

# SOQ

STATEMENT OF QUALIFICATIONS (LE)

---



**FIRSTECH ENVIRONMENTAL, INC.**  
Responsive Environmental Solutions

Real people  
Real concerns  
Real solutions



Real people, real concerns, real solutions

## TABLE OF CONTENTS

<b>APPENDIX 01</b>	Professional Profiles
<b>APPENDIX 02</b>	Case Studies
<b>APPENDIX 03</b>	NJDEP Certification
<b>APPENDIX 04</b>	Insurance Certificate
<b>APPENDIX 05</b>	Testimonials
<b>APPENDIX 06</b>	References

<b>INTRODUCTION</b>	<b>1</b>
1.1 Customer Service	1
1.2 Firstech Environmental's Corporate Mission	1
1.3 Professional Experience and Profiles	1
<b>OUR APPROACH</b>	<b>2</b>
2.1 Project Approach	2
Project Strategies and Planning	2
Work Implementation	2
Project Management/Site Closure	2
2.2 Project Summaries	2
2.3 Quality Assurance/Quality Control Measures	2
<b>CREDENTIALS</b>	<b>3</b>
3.1 Health & Safety Program	3
Firstech Health & Safety Goals	3
On-site Health & Safety Plans	3
3.2 Certifications, Insurance & Training	3
Certifications	3
Insurance	3
Training Programs	3
<b>SERVICES</b>	<b>4</b>
4.1 Environmental Consulting	5
4.2 Tank Closure	6
4.3 Tank Leaks	7-8
4.4 Complex Remediation	8
4.5 Mobile Groundwater Treatment System	9
4.6 Commercial Property Solutions	9-10
4.7 Wetlands Delineations	10
4.8 Pineland Permitting	11
4.9 CAFRA Permitting	12
4.10.0 Due Diligence Investigations	12
4.10.1 Phase I & II Environmental Site Assessments	13
4.10.2 ISRA Property Investigation	13
<b>CUSTOMER BASE</b>	<b>16</b>
<b>PROFESSIONAL PROFILES</b>	<b>17</b>
<b>CASE STUDIES</b>	<b>18</b>
<b>TESTIMONIALS</b>	<b>19</b>
<b>NJDEP CERTIFICATION</b>	<b>20</b>
<b>INSURANCE CERTIFICATE</b>	<b>21</b>
<b>REFERENCES</b>	<b>22</b>



**Firstech Environmental**

# INTRODUCTION



Firstech Environmental is a full-service environmental consulting and contracting company located in Monmouth County, New Jersey. Our experienced staff is dedicated to providing responsive environmental services throughout the State of New Jersey. Firstech Environmental has successfully closed hundreds of environmental projects with the New Jersey Department of Environmental Protection (NJDEP). We are committed to providing cost-effective, responsive environmental solutions and uncompromising service to fulfill our clients' environmental requirements.

Since 1996, Firstech Environmental has implemented strategies to support the ever-growing environmental consulting and contracting field. The following is a partial list of Firstech Environmental's background for investigation and remediation services:

- Underground Storage Tank (UST) management
- Subsurface and groundwater investigations
- NJDEP reporting and negotiation
- Innovative remediation service for petroleum hydrocarbon contaminated sites
- NJDEP Regulatory Compliance
- Phase I and Phase II Environmental Site Assessments, real estate assessment and evaluations
- Wetland and CAFRA Permitting

Firstech Environmental is certified by the NJDEP for Underground Storage Tank Closure and Subsurface Evaluation (#us00971).

## CUSTOMER SERVICE

Firstech Environmental operates within four main strategies:

- A personalized and high quality service
- Safety-oriented service to protect our personnel and our clients
- Top quality personnel to meet the highest expectations of the client's goals and to enhance our immediate and long-term growth potential
- A hands-on management approach to keep projects on track and to meet the client's needs and goals

## FIRSTECH ENVIRONMENTAL'S CORPORATE MISSION

Our mission is to provide a cost-effective remedial strategy that pursues case closure with the NJDEP. This is accomplished by dedicating the proper personnel, strategically planning tasks consistent with long-term project goals, utilizing proper equipment and resources, and completing projects on time and within budget.

## PROFESSIONAL EXPERIENCE AND PROFILES

With more than 50 combined years of professional, technical, managerial, and contracting experience in New Jersey, Firstech Environmental consistently exceeds the expectations of our clients. Professional profiles of Firstech Environmental's "Key Personnel" are presented in Appendix 01.

# OUR APPROACH

---

## PROJECT APPROACH

Firstech Environmental provides high quality consulting and contracting services. We constantly develop innovative strategies and solutions to assist clients in completing projects as safely and cost-effectively as possible. Good internal communications, proper resource allocation, and a well-planned project schedule are keys to ensuring projects are completed on time and within budget.

An implementation schedule and a cost estimate are developed for each project, defining anticipated labor hours, materials, travel, and other requirements. Technical supervision, conduct of each work assignment, and implementation of cost-schedule-performance control are provided as part of Firstech Environmental's day-to-day project management.

### Step 1 - Project Strategies and Planning

Prior to the start of each project, Firstech Environmental reviews and evaluates the existing on-site information, technical data, and specifications provided by the client. We thoroughly define the overall objectives of the project, the results to be obtained, safety measures, channels of communication and interaction, and the overall project schedule for ensuring technical and operational coordination and consistency with each client's goals. Firstech Environmental's primary project objectives are to minimize the overall work costs, and to ensure the successful closure of the project.

### Step 2 - Work Implementation

Firstech Environmental conducts a thorough inspection of the site and surrounding area(s). We then discuss the overall scope-of-work, both to outline what to expect during the project and to answer any questions you may have.

### Step 3 - Project Management/Site Closure

During the life span of each project, Firstech Environmental project managers maintain constant communication with our clients, including budget updates, cost controls, and quarterly/monthly status reports summarizing project activities. In conjunction with our project management functions, Firstech Environmental never loses sight of the goal of our projects, which is to achieve a cost-effective strategy with an approach directed toward the successful closure of the project.

## PROJECT SUMMARIES

Project summaries in which Firstech Environmental's professional staff addressed environmental situations at various types of sites are presented in Appendix 02. In each case, we reduced our clients' environmental costs and achieved their goals.

## QUALITY ASSURANCE / QUALITY CONTROL MEASURES

The Firstech Environmental Quality Assurance/Quality Control (QA/QC) program is based on the philosophy of thorough planning, including controls to detect deviations from the plan and systematic corrections. The procedures and specifications, which form the basis of the Firstech Environmental QA/QC program, constitute a proven method for ensuring that work is performed as specified, on time and within budget. We provide a QA/QC program with specific strategies and appropriate quality control measures to achieve a level of excellence consistent with project objectives, and in compliance with regulatory requirements.

Field activities conform to NJDEP approved sampling methodology and can be made available as written procedures that include quality control procedures. Project personnel possess the appropriate qualifications and training, and are familiar with the protocols that ensure the proper execution of all projects. Field sampling procedures are completed in accordance with the NJDEP Field Sampling Procedure Manual (May, 1992).

# CREDENTIALS

It is important that the environmental consultant you choose carries the appropriate insurances and certifications to complete the required work. Firstech Environmental is certified by the New Jersey Department of Environmental Protection for subsurface evaluation and tank closure. Each of Firstech Environmental's contracting and consulting personnel are up to date with current health and safety issues; every year the consulting and contracting staff attend the 8-hour Occupational Safety and Health Administration (OSHA) health and safety course. Firstech Environmental also maintains full General, Pollution, and Professional Liability insurance policies for your protection.

## HEALTH & SAFETY PROGRAM

Firstech Environmental's experience in understanding the potential hazards associated with construction activities at sites and experience in conducting similar work at commercial and industrial developments, have led us to develop a comprehensive health and safety plan. This plan was specifically designed to recognize and mitigate potential health and safety hazards associated with our field activities and involves overall safety goals, constant training in Occupational Safety and Health Association (OSHA) certified courses, and site-specific, on-site health and safety plans.

### Firstech Environmental's Corporate Health and Safety Goals

Firstech Environmental's corporate health and safety mission is to perform work in a safe, healthy environment without posing undue risk to Firstech Environmental personnel, sub-contractors, facility personnel, clients, and the general public. For each project Firstech Environmental establishes a goal of zero health and safety incidents for every project we complete.

### Health and Safety Plans - OSHA Compliance

Prior to conducting any work on-site, Firstech Environmental develops a site-specific Health and Safety Plan (HASP). The HASP includes emergency contacts names and phone numbers, hospital location map, discussion of site-specific hazards, and a summary of OSHA requirements for the contracted tasks.

The safety program that is adhered to for site activities is based on applicable sections of the following:

- OSHA Safety and Health Standards  
29 CFR 1910 (General Industry)
- OSHA Safety and Health Standards  
29 CFR 1910/1926 (Construction Industry)

Firstech Environmental takes great pride in meeting the safety requirements listed above. We practice sound safety procedures in a cost-efficient manner and in compliance with regulatory and contract requirements.

## CERTIFICATIONS, INSURANCE & TRAINING

### Certifications

Firstech Environmental is a NJDEP certified firm for:

- Underground Storage Tank Closure
- Subsurface Evaluation

Additionally, Firstech Environmental employs personnel who are individually certified by the NJDEP for UST Closure and Subsurface Evaluation. Copies of Firstech Environmental's NJDEP certification can be found in Appendix 04.

### Insurance

Firstech Environmental maintains General, Pollution, and Professional Liability insurance. Firstech Environmental's current certificate of insurance is available for review at any time (see Appendix 04 for a copy of the certificate).

### Training Programs

Firstech Environmental personnel receive training and complete certified courses in:

- 40-Hour OSHA Hazards and Protection Certification Course
- 8-Hour OSHA Hazards and Protection Refresher Course
- Contracting (Government, Private)
- New Equipment
- New Technologies
- Hazardous Waste Supervisor
- First Aid - CPR
- OSHA 3010 Excavation, Trenching and Soil Mechanics

# SERVICES



## General Services

- Commercial Property Solutions
- CAFRA Permitting
- Due Diligence Investigations
- Environmental Contracting
- Environmental Consulting
- ISRA Investigations
- Mobile Groundwater Treatment Systems
- NJDEP Reporting
- Phase I & Phase II Environmental Site Assessments
- Pineland Permitting
- Underground Storage Tank Closure
- Underground Storage Tank Leaks
- Underground Storage Tank Management
- Wetland Permitting

## Specialized Services

- Complex Remediation
- Disposal Services
- Drum, Tank, and Lagoon Sampling
- Environmental Impairment Liability Assessments
- Environmental Risk Management
- Environmental Site Assessments
- Excavation and Source Removal
- Expert Testimony
- Freshwater and Tidal Wetland Delineation and Permit Applications
- Hydrogeological Studies
- Innovative Groundwater Remediation
- PCB and Transformer Projects
- Permitting and Reporting
- Preparedness, Prevention, and Contingency Planning
- Real Estate Assessments and Evaluation
- Regulatory Compliance
- Sampling – Groundwater, Surface Water, Sediments/Soil
- Site Remediation
- Site Restoration
- Solid Waste Permitting, Testing, and Disposal
- Waste Characterization





## ENVIRONMENTAL CONSULTING AND PROJECT MANAGEMENT

Firstech Environmental provides a broad range of environmental consulting services to New Jersey-based industrial, commercial, and pharmaceutical companies. Our goal is to assist you in obtaining a NJDEP No Further Action (NFA) Letter through the implementation of a responsive cost-effective strategy.

With well over 60 years of combined experience in environmental consulting, Firstech Environmental personnel have the technical consulting foundation to implement cost effective, remedial strategies in today's ever changing environmental regulations. To ensure the successful completion of your project, you will be assigned a Senior Project Manager who will take the time to review your current environmental status and goals, and to direct the project towards case closure.

### Firstech Environmental's Technical Disciplines

- Environmental Science
- Geology
- Hydrogeology
- Land Use Management
- Natural Resource Management
- NJDEP Certified Subsurface Evaluations

### Firstech Environmental's Project Management Experience

- Aboveground and Underground Storage Tank Management
- Aquifer Testing
- Baseline Ecological Evaluations
- Class III-A Aquitard Petition and closure
- Environmental Risk Assessment
- Environmental Site Assessments
- Expert Testimony
- Groundwater and Contaminant Fate/Transport Modeling
- ISRA Management and Closure
- Monitoring well installation and sampling
- NJDEP & EPA Facility Compliance
- Site Rehabilitation / NJDEP Brownfields Development
- Subsurface Investigations
- Waste Identification, Characterization, Management, and Disposal

### Client Benefits

- Free Project Review / Second Opinion
- NJDEP Grant and Loan Applications
- Insurance Coverage Evaluation

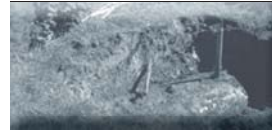
## TANK SOLUTIONS (TANK CLOSURE)

### A One-Day Job

Firstech Environmental has composed a team of experienced tank closure personnel to remove each tank (underground or above) properly and cost-efficiently. Our advanced planning and FREE tank closure proposal will take the site-specific circumstances into consideration to guarantee that your tank is removed without undue difficulty. Our customer service personnel will be there to walk you through the process every step of the way and to obtain the required permits from your municipality. Firstech Environmental's experienced team, modern equipment, and quality control measures, ensures that your tank will be removed properly and within one day. You will be provided with a report that will be completed and forwarded to the township as required to close the permit.

Firstech Environmental will assist you if your tank has leaked. We will discuss your options and help you to determine the best strategy to close the case with the NJDEP.

Trust Firstech Environmental to complete your tank removal in compliance with local and state regulations by providing the necessary paperwork. Improperly closed or non-permitted tank removals can result in difficulties when selling your property.



8:30 AM

Using a small rubber track excavator to minimize yard disturbance, Firstech Environmental personnel uncover the top of the tank.



9:00 AM

Safety is a major concern when it comes to completing tank work. Firstech Environmental personnel use protective eyewear and safety gloves when cutting open the top of a tank.



10:00 AM

Firstech Environmental personnel safely enter the open tank fully equipped with a breathing respirator, Tyvec™ suit, rubber boots, and rubber gloves. By hand they remove any remaining sludge left in the bottom of the tank.



11:00 AM

Using the newest approved technology, the tank is removed from the ground with minimal disturbance to both the tank and the surrounding area. Once the tank is removed, it is placed on the ground awaiting the township inspector.



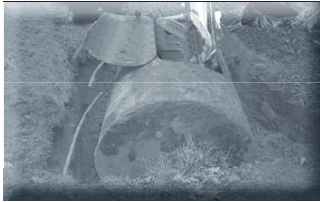
12:00 PM

After the inspection, the excavation area is backfilled with certified clean fill. Approximately two weeks after the completion of the tank removal, you will receive a tank closure report that includes copies of all certifications and disposal tickets.

**OIL TANK LEAK SOLUTIONS (RESIDENTIAL PROJECTS)**

**We Can Help You**

You have taken steps in the right direction by coming to Firsttech Environmental. In the event that your tank has leaked, you will need an environmental consultant that can assist you in obtaining a “No Further Action” letter from the NJDEP.



**Firsttech Environmental Closes Projects**

A remediation project can drag on for years if handled improperly. Firsttech Environmental closes over 90% of our projects within months of the remediation process.



**Homeowners Insurance Coverage for Leaking Oil Tanks**

Homeowner’s insurance coverage for cleanup costs from residential oil tank leaks may depend on the language and interpretation of the individual policy. Typically, impact to the groundwater or a neighboring property qualifies as a 3rd party and is therefore eligible for coverage under many insurance policies. If a third party has been impacted, you can file a claim with your homeowner’s insurance provider that may minimize or eliminate your costs for the clean up.

The NJDEP has many programs to help homeowners afford the costs associated with cleaning up a property impacted as a result of an oil tank leaks. One of the NJDEP programs is a grant from the state to clean up the project. Another is a low interest loan, which can be used to pay for the cleanup.

Firsttech Environmental’s experienced staff can assist you with your insurance claim, NJDEP grant, or the NJDEP low interest loan applications.



**Backfill of excavation area with clean fill, utilizing special equipment to minimize settling**

**Cost Effective Solutions**

Firsttech Environmental provides highly competitive rates. We save you money by providing a turnkey service and a dedicated, professional staff to complete a project.

In addition, our experience and thorough knowledge of the NJDEP Technical Requirements for site remediation helps us achieve your goals.

OIL TANK LEAK SOLUTIONS *continued*



**Once all excavation and backfilling activities are completed, the homeowner can restore the property.**

In many instances, the homeowner's insurance company covers the cost for the site restoration; Firsttech Environmental can assist in obtaining the maximum coverage and reduce or eliminate the cost to you.



**COMPLEX REMEDIATION PROJECTS**

Projects with soil and/or groundwater impact deep below the surface or below structures on a property should only be trusted to the most professional and experienced companies. Firsttech Environmental is a company that can be trusted to efficiently and effectively complete remediation projects of any size or complexity.

Our use of new and specialized equipment, as well as our thorough knowledge of available remediation techniques, allows us to evaluate the use of cutting edge as well as proven remedial strategies as we prepare for a project. And we utilize only the most effective methods of site remediation to address a concern at a project.

**Client Benefits**

- Our professionalism and experience results in minimal downtime, which produces significant cost savings to the insurance company and satisfaction of the policy holder.
- Our educated, trained, experienced personnel work effectively with both oversight consultants and the policy holder to produce a smooth and effective operation.
- Our knowledge of remedial and contracting techniques allows us to complete "difficult" projects with ease. As a result, the policy holder is instilled with a sense of confidence and project satisfaction.



### MOBILE GROUNDWATER TREATMENT SYSTEM

Impacted groundwater disposal during remediation projects can account for nearly 50% of the cost of a remediation project. Firsttech Environmental's mobile groundwater treatment systems eliminate groundwater disposal costs during site remediation. These systems have been approved by the New Jersey Department of Environmental Protection to treat hydrocarbon-impacted groundwater on-site during the completion of remediation projects.

Continuous dewatering of an excavation maximizes the effectiveness of a remediation by allowing for continuous work, eliminating cross contamination of soils by impacted groundwater, drawing impacted groundwater from the perimeter of the open excavation, and allowing direct removal of impacted soil otherwise covered by groundwater.

Firsttech Environmental's heated mobile groundwater treatment systems can operate in any temperature and any weather, allowing us to move forward with site remediation despite weather conditions. In addition, the relatively small size and silent operation of the systems allow their use 24-hours/day immediately adjacent to occupied residential properties.

#### Client Benefits

- Average cost savings of approximately \$10,000 or more per week of operation
- The silent, compact mobile unit easily parks into tight spaces
- Heated, fully enclosed interior of unit allows operation during all weather conditions

### COMMERCIAL SOLUTIONS (COMMERCIAL PROJECTS)

Gas Stations, Factories, Regulated Tanks, Marinas, Commercial Properties, and Others.

Firsttech Environmental is constantly looking for more efficient, alternative strategies to complete your project on time and within budget.

If you have received a NJDEP letter and are wondering what to do next, Firsttech Environmental is here to answer your questions. Firsttech Environmental can review the requirements of the NJDEP and evaluate the environmental concerns on your property. Our personnel will then discuss your needs and determine a strategy for the property to fulfill your needs.

COMMERCIAL SOLUTIONS *continued*



Each project is unique and deserves a unique approach. Using your concerns and our understanding of the NJDEP regulations, Firsttech Environmental will tailor a remedial approach to your needs and direct the project towards closure with the NJDEP.

**Client Benefits**

- Firsttech Environmental brings this personal approach to each and every project through the use of specialized equipment, qualified and experienced specialists, and state-of-the-art remedial strategies.
- Firsttech Environmental can use specialized equipment if your project requires a specialized approach.
- From your free one-on-one consultation to the successful completion of your project, Firsttech Environmental focuses on your goals.
- We present each client with a clear picture of the environmental status of a project. Our objective is the implementation of a cost-effective strategy that meets your goals and fulfills the requirements of the NJDEP.
- Firsttech Environmental has equipment designed to work in small spaces, allowing us to easily address concerns that are usually not otherwise accessible.
- Firsttech Environmental directs the progress of the project through the use of the site's historical data, your goals, and careful evaluation of the available options.
- Because we own our equipment, Firsttech Environmental is a turnkey operation.
- Firsttech Environmental offers highly competitive rates, saving you money by providing a turnkey service to complete a project.
- We can also save you money through the use of our dedicated professional staff. Their experience and thorough knowledge of the NJDEP technical regulations allows them to achieve project goals in an organized, cost-efficient, and effective manner that will be acceptable to the NJDEP.



## WETLAND REGULATIONS

Buying commercial or residential real estate? Are you concerned that wetlands may be present? Wetlands are typically associated with standing water (e.g., lakes, ponds, streams, etc.); however, wetlands may be present even when there is no standing water on-site.

The New Jersey Department of Environmental Protection Development regulates wetland areas or their buffers (up to 150'). Before you purchase a property, you must determine the limits of these areas in order to assess the development potential for the site.

Extensive wetlands and/or buffers, or the presence of a threatened or endangered species, may limit or prohibit development of a property.

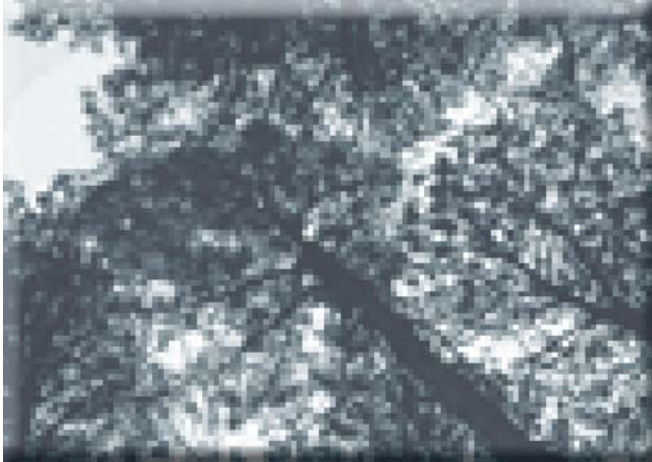
Activities such as construction and renovations in a wetland or buffer area will require permits from the NJDEP. Failure to obtain the required permits may result in fines or penalties from the NJDEP.

### Wetland Boundary Solutions

Choosing the correct consultant to weed through the regulations can be the difference between the success and failure of your project goals.

There are over 25 permits that can be utilized to maximize development on your property. Firstech Environmental consultants can help you determine which permits will work best for you. Our consultants will take the time to understand your requirements and your goals so that the proper permits may be filed on your behalf.

**Do not let** the NJDEP delineate your wetlands; their boundaries are VERY conservative and you will lose valuable land. We have seen this all too often and it is difficult to reverse the NJDEP delineations or rulings.



## NEW JERSEY PINELANDS

### What are the Pinelands?

In 1978 and 1979, Congress and the State of New Jersey passed the Pinelands Protection Act to safeguard the Pinelands from overdevelopment. Part of the Act is the development of the Pinelands Comprehensive Management Plan (PCMP). The New Jersey Pinelands Commission, in conjunction with local, state, and federal governments, governs the PCMP. The PCMP plays a significant role in the determination of development, land transactions, planning, research, and education of the Pinelands Natural Preserve.

### Where are the Pinelands?

The Pinelands Natural Preserve is over 1,000,000 acres and encompasses about twenty-two percent of New Jersey's land area. Portions of the Pinelands Preserve can be found in seven of the twenty-one counties of New Jersey.

There are two significant areas in the Pinelands Natural Preserve. The interior area (~295,000 acres) of the Pinelands Natural Preserve is referred to as the Preservation area. This area is stringently protected and encompasses the largest tracks of unbroken old growth forests of the Pinelands Natural Preserve. The exterior of the Pinelands Natural Preserve is known as the Protection area. The Protection area is regulated by the New Jersey Pinelands Commission and consists of a mix of farms, subdivisions, and towns and is the location of the most development in the Pinelands Natural Preserve.

### Permitting in the Pinelands

An application must be filed with the New Jersey Pinelands Commission and the local municipality. Regulated development can include new housing, additions, or renovations to existing homes, decks, new septic systems, swimming pools, etc.

The process starts by the Commission reviewing the application for compliance with the permit requirements. Once the Commission has approved the application, the municipality begins the standard permit process. When the municipality is through, the Commission again has the opportunity to pass or fail the permit based on the PCMP requirements.

### We Can Help

The Pinelands Commission Permitting process can be very overwhelming and lengthy. Firstech Environmental personnel use their experience with the Pinelands application process to rapidly move the process through the governing bodies.





## CAFRA

### What is CAFRA?

In 1973, New Jersey enacted the Coastal Areas Facilities Act (CAFRA), which is designed to protect the vital shore areas of New Jersey from being overdeveloped. In accordance with CAFRA, residential development, commercial development, industrial development, and public development in these areas are regulated through permitting from the New Jersey Department of Environmental Protection.

### Where are the CAFRA zones?

The CAFRA zone extends through eight counties of New Jersey, from the coastline of Middlesex County south to Cape May County west, following the Delaware River to Salem County.

### We Can Help

The CAFRA permitting process can be complicated and daunting for the homeowner or developer, architect or engineer. Firstech Environmental personnel can prepare your CAFRA permit application package for submission to the New Jersey Department Protection Agency. Our personnel are experienced in both the CAFRA General Permits for residential properties and Individual Permits for commercial property applications.

## PROPERTY PROTECTION – DUE DILIGENCE

### (PHASE I INVESTIGATIONS) (ISRA INVESTIGATIONS)



When purchasing a property, whether residential or commercial, it is imperative to know exactly what you are purchasing. Do you know the history of the site? Was the property an industrial facility? Do the current operations at the property pose a potential environmental concern? Are there indications on the property that some type of accidental/illegal dumping of wastes has taken place? Could you recognize a potential problem? If you were to purchase a property without knowing the answers to these types of questions, you could be getting a lot more than you bargained for.



Some property owners know more than they are willing to reveal during a property transaction. It is important that a potential buyer obtains as much information as possible regarding a property prior to purchase to minimize their liability. Knowing all available information for a property, a potential buyer can negotiate from a position of power and with a level of comfort regarding the environmental condition of the site.

The most common due diligence investigations include Phase I Environmental Site Assessments (ESAs). Phase I ESAs are typically required by lending institutions or investment companies prior to proceeding with a property purchase, but are also completed by potential homeowners or developers to assure themselves that there are no potential or existing environmental concerns at the site. These investigations are not required by law, but are completed to limit the buyer's potential liability.

A second type of due diligence includes the investigation requirements outlined within the Industrial Site Recovery Act (ISRA) Rules (N.J.A.C. 7:26B). ISRA imposes certain preconditions on the sale, transfer, or closure of "industrial establishments" involved in the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances or wastes.

Firstech Environmental's experienced consulting staff is well versed in the completion of both Phase I and ISRA investigations and the intricacies associated with these types of projects. As a result, we can obtain the proper information you need in an expeditious and thorough manner.

#### **Due Diligence – Phase I Environmental Site Assessments**

Phase I ESAs completed by Firstech Environmental comply with the American Society for Testing and Materials (ASTM) 1527E standard. Firstech Environmental is aware that many lending institutions and investment companies have specific requirements and/or formats that are in addition to those outlined within ASTM standard. We will tailor the Phase I ESA to fulfill the specific requirements of the client and prepare a report that will satisfy even the most demanding customer. This investigation strategy maximizes the information that you obtain for a given property and minimizes your ultimate liability.

#### **Firstech Environmental Experience**

Firstech Environmental's experience in the fields of underground storage tank removal, soil investigations, groundwater investigations, wetland delineation, and solid and hazardous waste recognition allow us to maximize the effect of the Phase I, thereby minimizing the unknowns of a property environmental condition.

Firstech Environmental utilizes the vast experience of our professional staff to provide our clients with a comprehensive, inclusive, and professional report that focuses on specified objectives. We will not lose sight of our clients' specific goals and will provide only relevant information regarding any potential environmental concern on-site. In a property transaction, more information is better; not enough information can be a tragedy.

#### **Personalized Investigations**

Firstech Environmental can tailor a site assessment to the individual needs of our clients. In one instance, a potential buyer was interested in documenting the soil quality surrounding a residential building on a property, knowing that the area was once used in the textile industry.

Firstech Environmental completed an assessment at the subject site, focusing on metal content near surface soils. We found that the soils underlying the site contained metal concentrations in excess of the NJDEP's Soil Cleanup Standards, which would have been a concern for children playing in the yard. This due diligence investigation provided the client with specific information for negotiations during the property closing and an estimate for site remediation.

#### **Time Constraints**

Time always plays an important part in the sale of the property. Firstech Environmental recognizes this issue and addresses it effectively by having a responsive staff to complete the project. Starting with the initial phone call to project completion, your time and budget is our priority.

#### **Due Diligence – ISRA Property Investigations**

In 1983, the New Jersey State Legislature enacted the "Environmental Cleanup and Responsibility Act" (ECRA) in an effort to stem the transfer of industrial and commercial properties that had been impacted through the discharge of toxic chemicals. With the signing of Senate Bill No. 1070 into law as P.L. 1993, c.139. Section 1 through 22 of P.L. ECRA was renamed the Industrial Recovery Act (ISRA), and included measures designed to promote efficient and timely cleanups by: eliminating unnecessary financial burden on persons responsible for remediating contaminated sites; streamlining regulatory processes; and minimizing governmental involvement in certain business transactions.



### Am I Applicable?

The NJDEP Guide to the Industrial Site Recovery Act states that your business must meet each of the following criteria to be applicable to the requirements of ISRA:

- The place of business must have a primary Standard Industrial Classification (commonly known as “SIC”) major group number within 22-39 inclusive, 46-49 inclusive, 51-76
- The place of business must have been engaged in operations on or after December 31, 1983
- The place of business must involve the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances or hazardous wastes.

### Firstech Environmental Can Help

Firstech Environmental’s professional staff can determine if your facility is applicable to the requirements of ISRA. If applicability is in question, or if written applicability determination is required from the New Jersey Department of Environmental Protection (NJDEP), Firstech Environmental can submit the necessary forms to the NJDEP. Applicability determination can be completed quickly, allowing you to move forward with your transaction without undue delay.

Applicable businesses will benefit from Firstech Environmental’s knowledge of the regulations and requirements of ISRA through our ability to focus on the required issues at a property and to eliminate unnecessary work. Our dedicated project managers will make sure all necessary information and forms are thoroughly and accurately completed and submissions to the NJDEP are diligently followed up, assuring you a speedy Negative Declaration or No Further Action letter. Time is of the essence in nearly every ISRA investigation. Firstech Environmental will make sure that your ISRA investigation is completed fast, accurately and in compliance with the NJDEP’s regulations so that your property transaction may be completed at the earliest possible date.

**For a full Statement of Qualifications (with up to date attachments)  
please give us a call.**





# Firstech Environmental, Inc

800-997-2820

[WWW.ASKUSFIRST.COM](http://WWW.ASKUSFIRST.COM)

---

PH 732-751-1640  
FX 732-751-1620  
EM [contact@AskUsFirst.com](mailto:contact@AskUsFirst.com)