrs (1932), Vacant (1932), Dalton Michael J (1937), Mahon Michael T (1937)</p> <p>189 Oliver Street Laufer Charles (1922-1932), Heatley Henry (1922), Zurcher Charles (1922), Lewis Stephen (1922), Feeney Elizabeth Mrs (1927-1932), r Friend Martin (1927), Iler George (1927), Fon Willie Laundry (1932-1952), Poy Lee (1932-1952), rller George C (1932), McConville Fred (1932), Laufer M M Mrs (1937-1942), Hutchinson Mary A (1937), Poy Lee (1937-1942), Lawler Mary H (1942-1947), r Murphy Timothy P (1942), Bryan Christopher M (1942), Doughety Jacob H (1947), r Murphy Timothy P (1947), Vacant (1947), Sall Edward (1952), Vacant (1952)</p>
North	191 Oliver Street	McDonnell John (1922-1927), Kirsch Margaret (1922),

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		Chambers William L (1922), Crowley Dennis (1922-1947), Sackett Carrie Mrs (1927), Kirwine/Kirwin Margaret Mrs (1927-1942), Graf Henry (1932), Vacant (1932), Vacant (1932), McGowan Mary J (1937-1942), Vacant (1937), Vacant (1942), McDonald M B Mrs (1942), r Walls Mary (1947-1952), Vacant (1947), r Rsosch John A (1947), Gergeley Michael (1952), Manning Thomas J (1952), Chiropractic Health Center (2003), Virgilio James V (2003)
North	193-195 Oliver Street	<p>193 Oliver Street Grogan Emily Mrs (1922-1932), Grogan Esther A nurse (1922-1927), DArdia Nanina (1927), Ballady Albert (1932), Hamsaney Anthony (1932), Stanley William H (1942), Grogan Kathryn M (1942-1947), Gourley William J (1942), Stanley William H (1947), Gourley A M (1947), Stanley William H Grogan Kathryn M L (1952), Gourley A M L (1952), Casperson Ann Mrs L (1958), OGrogan Hester A L (1958-1962), Johnson Veronica M (1958), IColley Dennis (1958), Luisi Amelia Mrs (1958), Walln Mary (1958), Luisi Ida (1962), Vargas Manuel (1962), Critchley Irene M Mrs (1962), Johnson Veronica M MU (1962)</p> <p>195 Oliver Street Fon Willie Laundry (1922-1927), Central Parking (1937), Susino J auto parking (1942-1962)</p>
East	332-344 Main Street	<p>332 Main Street Finkle Louis dry goods (1922-1927), Williams Joseph W MD (1922-1927), Nothdurft Louise R drs (1927), Seelt Daniel P (1937), Banta Anna Mrs (1932), Pioneer Army & Navy Store (1932), Resnick Ben (1932), Shedler J M Mrs beauty shop (1932), Dibsick W G Dentist SR (1937-1962), Fechtters Florist (1937-1962), Walters Louis Jr (1942), Varner Roibert A (1942), Quinn Murphy (1947), Quinn Margaret Mrs (1952-1958), Rivera Raul (1962)</p> <p>334 Main Street Finkle Louis (1922-1927), Compa William Stationer (1922-1932), Shedler Jennie M Mrs (1932), Arnold Roy C (1932), O'Neill Charles A (1937), Sanders S variety store (1947), Varner Robert A L (1947-1958), US Steel Tile Co Mu (1952), Soveges P beauty shop LAS (1958), Pauls Beauty Parlor L (1962), Silberg Eric ARI 2916</p>

		<p>(1962)</p> <p>336 Main Street Pappas Alexander fruit (1922), Demakos & Co fruits (1927), Summere William J (1927), Nowell Anna S Mrs (1932-1952), Fahmle M dry goods (1937), Paterson Bicycle Exchange (1952-1958), Smith Mary L Mrs (1958)</p> <p>338 Main Street Cohen S house dresses (1922), Lambert Abraham (1922), Held Louis (1927-1932), Ruddy Susanna Mrs (1937), Finance Furniture (1942), Needram Joseph T (1942), Mardo B E (1947), Paterson Rutherford Co Inc Blue Prints (1947-1952), Mardo R E L (1952-1962), Stereo House Inc phonographs (1962)</p> <p>340 Main Street Cooper Joseph cloaks and suits (1922-1932), Madells Bakery and Lunch (1932-1937), Connell Thomas A (1937), O'Neil Joseph J (1942-1952), Dreher Theodore J L (1958-1962)</p> <p>342 Main Street OBrien Martin A L (1937-1962), Magnet Ic Recording Ce MU (1958-1962), Fordham Pelt Works uniform manufacturers (1952), Mu (1952), Marjories Beauty Salon (1947), Bettys Beauty Salon (1937-1942), White Fannie Mrs (1922-1927), White Pauline music tchr (1922), Lipschulz Bros shoes (1922)</p> <p>344 Main Street Gerro George (1942-1958), Seergy Michael K (1932), Phillips Max (1927)</p>
South	346-356 Main Street 11 Marshall Street	<p>346 Main Street Darabaris Thomas (1922), Zalon Nathan shoemaker (1922-1927), Clifford William J (1927-1932), Hin & Dickson Inc furniture (1932), Clifford M Mrs (1937), Eastern Furniture (1942-1952), Mawhinney May V Mrs (1942-1958), Fordham Felt Works (1958-1962)</p> <p>348 Main Street Anagnost Theodore (1922), Aylem M dry goods (1922), Hin & Dickson (1927), Tonelson Archie (1927), Guerrero George (1932), Eakins William C (1937),</p>

		<p>Stagg William H (1942-1958), Davis Thomas M (1962)</p> <p>350 Main Street Arnet Alwina (1922), Aylem M dry goods (1922), Zalon Nathan (1927), Dupree Cora Mrs (1932), Piller James E (1937), Workman Lydia F Mrs (1942), Turner S Y (1947-1952), Turner Samuel L (1962)</p> <p>356 Main Street County Jail (1922-1947), McCutcheon John (1922), Morgan Charles W (1927), Davenport Frank (1932), Gollmer Louis C (1942), Passaic County Bureau of Identification (1942-1952), Hanos William J (1947), Hanna William J (1952)</p> <p>11 Marshall Street County Jail (1958-1962), Bureau of Identification (1958-1962), Sheriff's Office Jury Commission (1962)</p>
West	180 Oliver Street	<p>Di Pietro A toys (1942), Steinfeld S grocer (1942), McLaughlin C Mrs (1942), Black Harry (1942), Magliano Frank (1942), Roppatte James (1942), McLaughlin Henry (1947), Thomas Louise Mrs (1947), White Edward (1947), La Cava James (1947-1952), Finnigan W T (1947), Perna Michael M (1947), Del More Veto (1947), Karpinski Joseph (1947-1952), Russ & Bills Restaurant (1947), Youngs Russell (1947), Perna Michael N (1952-1958), Minery Anthony A (1952), Mohren I T Mrs (1952-1958), Lee George (1952), McCluskey John (1952), Gemma Michael L (1952), Campus Luncheonette (1952-1958), McPhail Harry (1952-1958), Beck Robert R (1958), Driesse Leonard Jr (1958), Verzengia John N (1958), Garcia Anthony (1958), Hurst Joseph L (1958), Rapp Stephen (1958), Nettles Homer L (1962)</p>
West	7 Marshall Street	<p>Dunphy John (1922-1927), Hermance Edward J (1922-1947), Kentusky Edward G (1958-1962)</p>

City directory listings were reviewed for adjoining properties to the subject site. Listings span from approximately 1922 through 1962 and provide information on historical land use patterns in the immediate vicinity.

North Adjoiners (179–195 Oliver Street):

Records for 179–181 Oliver Street indicate automotive-related operations, including Susino Garage and United States Garage, which were active from approximately 1922 through 1962. Later entries list Apex Screen Engraving Co. (1947–1952), suggesting commercial or light industrial activity during the mid-century period.

Listings for 183–189 Oliver Street primarily reflect residential and small-scale commercial use through the 1920s and 1930s, including individual occupants and Fon Willie Laundry (1932–1952). The presence of laundry operations persisted through multiple decades, consistent with dry cleaning or pressing services typical of the period.

191 Oliver Street was occupied by individual residents and small commercial entities throughout the 1920s to early 1950s, with no listings indicative of industrial or automotive uses.

193–195 Oliver Street included Fon Willie Laundry (1922–1927) and later Central Parking (1937) and Susino J Auto Parking (1942–1962), showing a transition from laundry services to parking or vehicle-related use by mid-century.

East Adjoiners (332–344 Main Street):

Listings along 332–344 Main Street between 1922 and 1962 include a range of commercial and retail businesses, such as dry goods, fruit stands, beauty salons, bicycle exchange, music and shoe stores, and printing or recording companies. Notable entries include Magnet Recording Co. (1958–1962) and Paterson Rutherford Co. Inc. Blue Prints (1947–1962).

These uses represent typical commercial corridor activity along Main Street with no listings indicating heavy industrial, automotive repair, or hazardous materials operations.

South Adjoiners (346–356 Main Street; 11 Marshall Street):

Properties along 346–356 Main Street show primarily retail and light manufacturing operations, including dry goods, shoe repair, furniture, and felt works businesses (1922–1962).

The adjoining parcel at 11 Marshall Street is consistently listed as the Passaic County Jail and later as the County Bureau of Identification and Sheriff's Office Jury Commission (1942–1962), reflecting continuous institutional and governmental use.

West Adjoiners (180 Oliver Street; 7 Marshall Street):

Records for 180 Oliver Street from 1942 to 1962 show a combination of residential and small commercial use, including toy stores, restaurants, and lunch counters, with no listings suggesting industrial or automotive operations.

The parcel at 7 Marshall Street appears residential throughout its record, with listings for private occupants (1922–1958) and no commercial or industrial uses noted.

Summary

Overall, adjoining properties exhibited mixed residential, institutional, and small commercial operations through the early- to mid-20th century. Automotive repair and parking uses were identified at 179–181 and 193–195 Oliver Street, while laundry operations were documented at 183–189 Oliver Street. The eastern Main Street corridor consisted primarily of retail and service businesses, while institutional facilities occupied Marshall Street parcels.

5.5 Chain of Title (Post-1932)

Terraphase reviewed Chain of Title records provided by EDR that are included in Appendix G and analyzed for the Subject Property below:

Year	Grantor (Seller)	Grantee (Buyer)	Notes
1939	The Paterson Savings Institution	The Catholic Church of St. John the Baptist, Paterson	County records show Grantor owned before 1930
1994	The Catholic Church of St. John the Baptist, Paterson	Roman Catholic Diocese of Paterson	N/A

Chain of title documentation provided by EDR indicates two recorded property transfers for the subject property after 1932. In 1939, ownership transferred from The Paterson Savings

Institution to The Catholic Church of St. John the Baptist, Paterson. County records note that the Paterson Savings Institution held the property prior to 1930. A subsequent conveyance occurred in 1994, transferring ownership from The Catholic Church of St. John the Baptist to the Roman Catholic Diocese of Paterson.

No additional transactions, liens, easements, or encumbrances were identified in the chain of title documentation reviewed. The available records indicate long-term institutional ownership consistent with the historical operation of St. John's Cathedral and associated educational facilities at the Site.

5.6 Environmental Liens and AULs

Environmental liens and activity and use limitations were not found in connection with the deeds for the Site (Appendix H).

5.7 NJ MacRAE'S Industrial Directory Report

No industrial or manufacturing listings were identified for the Site at any time between 1901 and 2021, according to the NJ MacRAE'S Industrial Directory Report (Appendix I). The directory search returned "No Listing" for all years reviewed, indicating no recorded industrial or manufacturing occupants associated with the property during the covered period.

5.8 Prior Environmental Reports and Assessments

Terraphase reviewed multiple historical environmental reports and asbestos management documents pertaining to the subject property.

A 2008 AHERA Three-Year Re-Inspection prepared by Detail Associates, Inc. for Windsor Academy (190 Oliver Street) identified asbestos-containing materials (ACMs) including pipe insulation, 9×9 and 12×12 floor tiles, and ceiling tiles. These materials were reported as non-friable and in fair condition, managed under an Operations and Maintenance (O&M) program consistent with the Asbestos Hazard Emergency Response Act (AHERA).

A 2012 U.S. Environmental Protection Agency (AHERA) Notice of Inspection for John P. Holland Charter School confirmed the continued presence of ACMs in pipe insulation, boiler insulation, floor tiles, and transite panels. The EPA inspection noted localized damaged insulation in basement areas and identified minor administrative and recordkeeping deficiencies related to AHERA documentation and re-inspection reporting.

A 2014 Detail Associates asbestos abatement proposal to the Roman Catholic Diocese of Paterson outlined planned removal of approximately 1,574 linear feet of pipe insulation, 132 square feet of boiler insulation, 696 square feet of transite panels, 1,413 square feet of 9×9 floor tiles, and 19,820 square feet of 12×12 floor tiles, to be conducted under N.J.A.C. 5:23-8.15 (full containment) by B & N & K Restoration Co., Inc.

In addition, a 2015 Phase I Environmental Site Assessment prepared by Brinkerhoff Environmental Services for 182–198 Oliver Street (Blocks 4709, Lots 2–4) documented two historical underground storage tanks associated with No. 2 heating oil and an open UST case (No. 97-07-31-1653-51) then under NJDEP review. Subsequent records, including the 2015 Response Action Outcome (RAO) by Gary G. Landis, LSRP (#593752), demonstrate that all identified Areas of Concern have since achieved unrestricted-use closure. The Brinkerhoff report provides a baseline for comparison and confirms continuity of environmental oversight at the Site.

Collectively, these records document long-term environmental management and planned abatement activities consistent with AHERA, NJDEP, and NJDOH requirements. The presence of managed ACMs and closed UST cases represents regulated building-material and historical conditions rather than Recognized Environmental Conditions (RECs) under ASTM E1527-21. Copies of the referenced documents are included in Appendix P.

VI. SITE RECONNAISSANCE

6.1 Methodology and Limitations

A site reconnaissance of the property located at 182–198 Oliver Street Street, Paterson, New Jersey was conducted on July 15, 2022. Observations included the main building, interior spaces, basement mechanical areas, exterior paved areas, and adjoining properties as visible from the site. The inspection was limited to visual observations only; no sampling, measurements, or intrusive investigations were performed. Photographs taken during the Site reconnaissance are provided in Appendix K.

6.2 Current Use of the Property and General Observations

The Site is developed with a three-story masonry structure with red and brown brick exterior walls and a flat roof. The building occupies most of the parcel, with narrow concrete walkways and asphalt-paved areas along the sides and rear. The property is fully enclosed by fencing along portions of its perimeter.

The interior photographs show multiple classroom-style spaces containing desks, shelving, chalkboards, and mounted air conditioning units. One large interior area resembles a gymnasium or auditorium, containing basketball hoops, wood flooring, and blue and white painted walls. Wall-mounted lighting and a partial stage structure are visible in this section.

A basement level is present, constructed of exposed stone and brick masonry with unfinished ceilings and exposed piping, insulation, and electrical wiring. The basement includes multiple boilers, water heaters, pressure tanks, and related piping systems. Several sections of pipe insulation and boiler surfaces display asbestos hazard labels. Minor peeling paint, surface rust, and dark staining are visible on mechanical equipment and nearby walls.

Exterior areas consist of concrete and asphalt paving, including a rear parking lot, a fenced outdoor play area, and two large commercial dumpsters placed near the parking zone. Planter bins and scattered vegetation are present along the building edges and pavement seams. No active school operations or occupants are visible in the photographs.

The building's entrances and stairwells appear secured, and lighting fixtures, security cameras, and downspouts are visible along the exterior walls. No tanks, drums, or chemical containers were observed on the Site.

6.3 Current and Historical Use of Adjoining Properties

The adjoining property uses appear to be primarily residential. No concerns were identified.

6.4 Interior and Exterior Observations

6.4.1 Hazardous Substance Use, Storage, and Disposal

The Site was observed as an inactive former school building. No hazardous substances or chemical containers were observed. Asbestos-labeled materials are present on mechanical insulation within the basement.

6.4.2 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

We documented one 5,000-gallon heating-oil AST and one 1,500-gallon heating-oil UST associated with the Site.

6.4.3 Odors

No evidence of strong or unusual odors was visible or documented in the photographs.

6.4.4 Pools of Liquid

No standing water or liquid accumulation was observed in any interior or exterior areas.

6.4.5 Drums

No drums or portable chemical containers were observed on the Site.

6.4.6 Other Petroleum Products

No petroleum containers, fuel cans, or related materials were observed.

6.4.7 Unidentified Substance Containers

No unlabeled or unidentified containers were observed in any photographed areas.

6.4.8 Polychlorinated Biphenyls (PCBs)

No transformers, electrical cabinets, or equipment labeled for PCBs were observed on the Site.

6.4.9 Heating and Cooling

Mechanical areas contain large metal boiler units, water heaters, and piping systems with gauges and valves. Several sections of insulation are labeled for asbestos hazard.

6.4.10 Stains or Corrosion

Minor rust and surface staining were noted on metal piping and mechanical equipment in the basement. Peeling paint was visible on interior walls.

6.4.11 Sumps and Floor Drains

Two out-of-service sump pits and associated floor drains were documented in the basement near the mechanical equipment area.

6.4.12 Waste Pits, Ponds, and Lagoons

No evidence of waste pits, ponds, or lagoons was observed on the property.

6.4.13 Stained Soil or Pavement

Evidence of stains or corrosion were not observed on the floors, wall or ceilings during the Site reconnaissance.

6.4.14 Stressed Vegetation

Vegetation growing along the building foundation and through pavement cracks appeared typical. No stressed or dead vegetation was observed.

6.4.15 Nonhazardous Solid Waste

Two commercial dumpsters were observed along the southern parking area. No loose trash or debris piles were visible elsewhere on the Site.

6.4.16 Wastewater

No wastewater generation or discharge points were visible.

6.4.17 Wells

No wells were visible on the Site.

6.4.18 Septic Systems

No septic systems or related infrastructure were observed.

6.4.19 Stormwater Management System

No storm drains or catch basins were visible in the photographs. The Site surfaces consist primarily of asphalt and concrete pavement, which drain toward the public right-of-way.

VII. QUESTIONNAIRES AND INTERVIEWS

7.1 Owner Questionnaire

██████████ completed and returned the Phase I Environmental Site Assessment Questionnaire (included in Appendix L). She reported no known environmental problems or releases associated with the property within the past five years. ██████████ noted that the property has been used as a school facility and was previously associated with St. John's Cathedral School/John P. Holland Charter School. She was not aware of any underground tanks, hazardous materials, or adjoining property issues, and confirmed that no industrial activities have occurred on the premises.

7.2 User Questionnaire

██████████ of ██████████ completed and returned the Phase I Environmental Site Assessment User Questionnaire (included in Appendix L). She reported no known environmental issues at the site and confirmed the current and historical school use of the property. ██████████ indicated awareness of a former gas station located west of the site but did not identify any on-site releases, spills, or areas of concern. She confirmed that available environmental reports and regulatory documents were reviewed as part of this assessment.

VIII. FINDINGS AND CONCLUSIONS

8.1 Summary of Historical Use

The property at [REDACTED] has been occupied by institutional and educational facilities since at least the early twentieth century. Historical records identify the site as St. John's Cathedral School, later Windsor Academy and Windsor Preparatory. Earlier city-directory listings between 1922 and 1937 show small residential and printing or tailoring businesses along 182–186 Oliver Street, followed by consolidation under St. John's ownership by the mid-century period. The property remained in continuous school or church-related use through the present. No industrial, automotive, or manufacturing uses were identified for any portion of the site in Sanborn maps, aerial photographs, directories, or the NJ MacRAE's Industrial Directory.

Two heating-oil underground storage tanks, one 5,000-gallon and one 1,500-gallon, were installed in 1944 and abandoned in place on July 31, 1997. A discharge of No. 2 fuel oil was reported the same date under NJDEP Case No. 97-07-31-1653-51, and remediation was performed under NJDEP oversight. A Response Action Outcome (RAO) dated November 6, 2015, documented unrestricted-use closure, confirming that remedial standards protective of residential exposure were achieved.

Multiple asbestos inspections and abatement plans were completed between 2003 and 2014 in accordance with the Asbestos Hazard Emergency Response Act (AHERA). Asbestos-containing materials identified in pipe insulation, floor tiles, ceiling tiles, and transite panels were managed or removed under regulated programs. No other hazardous-substance handling, storage, or waste management operations were documented for the property.

8.2 On-Site Areas of Concern

The sole confirmed Area of Concern (AOC) for the site is the former heating-oil UST area associated with Case No. 97-07-31-1653-51. The 2015 RAO by LSRP Gary G. Landis (#593752) closed this case for unrestricted use, eliminating the need for further action.

Asbestos-containing materials were present within the building's mechanical spaces and were either abated or remain managed under an O&M plan compliant with AHERA. These materials

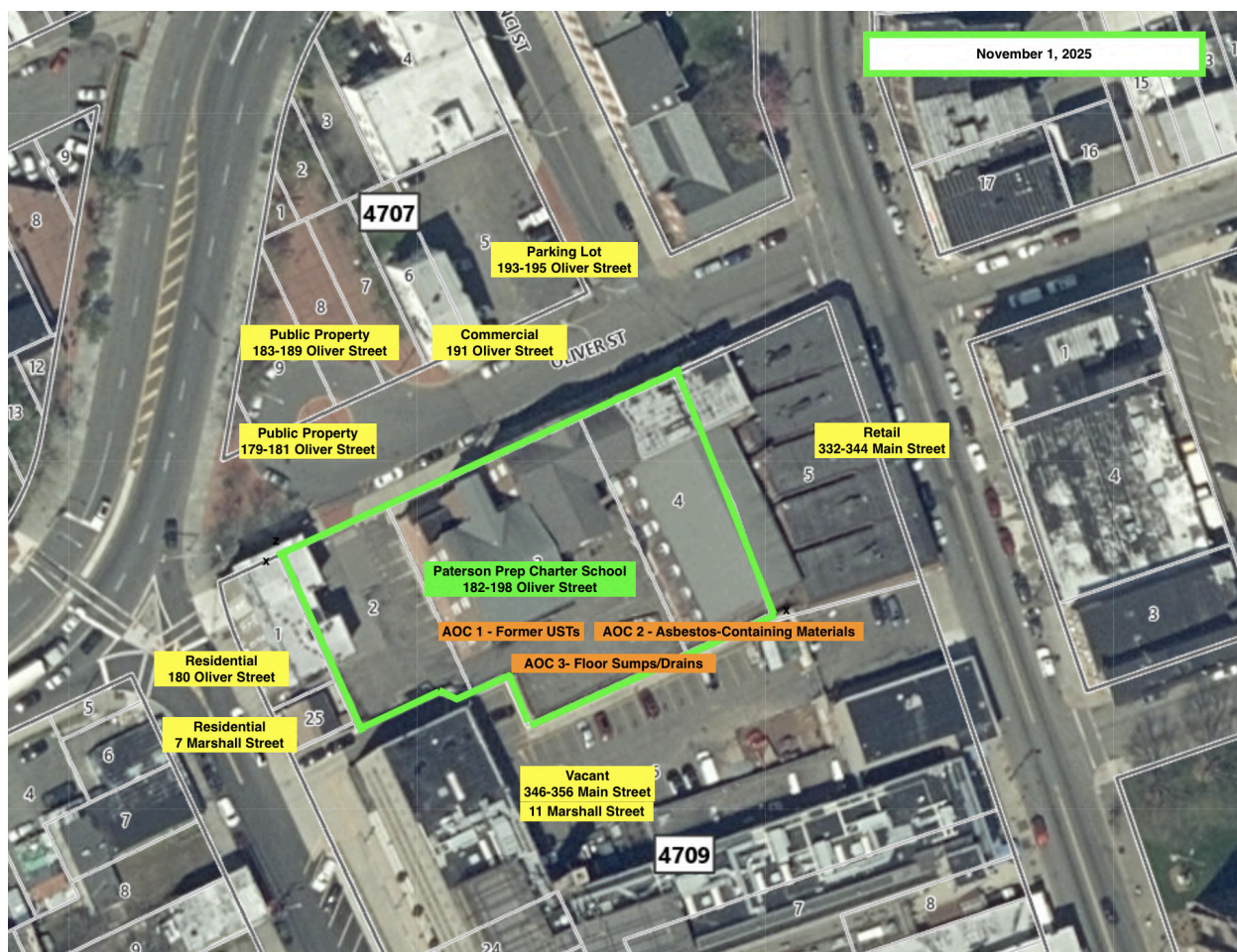
constitute a regulated building-material concern rather than a Recognized Environmental Condition under ASTM E1527-21.

No additional on-site petroleum storage, chemical use, or waste disposal features were observed during reconnaissance. No staining, stressed vegetation, or evidence of releases was noted. Accordingly, no current Recognized Environmental Conditions are identified for the property.

8.2.1 AOC Summary Table

The Areas of Concern (AOCs) listed below integrate both ASTM Recognized Environmental Condition (REC) designations and NJDEP AOC definitions to meet blended Phase I/PA requirements.

AOC No.	Description	Environmental Media	Status	Reference	Recommendation
1	Former 5,000-gallon and 1,500-gallon No. 2 Fuel Oil Underground Storage Tanks (installed circa 1944, abandoned 1997)	Soil, Groundwater	Closed – Unrestricted Use RAO issued 11/6/2015 (PI 031461, Case No. 97-07-31-1653-51)	RAO Letter (G. Landis, LSRP #593752), BCP5 Site Investigation Report (4/2/2015)	No further action
2	Asbestos-Containing Materials (pipe insulation, floor tiles, transite panels)	Building Materials	Managed under AHERA O&M Plan; partial abatement in 2014	AHERA Reports (2008, 2012), Detail Associates Abatement Proposal (2014)	Maintain AHERA compliance
3	Floor sumps and drains in basement mechanical area	Soil, Groundwater	No staining or discharge observed; no further action	Site Reconnaissance (7/15/2022)	None



8.2.2 Environmental Media Evaluation

Consistent with ASTM E1527-21 §12.5 and NJDEP PA Guidance §4.5, each environmental medium potentially affected by on-site or adjacent activities was reviewed as summarized below.

Medium	Findings	Status
Soil	Addressed under AOC-1; no exceedances detected during UST removal (2015 Site Investigation Report)	Closed – Unrestricted Use RAO (2015)
Groundwater	Analytical results from post-removal investigation were non-detect for petroleum hydrocarbons	No impact identified
Surface Water/Sediment	No surface water bodies on or adjacent to Site	Not applicable

Vapor Intrusion	No VOC sources or plumes present; low potential	Not applicable
Indoor Air	No evidence of contamination or petroleum odors	Not impacted
Building Materials	ACMs identified and managed under AHERA; partial abatement performed	Ongoing O&M management

8.3 Off-Site and Adjoining Concerns

Adjoining parcels exhibit a mix of historical institutional, residential, and small commercial uses. North of the site, 179–181 Oliver Street operated as Joseph Susino & Son Garage / Exxon S/S #35071, a former gasoline service station with five USTs installed between 1944 and 1977 and removed in 1991. NJDEP records (Facility ID 008385) classify this facility as Closed following remedial activities with no remaining contamination issues.

Also north of the site, Fon Willie Laundry (189–195 Oliver Street) is listed in historical directories from 1922 through 1952. No dry-cleaning solvent use or releases are documented and no NJDEP records are associated with the address.

South of the property, 11 Marshall Street contained the Passaic County Jail Complex, owned by the Passaic County Board of Freeholders. The facility operated from at least the 1940s until its recent demolition. NJDEP records (UST Facility ID 007517) show multiple heating-oil and diesel USTs installed between 1960 and 1998, with the most recent removals completed in 2020. Historical spill and hazardous-waste records under EPA ID NJD986595320 document small releases and compliant RCRA VSQG operations; all cases are closed and no active remediation is identified.

East of the site, properties along Main Street (332–344) have been consistently commercial and retail in nature. No industrial or hazardous-materials activities are documented. West of the site, 180 Oliver Street and 7 Marshall Street remain residential or light commercial. None of the adjoining parcels contain open environmental cases in NJDEP databases.

Based on regulatory closures and site topography, no off-site or adjoining property conditions are expected to have adversely affected the subject property.

8.4 Data Gaps

No data gaps were identified that materially affect the ability to identify Recognized Environmental Conditions or Areas of Concern in accordance with ASTM E1527-21 §8.2.3 and N.J.A.C. 7:26E-3.2.

Historical case file archives were incomplete, but the 2015 RAO and Site Investigation Report provide sufficient evidence of unrestricted-use closure for AOC-1.

8.5 Overall Conclusions

Based on the historical, regulatory, and reconnaissance information reviewed, no Recognized Environmental Conditions (RECs) are currently identified at 182–198 Oliver Street. The only known historical concern, a 1997 heating-oil release, has been fully remediated and closed for unrestricted use. Adjoining and nearby properties with prior petroleum or waste-management activities have achieved regulatory closure, and no evidence indicates migration or residual impact to the subject property. Asbestos-containing materials have been properly managed or abated in accordance with federal and state requirements.

8.6 Recommendations

The following recommendations satisfy both the ASTM Phase I ESA continuing-obligations framework and the NJDEP Preliminary Assessment follow-up expectations:

No further environmental investigation is warranted at this time. If the property undergoes major renovation or demolition, remaining building materials should be surveyed for asbestos and other hazardous constituents in accordance with NJDOH and EPA requirements. Should future redevelopment include subsurface excavation, proper due-diligence procedures should be observed to verify absence of residual petroleum odors or staining in the former UST area. Otherwise, the site meets the criteria for unrestricted use under NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

IX. PREPARER STATEMENT

10.1 Statement of Qualifications

The environmental assessment described herein was conducted by the undersigned employees of [REDACTED]. The assessment was performed in accordance with ASTM E1527-21 (2021) and the New Jersey Technical Requirements for Site Remediation (N.J.A.C. 7:26E). This document serves as a blended Phase I ESA / Preliminary Assessment meeting the documentation standards of both frameworks.

10.2 Signature and Certification

Combined Phase I ESA / Preliminary Assessment Certification

The following certification satisfies the NJDEP Preliminary Assessment requirement under N.J.A.C. 7:26E-1.9 for inclusion within a combined Phase I ESA / PA document.

I, [REDACTED], hereby certify that this combined Preliminary Assessment and Phase I Environmental Site Assessment has been prepared in accordance with the New Jersey Technical Requirements for Site Remediation (N.J.A.C. 7:26E), the NJDEP Preliminary Assessment Technical Guidance (2018), and the federal ASTM Standard Practice for Phase I ESAs (E1527-21).

[REDACTED]

[REDACTED]

Date: November 3, 2025