

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF NORTH BRUNSWICK  
AUTHORIZING A CHANGE IN SCOPE TO THE PROFESSIONAL SERVICE  
AGREEMENT WITH T&M ASSOCIATES APPOINTED AS THE  
2024 TOWNSHIP ENVIRONMENTAL ENGINEER  
FOR ASSISTANCE WITH CONTINUED AIR AND GROUNDWATER SAMPLING,  
CLASSIFICATION AND REPORTING  
TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ASSOCIATED WITH THE SITE REMEDIATION OF THE  
HIGH SCHOOL, VETERANS PARK AND ADJOINING PARCELS**

**WHEREAS**, in 2003, the Board of Education (“BOE”) initiated the enlargement and renovation of North Brunswick Township High School, and during the construction of the new high school auditorium wing in July 2003, waste materials primarily consisting of pharmaceutical and laboratory vials, along with related laboratory glassware, were unearthed; and

**WHEREAS**, in 2003, on behalf of the BOE and the Township, Powell~Harpstead, Inc. (now Kleinfelder) conducted a remedial investigation at the High School, Veterans Park, and surrounding areas; and

**WHEREAS**, soil contamination has since been removed from the High School, Plains Gap residential properties, Veterans Park, and the PSE&G easement on the adjoining BOE property, with ongoing investigations needed for groundwater, soil in undeveloped wooded land south of Roosevelt Avenue and Raider Road, and a few isolated piles in the wooded outskirts of the High School property; and

**WHEREAS**, in February 2017, pursuant to Resolution 63-2.17, the Township amended its agreement with T&M Associates to further evaluate the impact of chlorinated solvents and metals in the groundwater, review previously recommended remedial technologies, and refine cost estimates as part of litigation negotiations; and

**WHEREAS**, as part of the groundwater remediation, Kleinfelder was previously designated as the Licensed Site Remediation Professional (“LSRP”) and engaged to provide sampling and reporting services; and

**WHEREAS**, to comply with ongoing sampling, inspection, evaluation, and reporting requirements from the New Jersey Department of Environmental Protection (“NJDEP”) for identified areas of concern, T&M Associates was engaged as the LSRP after Kleinfelder’s services concluded; and

**WHEREAS**, in June 2020, additional services from T&M Associates were required to prepare and submit documents for the litigation process and to satisfy NJDEP requirements; and

**WHEREAS**, in July 2020, Resolution 197-7.20 authorized T&M Associates to provide environmental services outlined in their June 23, 2020 proposal, specifically for the review of submissions by Kleinfelder as the prior LSRP for NJDEP SRP PI#022977; and

**WHEREAS**, counsel for the Township and BOE are jointly discussing resolutions for financial liabilities with responsible parties regarding the soil contamination at North Brunswick High School and surrounding sites, while NJDEP continues to require ongoing updates on site conditions; and

**WHEREAS**, continued indoor air sampling and ongoing investigation and reporting are necessary to evaluate chlorinated solvent and metal impacts on groundwater. Sampling is also required from monitoring wells, some of which are damaged and require repair to continue inspection, evaluation, and to update the Remedial Investigation Report (“RIR”) on file with NJDEP; and

**WHEREAS**, at the Township’s request, T&M Associates submitted a proposal dated November 11, 2024, for the required services, with an amount not to exceed \$69,650.00, to be billed through monthly invoices; and

**WHEREAS**, in March 2024, Resolution 99-3.24 authorized a contract with T&M Associates, located at Eleven Tindall Road, Middletown, New Jersey 07748, to provide environmental engineering services for calendar year 2024, awarded under a fair and open contract process, in accordance with N.J.S.A. 19:44A-20.1 et seq.;

**NOW, THEREFORE, BE IT RESOLVED** on this 18th day of November 2024, that the Township Council of the Township of North Brunswick hereby authorizes the Mayor to execute, and the Township Clerk to witness, an amendment to the current agreement with T&M Associates. This amendment includes repairs to monitoring wells, indoor air and groundwater testing required to update the RIR, and submission of necessary reports to NJDEP, as outlined in the attached proposal dated November 11, 2024, with an amount not to exceed \$69,650.00; and

**BE IT FURTHER RESOLVED**, that notice of this action shall be published in the *Home News & Tribune*, as required by law, within twenty (20) days of its passage.

CERTIFICATION

I, Cavel Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds in the following account are available under Contract PRO24072:

\$65,650.00 are available in the Soil Reserves account 5-04-65-400-000-002

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Cavel Gallimore  
Chief Financial Officer

\_\_\_\_\_  
Justine Progebin  
Business Administrator

\_\_\_\_\_  
Ronald Gordon, Esq.  
Township Attorney  
Approved as to Legal Form

**RECORDED VOTE:**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
CHEIDID				
MEHTA				
GUADAGNINO				
DAVIS				
SOCIO				
HUTCHINSON				
MAYOR WOMACK				

I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on November 18, 2024.

\_\_\_\_\_  
Lisa Russo  
Township Clerk



November 11, 2024

(Transmitted via email: [JProgebin@northbrunswicknj.gov](mailto:JProgebin@northbrunswicknj.gov))

Attn: Justine Progebin, Business Administrator  
Township of North Brunswick  
710 Hermann Road  
North Brunswick, NJ 08902

**Re: Proposal for North Brunswick High School and Veterans Park Case  
Additional Vapor Intrusion (VI) Sampling for Plains Gap Road and  
Licensed Site Remediation Professional (LSRP) Services  
Block 143, Lots 67, 69, 94.01, 95.01, 162 and Plains Gap Road  
North Brunswick, Middlesex County, New Jersey  
NJDEP Case No. 03-07-18-1500-30  
NJDEP SRP PI #022977  
North Brunswick, Middlesex County, New Jersey**

Dear Ms. Progebin:

T&M Associates (T&M) has prepared this proposal for your consideration. This proposal encompasses the required activities (i.e., additional vapor intrusion (VI) sampling, VI mitigation system evaluation, Source Control Report, etc.) to be performed by T&M to continue to evaluate the chlorinated solvent impacts in the groundwater and its potential to migrate and impact the residences on Plains Gap Road as required by the New Jersey Department of Environmental Protection (NJDEP). Specifically, the scope of services will include:

- Indoor air and sub-slab soil gas sampling to continue to evaluate the chlorinated solvent concentrations emanating from the groundwater plume migrating beneath the residences (i.e., 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40 and 42) on Plains Gap Road to impact the indoor air quality. In addition, an indoor air sample will be collected from the High School Auditorium.
- Evaluation of mitigation system installed within the High School Auditorium and at 42 Plains Gap Road, which were not previously evaluated.
- Preparation and submission of an Immediate Environmental Concern (IEC) Vapor Intrusion Source Control Report



## **ENVIRONMENTAL SCOPE OF SERVICES**

### **ITEM 1: Additional Vapor Intrusion Investigation and Mitigation System Evaluation**

As required and requested by the NJDEP following the sampling performed during the previous heating season, T&M will continue to evaluate the potential for impacts to indoor air quality based on chlorinated solvent concentrations emanating from the groundwater plume migrating beneath the residences on Plains Gap Road. Specifically, T&M proposes the following:

#### Indoor Air Sampling

T&M will re-evaluate the potential impacts to indoor air quality because of volatile organic compound (VOC) vapors emanating from the chlorinated solvent groundwater plume migrating beneath the residences on Plains Gap Road. Specifically, our scope of services will be to:

- Collect initial field screening for VOCs using a photo-ionization detector (PID) from each of the thirteen (13) above-mentioned residences and High School Auditorium prior to air sampling.
- Complete the Indoor Air Quality–Building Survey Form (with the help of the property owner representative) to account for potential additional sources of VOCs (not related to the chlorinated solvent contaminants present in the groundwater plume) that may affect the proposed air sample collection from the residence.
- Collect one indoor air sample from each basement (a total of thirteen [13] indoor air samples) and High School Auditorium utilizing six-liter capacity stainless steel canisters equipped with a programmed regulator suitable for sample collection over a period of 24 hours.
- Perform laboratory chemical analysis for VOCs in accordance with the requirements of USEPA Method Low-Level (LL) TO-15 at an NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.

#### Soil Gas Sampling

T&M will collect sub-slab soil gas samples beneath the basement area or slab-on grades sections. To avoid the potential for cross-contamination, the soil gas sample will be collected upon conclusion of the indoor air sample. Specifically, our scope of services will be to:

- Install one (1) temporary sample point that will be utilized to collect the soil gas sample within the sampling area (beneath the floor slab) of each of the residences (a total of thirteen [13] soil gas samples). A borehole measuring approximately 3/8-inch in diameter will be advanced through the concrete slab, extending 3 inches into the sub-slab soil. Following this, the top 1-inch of the hole will be over-drilled to a diameter of about 1 inch. This will facilitate an appropriate seal between the inert tubing that will be wrapped with a Teflon tape and the temporary sample point.



- Connect the sub-slab soil gas sampling points to a “T” fitting. The “T” fitting will be equipped with valves to enable separate soil gas flow paths. A pump will be connected to one end of the “T” fitting and the other end will be connected to an evacuated stainless steel canister, utilizing inert tubing.
- Purge the sample train. A volume of air that is equal to 3 times the volume of the inert tubing will be drawn using a pump. The rate at which the sample train is purged will be monitored to ensure it does not exceed 200 mL/min.
- Collect the soil gas samples utilizing laboratory certified six-liter stainless steel canisters equipped with pre-set regulators. The regulators will be configured to sample at a draw rate of 200 mL/min (30 minutes sampling time).
- Perform laboratory chemical analysis for VOCs in accordance with the requirements of USEPA Method LL TO-15 at the NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.
- Perform field quality control procedures by utilizing tracers (e.g., iso-propanol, helium, butane, sulfur hexafluoride, or difluoroethane) to monitor for potential leaks in the sampling train.
- At the completion of the sub-slab soil gas sampling the Site concrete floor will be restored to the original condition by patching the hole with cement.

#### Background Contamination Investigation

T&M will assess the impacts of background contaminant sources to the indoor air quality. To accomplish this, T&M will collect four (4) ambient (outdoor) air samples utilizing a six-liter stainless steel canister equipped with a programmed regulator suitable for sample collection over a time period of 24 hours. This sample will be collected to evaluate the influence of outside air on the indoor air quality. Additionally, chemical analysis for VOCs will be completed in accordance with the requirements of USEPA Method LL TO-15 at a NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.

#### VI Investigation Reporting

T&M will prepare a brief letter report to be submitted to each of the residents summarizing the results of the indoor air sampling. If any VOCs are detected above the applicable Indoor Air Screening Levels (IASL), T&M will notify the Township and provide recommendation prior to issuing our letter report. T&M will also prepare and submit a VI Investigation Summary Report detailing the activities performed at each of the residences, the results of the sampling and will provide recommendations for any additional actions,



if necessary. Additionally, as required by NJDEP, T&M will prepare and submit to the NJDEP an Annual Monitoring and Maintenance Report and associated supporting documents, forms.

#### Mitigation System Evaluation

In addition to the VI investigation, T&M will continue its inspection and evaluation of the mitigation system installed at in the High School Auditorium and 42 Plains Gap Road, which were not previously evaluated to verify that the current systems are still operating within the commissioning values established at the time of the installation of the system.

***NOTE:*** *As per our discussion, a VI Concern was identified at 31 PGR during the initial indoor air sampling event. During the initial sampling event, the sealed sump lid was observed to have been removed and the VI mitigation system had been moved from the sump. T&M retained Clean Vapor to re-seal the sump lid and re-install the VI mitigation system within the sump. However, the confirmatory indoor air sampling was still above the VI standard. Following the additional VI sampling proposed above, if the VI Concern is still present, the VI mitigation system will need to be upgraded. The cost associated with the upgrade of the VI mitigation system will be provided in a separate proposal, if necessary.*

#### **ITEM 2: Immediate Environmental Concern (IEC) Vapor Intrusion (VI) Source Control Report**

As required and requested by the NJDEP IEC Case Manager, Mr. Michael Colasurdo, an IEC VI Source Control Report to document action taken to migrate the VI IEC must be prepared and submitted. This report will be prepared in accordance with the *Immediate Environmental Concern Technical Guidance, May 2018 (Version 2.0)* which incorporates information contained in the Site Remediation Reform Act, N.J.S.A. 58:1C-1 et seq. (SRRRA); the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C (ARRCS Rules), and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E (TRSR).

#### **ITEM 3: Licensed Site Remediation Professional (LSRP) Project Management and Technical Support**

The scope of services presented herein will be performed under the LSRP program. T&M's LSRP will act as a regulatory liaison between Township, NJDEP and any other parties throughout the duration of this proposed scope of services. T&M's LSRP will provide consultation and project management necessary to continue to advance the project toward closure and keep Township informed of potential environmental issues that arise, as they pertain to the identified scope of services.

For any site for which an LSRP is hired pursuant to the provisions of section 30 of P.L.2009, c.60 (C.58:10B-1.3), the person responsible for conducting the remediation shall certify all documents submitted to the Department concerning the remediation of the contaminated site. The LSRP shall certify that the services were performed; that the LSRP managed, supervised, or performed the service that is the basis of the submission; and that the services and the submitted documents are consistent with all applicable remediation requirements adopted by the Department.



T&M's LSRP will also provide Technical Support with additional support services from our office staff, as required by the LSRP to continue its evaluation the appropriate remedies to address the known soil and groundwater contamination at the Site.

*End of Scope of Services*

**RESPONSIBILITIES OF THE TOWNSHIP**

It is understood that the Township will be fully responsible for obtaining the necessary authorization to allow T&M, its agent, subcontractors and representatives to have access to the Site and interior of Site structures for the purpose of conducting activities presented in this proposal.

The Township shall be responsible for making arrangements to allow its other consultants to be available to T&M for consultation regarding proper coordination of the project.

**LIMITATIONS**

This proposal does not include environmental investigations beyond what is presented.

In the event that our activities indicate areas of significant health, safety, or environmental concern, the scope of services outlined above may need to be expanded as appropriate.

T&M will be responsible only for its activities and that of its employees on the Site. Neither the professional activities nor the presence of T&M or its employees or subcontractors on a Site will imply that T&M controls the operations of others.

In the event that any condition is observed by T&M that warrants a notification to the NJDEP, in accordance with 7:1E-5.3 and/or N.J.A.C. 7:26E-1.4, T&M will notify the Township prior to notification to the NJDEP, if required.

**FEE SUMMARY**

T&M is prepared to complete the work outlined in the above scope of services for a time and material fee **(Not to Exceed)** the fee of **\$69,650.00**. Payment will be in accordance with the rate schedule outlined in our existing 2024 Professional Services Contract with the Township and the terms authorized under that contract also apply.

Please indicate your acceptance of this proposal by signing in the space provided on the last page and returning one (1) copy to this office. Alternatively, a resolution and purchase order issued by the Township will also indicate acceptance of this proposal. Acceptance of this proposal signifies the Township understands that T&M will not be retained or asked to perform any services unless funding is secured and





November 11, 2024  
NBRUOH-24002

**Additional VI Sampling and LSRP Services  
North Brunswick High School & Veterans Park Case  
NJDEP PI #022977  
Page 6**

is available to pay all invoices within thirty (30) days. Receipt of the signed proposal, resolution or purchase order will be considered authorization to proceed with all items described within this proposal. Any items not intended to be authorized will be clearly and specifically noted as such within the client's signed and returned proposal.

### **CLOSING**

This proposal is submitted solely and exclusively for the use of the Township for consideration of the professional services of T&M. Disclosure of this proposal's content to any third party without prior written authorization from T&M is expressly prohibited.

We thank you for the opportunity to submit this proposal. If you have any questions concerning this proposal, please do not hesitate to contact me directly at (732) 259-3348 or via email at [MHeumiller@tandmassociates.com](mailto:MHeumiller@tandmassociates.com).

Very truly yours,

### **T&M ASSOCIATES**

A handwritten signature in blue ink, appearing to read 'M. Heumiller', is written over a light blue horizontal line.

Michael K. Heumiller, LSRP  
*Associates, Group Manager*

The undersigned, having power to bind the Township of North Brunswick, has read, understood and hereby accepts this proposal.

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JUSTINE PROGEBIN  
BUSINESS ADMINISTRATOR

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DATE