

STONEFIELD

April 9, 2020

Debra Coonce
Planning & Zoning Board Coordinator
Township of Long Hill
915 Valley Road
Gillette, NJ 07933

**RE: Application 19-13P
Prism Millington, LLC.
Block 12301, Lot 1 & Block 10100, Lot 7.01
50 Division Avenue
Township of Long Hill, Morris County, NJ**

Ms. Coonce:

As a supplement to our office's submission of revised documents on April 6, 2020, please see below for additional documents that have been updated to address the Board Professional's review comments:

<i>ITEM DESCRIPTION</i>	<i>DATED</i>	<i>COPIES</i>	<i>PREPARED BY</i>
Environmental Impact Statement	04-03-2020	12	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Casey & Keller Engineering Technical Review #1 dated February 28th, 2020 which pertain specifically to the updated Environmental Impact Statement:

Technical Review: Environmental Impact Statement:

1. The Environmental Impact Statement (EIS) incorrectly states that the project site is abandoned and not being used. The report should be corrected and identify any associated impact.

Section 2.10 of the Statement has been revised to remove the reference to the site being abandoned. Sections 1.0 and 4.0 of the Statement has been revised indicate that the site is currently occupied with a variety of industrial tenants (approximately 60% leased). All current tenants would be vacated prior to the start of construction.

2. The EIS states that "The subject property was previously occupied by an unknown industrial use." As a Superfund site the information about the "unknown industrial use" should be readily available and should be included in the EIS.

Section 1.0 of the Statement has been revised to state that the property has historically operated as an asbestos products manufacturer, a pesticide application equipment manufacturer, and a pesticide packaging distribution facility. A more detailed outline of historic and current tenants is included within the 2019 Preliminary Assessment / Site Investigation prepared by EWMA which has been included in the Appendix of the Statement.

3. The EIS should include information as to why a portion of the property is "off limits" and what has been done to protect the environment and area residents.

The "Restricted Area" on the project site is an asbestos landfill closed under CERCLA (Superfund) and is a delisted NPL site. Deed notice / use restrictions and engineering controls have been established as part of the remedial measures. NGC and EPA completed response measures at the site including investigation and remediation of the landfill via capping, soil stabilization and

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institutional controls. Additional information can be found within the 2019 Preliminary Assessment / Site Investigation prepared by EWMA which has been included in the Appendix of the Statement.

4. The Applicant should provide testimony as to whether the existing bituminous pavement on the portion of the site to be developed may cover any contaminated soils. The EIS should address this possibility and whether testing will be required to confirm or deny the presence of potential hazardous materials. The EIS should discuss any potential impact of exposing underlying soils and the possible need for dust control when exposed.

Section 3.7 of the Environmental Impact Statement has been updated to address air quality and dust control during construction. The 2019 Preliminary Assessment / Site Investigation prepared by EWMA has been included in the Appendix of the Statement further outlining site conditions.

5. The EIS also needs to present the anticipated water demand and potential sewage flow based on the N.J. DEP criteria for this type of project. The discussion should gauge the potential impacts and the ability of the municipality and/or local utility agencies to supply the necessary services.

Sections 2.6, 2.8, 2.9 and 3.12 of the Environmental Impact Statement have been updated to further detail utility services to the project site. Will serve letters have been issued to the relevant utility authorities and responses will be forwarded to the municipality upon receipt. The Applicant is agreeable to performing a sewer study to confirm downstream capacity. Additionally, demand calculations for water and sewer demand are provided on the Utility Plan (Sheet C-8) that is included in the Preliminary & Final Major Site Plans prepared by our office.

6. The Long Hill Environmental Commission should review the EIS as appropriate.

Acknowledged.

The following is an itemized response to the comments contained within the Phillips Preiss Planning Review letter dated February 28th, 2020 which pertain specifically to the updated Environmental Impact Statement:

18. The Applicant should include information in the Environmental Impact Statement regarding the past use of the site since that information is readily available on the Township's website, as well as the USEPA website.

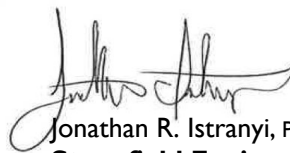
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Should you have any questions, please do not hesitate to contact our office.

Best regards,



Jeffrey Martell, PE, PP, CME, LEED AP
Stonefield Engineering and Design, LLC



Jonathan R. Istranyi, PE, PP, CME, CFM
Stonefield Engineering and Design, LLC

Via courier delivery

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