



Child Care Center
Preliminary Assessment/Site Investigation (PA/SI)
Information Sheet

The scope of a Preliminary Assessment/Site Investigation (PA/SI) performed at Arecon varies depending on the size, location and historical uses of the property. Our professional staff will work with the client to determine the best approach needed to satisfy licensure requirements by identifying and remediating any areas of concern in order to obtain a No Further Action letter from the NJDEP. PA/SI may include historical document searches, soil sampling, water sampling, air sampling, lead, and asbestos or radon inspections. The following discusses the minimum requirements of a site investigation:

Preliminary Assessment/Site Investigation Report:

The PA/SI is focused on identifying historical information on the previous site uses and any potentially contaminated areas of concern (including historic) which will require the completion of a site investigation. The PA/SI report at a minimum will consist of the following:

Site Inspection

Local, County, State and Federal Records Review

EDR Radius Map Search and City Directories Review

Historical Title Search

Aerial Photography Review

Sanborn Fire Insurance Maps Review

Site Location, Soil Survey and Wetlands Inventory Maps

Descriptions of Current and Past Operations

If applicable, based on current site conditions and historical review performed, sampling will be conducted for each Area of Concern and analytical results will be included in the PA/SI report for the review by appropriate agencies.

Soil Sampling Requirements at a Child Care Center:

A minimum of one soil sample per 2,500 square feet of pervious play area shall be collected. All soil samples will be collected from the 0-6" depth interval, excluding vegetative and mulch cover. All soil samples will be collected in accordance with the current NJDEP Field Sampling Procedures Manual (FSPM) and analyzed in accordance with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E-2.1(a)1). All soil samples will be analyzed by a NJDEP certified laboratory for the following parameters: Target Analyte List (TAL) metals, Priority Pollutant List (PP) +40 semi-volatile organic compounds, PP Pesticides and Polychlorinated Biphenyls (PCBs). Additionally, based on the site inspection and historical search results soil samples might be analyzed for other parameters associated with the historical operations conducted at the site. All soil sample results will be compared against the Residential Direct Contact Soil Cleanup Criteria (RDCSCC), except for hexavalent chromium which will be compared against a Soil Cleanup Criterion of 20 mg/kg (as required). All analytical results exceeding the applicable RDCSCC will be reported to the NJDEP upon receipt of the results.

Drinking Water Sampling Requirements at a Child Care Center:

If a Child Care Center is not connected to a Public Water System, water sampling in compliance with community and nontransient noncommunity water systems as specified in the Federal and State Safe Drinking Water Act Regulations is required. Arecon is a NJDEP certified laboratory for drinking water parameters. Water sampling for nitrates and coliform shall be conducted within 90 days prior to the date of application. All water samples shall also be analyzed for the following parameters within three years prior to the date of application submission: Volatile Organic Compounds (VOCs), antimony, arsenic, barium, beryllium, cadmium, chromium, cyanide, fluoride, mercury, selenium, thallium, chloride, hardness (as CaCO₃), iron, manganese, sodium, sulfate, Total Dissolved Solids, Zinc, pH, lead and copper. Additionally, each child care center shall conduct one round of sampling for the following parameters: gross alpha particle activity, radium 226, radium 228, uranium, dibromochloropropane (DCBP), ethylene dibromide (EDB). In some instances, based upon the analytical results, additional sampling might be required. All water sample results will be compared against the Maximum Contaminant Levels (MCLs) for drinking water, any exceedance will be reported to the NJDEP upon discovery.

Indoor Air Sampling Requirements at a Child Care Center:

If a Child Care Center is located in the same building as a dry cleaner or a nail salon or it historically housed such a use, the facility must prove that the indoor air quality complies with the requirements of the NJDEP and the Department of Health and Senior Services (DHSS). Indoor Air Evaluations will be conducted on a case by case basis with a prior approval from the DHSS.

Lead, Asbestos, and Radon Inspections at a Child Care Center:

Child Care Center should comply with the requirements listed in N.J.A.C. 10:122-5.2(a)14, 5.2(h) and 5.2 (j). These regulations require that the facility be tested for radon gas at least once every 5 years, that the facility be inspected by a Lead Inspector and that the Department of Health and Senior Services recommendations with regards to asbestos be followed. Arecon can assist in the remediation activities for the above areas of concern if the need arises.

For additional information on our site remediation services please contact our office at telephone number 609-298-0770.