

AHERA THREE-YEAR RE-INSPECTION

**Broad Street Elementary School
255 West Broad Street,
Gibbstown, New Jersey 08027**

PREPARED FOR:

Greenwich Township Board of Education
415 Swedesboro Road
Gibbstown, New Jersey 08027

PREPARED BY:

Montrose Environmental, Inc.
500 Horizon Drive, Suite 540
Robbinsville, NJ 08691

MONTROSE PROJECT NO. 257-84



February 2024



TABLE OF CONTENTS

1.0 BACKGROUND INFORMATION1
1.1 INITIAL INSPECTIONS.....1
1.2 THREE-YEAR RE-INSPECTIONS1
2.0 RE-INSPECTION PROCEDURE2
3.0 CONCLUSIONS AND RECOMMENDATIONS.....3

APPENDICES

- APPENDIX A:** NJDOH LETTER OF ASSURANCE
- APPENDIX B:** INSPECTOR/MANAGEMENT PLANNER CERTIFICATIONS
- APPENDIX C:** AHERA THREE-YEAR RE-INSPECTION FORMS
- APPENDIX D:** FLOOR PLANS



1.0 BACKGROUND INFORMATION

1.1 INITIAL INSPECTIONS

On October 22, 1986, President Ronald W. Reagan signed Public Law 99-519, the Asbestos Hazard Emergency Response Act (AHERA). This law required the United States Environmental Protection Agency (USEPA) to develop regulations mandating a comprehensive approach to eliminating the health hazards associated with asbestos in public and private elementary and secondary schools.

In response to this mandate, the USEPA published the Asbestos-Containing Materials in Schools Rule (40 CFR Part 763 Subpart E) on October 30, 1987. This rule required the Local Education Agency (LEA) to inspect their public and private elementary and secondary schools for friable and non-friable asbestos-containing building materials (ACBM), assess the physical condition of the ACBM, and develop an Asbestos Management Plan to address any hazards to the occupants posed by the ACBM.

The Asbestos Management Plan was also required to detail the results of all school building inspections and describing any response actions designed to control any asbestos hazards. The USEPA also mandated the designation of an individual responsible for oversight of asbestos issues.

Unless an extension was granted, the deadline for submission of the Asbestos Management Plan to the New Jersey Department of Health (NJDOH) Asbestos Control Service was October 12, 1988. LEAs were required to begin implementation of their Asbestos Management Plans by July 9, 1989.

1.2 THREE-YEAR RE-INSPECTIONS

One of the major provisions of the regulations is the requirement for periodic re-inspections (40 CFR 763.85). At least once every three years after the Asbestos Management Plan was implemented, the LEA must have all known friable and non-friable ACBM and presumed ACBM re-inspected. The primary purpose of the initial inspection was to locate all ACBM. The purpose of the re-inspection is to review the physical condition of the ACBM identified during the initial inspection and to detect any changes that may have occurred. This reassessment of the condition of the ACBM must be performed by an AHERA accredited inspector.

The re-inspection must include all friable and non-friable known or presumed ACBM in each school building. If, during the course of the re-inspection, the LEA becomes aware of any functional spaces and/or suspect materials missed at the time of the initial inspection, they must be inspected and assessed. The LEA has the option of either sampling any newly discovered suspect ACBM or presuming that it contains asbestos.

If the building does not contain ACBM, or if all ACBM was removed following the initial inspection, a re-inspection is not necessary if the removal of all ACBM was fully documented and the records are maintained as a part of the Asbestos Management Plan.

The results of the re-inspection must be incorporated into the existing Asbestos Management Plan. Any recommendations of the management planner based on the re-inspection and any response actions selected by the LEA as a result of these recommendations also must be included.

The NJDOH does not require submission of the Re-inspection Report or a revised Asbestos Management Plan; however, a "Letter of Assurance" must be completed and returned to them once the re-inspection has been completed. A copy of the Letter of Assurance is included in **Appendix A**.



2.0 RE-INSPECTION PROCEDURE

At the request of the Greenwich Township School District (District), Montrose Environmental, Inc. (Montrose) performed an AHERA re-inspection of the Broad Street Elementary School in Gibbsboro, New Jersey on February 7, 2024. Prior to the re-inspection, Montrose reviewed the existing Asbestos Management Plan, management plan addenda, site inspection data, abatement, and other pertinent records obtained from the District.

The 2024 three-year re-inspection was conducted by Mr. Taylor Chapman, an AHERA accredited Building Inspector under the supervision of Mr. Julian Fernandez-Obregon, an AHERA accredited Management Planner. The re-inspection was performed in accordance with the requirements of the EPA's Asbestos Containing Building Materials in Schools Rule (40 CFR 763.85[b]). Copies of the inspector/management planner certifications are included in **Appendix B**.

Using the available records, a current inventory of existing ACM both confirmed and presumed was developed. Each ACM was previously identified and recorded on the Montrose AHERA Three-Year Re-Inspection Form. Each functional space was listed on the re-inspection forms specifying the room number, homogeneous identification number and description, status and type of ACM, friability, quantity, condition, and appropriate response action.

The areas listed on the forms were then re-inspected as follows:

- Visual re-inspection and reassessment of the condition of all friable known or presumed ACM previously identified in the Asbestos Management Plan.
- Visual inspection of material that was previously considered non-friable ACM to determine whether it had become friable since the last inspection.
- Identification of any homogeneous areas with material that had become friable since the re-inspection.
- Assessment of the condition of the newly friable material.

The findings of the re-inspection for all known confirmed and presumed homogeneous materials have been incorporated into Montrose AHERA Three-Year Re-Inspection Forms. The re-inspection forms are included in **Appendix C**. Floor plans depicting the locations of confirmed and presumed ACM area included as **Appendix D**.

Note that details of damage to ABCM, if found during the re-inspection, are included on the re-inspection forms. The damaged materials should be repaired or removed as noted according to Local, State, and Federal regulations. Montrose has anticipated that damaged materials found during the re-inspection will be repaired or removed prior to the next six-month periodic surveillance.

The NJDOH adopted amendments regarding the testing and analysis of suspect Category I non-friable and other non-friable organically bound ACM. These materials must be analyzed by Transmission Electron Microscopy (TEM) when a sample contains one-percent (1%) or less than one percent asbestos by Polarized Light Microscopy (PLM). If building materials have been previously identified as a non-ACBM by PLM, Montrose recommends performing additional testing and analysis by TEM prior to disturbance.

This re-inspection report is a supplement to the original Asbestos Management Plan and should be included as part of the plan. The findings of this re-inspection reflect site conditions observed at the time of the re-



inspection. The inspection was limited to those materials which were accessible to the re-inspection personnel. Exploratory demolition, coring, and wall and ceiling dismantlement were not performed at the time of the re-inspection. Any changes in facility use or occupancy characteristics may necessitate a reassessment. This investigation was limited to the review of existing data supplied to Montrose by the District.

This re-inspection report should not be used as a specification for an asbestos specification/removal contract. Prior to any building demolition, renovation, or repair activities, additional investigation and/or sampling may be required.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The AHERA Three-Year Re-Inspection completed at the Broad Street Elementary School indicates that some of the previously identified confirmed ACBM was identified as damaged or newly friable. Repairs should be made, when feasible. Montrose then recommends maintaining the existing Operation and Maintenance (O&M) Program.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. The scope of services performed in the execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

-o0o-

Montrose appreciates the opportunity to assist Greenwich Township School District with this project. Should you have any questions or comments please feel free to contact us at (609) 890-7277.

Respectfully Submitted,

MONTROSE ENVIRONMENTAL, INC.

Julian Fernandez-Obregon
Manager, Health & Safety Division
AHERA Building Inspector/Management Planner

Taylor Chapman
Staff Health & Safety Specialist
AHERA Building Inspector



Appendix A

NJDOH Letter of Assurance

New Jersey State Department of Health
 Division of Occupational and Environmental Health
 Environmental Health Service

LETTER OF ASSURANCE
 THREE-YEAR REINSPECTION OF SCHOOL BUILDINGS PURSUANT TO AHERA


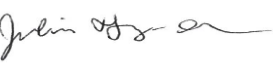
RESPONSIBLE GOVERNING AUTHORITY

Name of Responsible Governing Authority GREENWICH TOWNSHIP SCHOOL DISTRICT		Telephone Number 856-224-4900
Street Address 415 SWEDESBORO ROAD		
Town GIBBSTOWN		County GLOUCESTER
Name of Asbestos Program Manager GERARDO BATISTA	Affiliation FACILITIES MANAGER	Telephone Number 856-224-4920 X2129

FACILITY

Name of Facility BROAD STREET SCHOOL		Telephone Number 856-224-4900
Building Assessed BROAD STREET SCHOOL		Asb. Mgt. Plan Number (if known)
Street Address 255 WEST BROAD STREET		
Town GIBBSTOWN		County GLOUCESTER
Date Three-year Reinspection Occurred February 7, 2024		

INSPECTORS/ASSESSORS

1	Name Taylor Chapman	Address 500 HORIZON DRIVE, SUITE 540 ROBBINSVILLE, NEW JERSEY 08691	Telephone Number 609.890.7277
	Affiliation MONTROSE ENVIRONMENTAL INC.	Acc. No./State of Accreditation AHERA Inspector #NYSDOH 938760	Signature 
2	Name Julian Fernandez-Obregon	Address 500 HORIZON DRIVE, SUITE 540 ROBBINSVILLE, NEW JERSEY 08691	Telephone Number 609.890.7277
	Affiliation MONTROSE ENVIRONMENTAL, INC.	Acc. No./State of Accreditation AHERA Management Planner #NAETI 64888	Signature 
3	Name	Address	Telephone Number
	Affiliation	Acc. No./State of Accreditation	Signature

Return completed form to:

NJDOH
ATT: Mr. James A. Brownlee
 New Jersey Department of Health
 Consumer and Environmental Health Services
 P.O. Box 369
 Trenton, NJ 08625-0360

ASB-38
 APR 91



Appendix B

Inspector/Management Planner Certifications

Big Apple Occupational Safety Inc

505 Eighth Avenue, #2305, New York, NY 10018
(212) 564-7656

This Is To Certify That

Taylor Chapman

SS#: XXX-XXX-XXXX

has successfully completed the New York State Department of Health approved course entitled
This course meets requirements of TSCA Title II

Asbestos Inspector Initial

*(The official record of successful completion is the DOH 2832 Certificate of completion
New York State Department of Health Certificate of Asbestos Safety Training)*

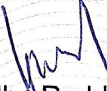
Course Date: 08/07/2023 - 08/09/2023

Examination Date: 08/09/2023

Expiration Date: 08/09/2024

Certificate Number: 938760

Examination Grade: 92%


Radha Reddy
Training Director

NAETI

CERTIFICATE OF COMPLETION

AHERA/EPA Accredited Per 40 CFR Part 763
Asbestos Accreditation under TSCA Title II

This is to certify that

Julian Fernandez-Obregon

Successfully completed the course entitled

**1/2-Day New York State/EPA/AHERA Asbestos Management Planner Annual Refresher on
October 30th, 2023**

Examination Date on October 30th, 2023

Expiration Date on October 30th, 2024

Glenn Neuschwender

Glenn Neuschwender, Greg Krueger
Training Directors, NAETI

Per 10 NYCRR Part 73.2 (L) (1), DOH 2832 Certificate of Completion of Asbestos
Safety Training is the only official record of training for N.Y.S. students.

Language: English

106 Apple St., St. 112B Tinton Falls, NJ 07724

Phone (732) 531-5571

APIH 1/2 GM POINT

www.naeti.com

64888

Glenn Neuschwender
Greg Krueger



Appendix C

AHERA Three-Year Re-Inspection Forms



AHERA Three-Year Re-Inspection Form

Facility Name Broad Street Elementary School
Facility Address 255 West Broad Street
Gibbstown, New Jersey 08027

Date of Reinspection Winter 2024
Date of Previous Reinspection Fall 2020
Date of Next Reinspection Summer 2027

Building Inspection										Management Planning
Room #	Homogenous ID#	Homogenous ID Description	Status P/C	ACM Type T/S/M	Friable Y/N	Quantity SF/LF	Current Quantity Damaged SF/LF Condition ND/D/SD	Change Y/N	Response Action	Date: Winter 2024 Comments
1916 1st Floor Hall (Under Carpet)	GTBS107	Grey Linoleum	P	T	N	800 SF	0 SF ND	N	7	Maintain O & M
1916 1st Floor Hall (Under Carpet)	GTBS107	Mastic associated with Grey Linoleum	P	M	N	800 SF	0 SF ND	N	7	Maintain O & M
Auditorium Lobby above Drop Ceiling	GG10	Pipe Insulation Light Green and Beige Spots	P	T	Y	20 LF SF	0 SF ND	N	7	Maintain O & M
Auditorium Lobby/ Stage above Plaster Ceiling	GG10	Pipe Insulation White and Dark Green Spots	P	T	N	150 LF	0 ND	N	7	Maintain O & M
Boiler Room	BG01	Boiler Gasket	P	T	N	200 LF	12 SF D	N	7	Maintain O & M
Boy's Locker Room and Office near Radiator	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	6 FTG	0 SF ND	N	7	Maintain O & M
Café Storage/Freezer	FT02	12"x12" Blue Floor Tile	P	M	N	150 SF	1 SF ND	Y	6	Maintain O & M
Café Storage /Freezer	FT02M	Mastic associated with 12"x12" Blue Floor Tile	P	M	N	150 SF	1 SF ND	N	7	Maintain O & M
Crawlspace in Faculty Storage Utility 2	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	180 FTG	0 SF ND	N	7	Maintain O & M
Custodial Office near Radiator	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	21 FTG	0 SF ND	N	7	Maintain O & M
Custodial Supply Room 1 near Room 105	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	8 FTG	0 SF ND	N	7	Maintain O & M
Custodial Supply Room 1	A42	Vibration Collar	P	M	N	8 SF	0 SF ND	N	7	Maintain O & M
Equipment Storage in Gym	FT02	9"x9" Blue Floor Tile	P	M	N	300 SF	0 SF ND	N	7	Maintain O & M
Equipment Storage in Gym	FT02M	Mastic associated with Blue Floor Tile	P	M	N	300 SF	0 SF ND	N	7	Maintain O & M
Equipment Storage in Gym	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	12 FTG	0 SF ND	N	7	Maintain O & M
Faculty Room Storage	FT03	9"x9" Green Floor Tile	P	M	N	40 SF	1 SF ND	N	6	Maintain O & M
Faculty Room Storage	FT03M	Mastic associated with 9"x9" Green Floor Tile	P	M	N	41 SF	1 SF ND	N	6	Maintain O & M
Front Office in Safe	FT03	9"x9" Green Floor Tile	P	M	N	150 SF	0 SF ND	N	7	Maintain O & M



AHERA Three-Year Re-Inspection Form

Facility Name Broad Street Elementary School
Facility Address 255 West Broad Street
Gibbstown, New Jersey 08027

Date of Reinspection Winter 2024
Date of Previous Reinspection Fall 2020
Date of Next Reinspection Summer 2027

Building Inspection										Management Planning
Room #	Homogenous ID#	Homogenous ID Description	Status P/C	ACM Type T/S/M	Friable Y/N	Quantity SF/LF	Current Quantity Damaged SF/LF Condition ND/D/SD	Change Y/N	Response Action	Date: Winter 2024 Comments
Front Office in Safe	FT03	Mastic associated with 9"x9" Green Floor Tile	P	M	N	150 SF	0 SF ND	N	7	Maintain O & M
General Supply (111, Utility 4)	GG11	Compressed Paper Pipe Insulation	P	T	Y	5 LF	0 SF ND	N	7	Maintain O & M
Girls's Locker Room and Office near Radiator	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	6 LF	0 SF ND	N	7	Maintain O & M
Ground Floor Room 1916 above Drop Ceiling	GG10	Pipe Insulation	P	T	Y	20 LF	0 SF ND	N	7	Maintain O & M
Gym near 30' Ceiling	GTBS104	Vibration Collar	P	M	N	10 SF	0 SF ND	N	7	Maintain O & M
Gym near Ceiling	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	12 FTG	0 SF ND	N	7	Maintain O & M
Hall A above Tin Drop Ceiling	GG10	Pipe Insulation	P	T	Y	140 LF	0 SF ND	N	7	Maintain O & M
Hall E above Drop Ceiling	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	6 FTG	0 SF ND	N	7	Maintain O & M
Hall Ground Floor	GG10	Pipe Insulation	P	T	Y	22 LF	0 SF ND	N	7	Maintain O & M
Kitchen Crawl Space w/ Access Door across 11,12	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	50 FTG	0 SF ND	N	7	Maintain O & M
Room back Storage	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	4 FTG	0 SF ND	N	7	Maintain O & M
Lamination Room	FT04	9"x9" Red Floor Tile	P	M	N	50 SF	0 SF ND	N	7	Maintain O & M
Lamination Room	FT04M	Mastic associated with 9"x9" Red Floor Tile	P	M	N	50 SF	0 SF ND	N	7	Maintain O & M
Carpet and linoleum)	GG14	9"x9" Floor Tile and Mastic	P	T	N	250 SF	0 SF ND	N	7	Maintain O & M
Nurse's Office 8, 9	GG9	12"X12" White with Brown Floor Tile and Mastic	P	M	N	198 SF	0 SF ND	Y	7	Maintain O & M
Gymnasium)	GTBS105	Transite Panels	P	M	N	4,600 Ea	0 SF ND	N	7	Maintain O & M
Classrooms in 1930 Wing	GG10	Pipe Insulation	P	T	Y	140 LF	0 SF ND	N	7	Maintain O & M
Room 101 (under new flooring)	GG14	9"x9" Floor Tile and Mastic	P	M	N	672 SF	0 SF ND	N	7	Maintain O & M
Room 102 1P	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	6 FTG	0 SF ND	N	7	Maintain O & M
Room 104	GG16	Elbows/Joints associated with Fiberglass Pipe Insulation	P	T	Y	9 FTG	0 SF ND	N	7	Maintain O & M



AHERA Three-Year Re-Inspection Form

Facility Name Broad Street Elementary School
Facility Address 255 West Broad Street
Gibbstown, New Jersey 08027

Date of Reinspection Winter 2024
Date of Previous Reinspection Fall 2020
Date of Next Reinspection Summer 2027

Building Inspection										Management Planning
Room #	Homogenous ID#	Homogenous ID Description	Status P/C	ACM Type T/S/M	Friable Y/N	Quantity SF/LF	Current Quantity Damaged SF/LF Condition ND/D/SD	Change Y/N	Response Action	Date: Winter 2024 Comments
Room 105 Library	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	50 FTG	0 SF ND	N	7	Maintain O & M
Room 105 Library	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	20 FTG	0 SF ND	N	7	Maintain O & M
Room 105A Library	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	8 FTG	0 SF ND	N	7	Maintain O & M
Room 106	GG10	Pipe Insulation	P	T	Y	20 LF	0 SF ND	N	7	Maintain O & M
Room 106	GG11	Compressed Paper Pipe Insulation With Grey Spots	P	T	Y	30 LF	0 SF ND	N	7	Maintain O & M
Room 107	FT01	12"X12 White/Tan Floor Tile	P	M	N	800 SF	0 SF ND	N	7	Maintain O & M
Room 107	FT01M	Mastic associated with 12"x12" White /Tan Floor Tile	P	M	N	800 SF	0 SF ND	N	7	Maintain O & M
Room 108	GG11	Compressed Paper Pipe Insulation	P	T	Y	30 LF	0 SF ND	N	7	Maintain O & M
Room 111- Custodial Supply 8' from Floor	GG10	Pipe Insulation	P	T	Y	12 LF	0 SF ND	N	7	Maintain O & M
Room 212	L01	Tan Linoleum	P	M	N	720 SF	1 SF D	Y	5	Repair, then Maintain O & M
Room 213	FT01	12"x12" Tan and White Floor Tile and Mastic	P	M	N	720 SF	0 SF ND	Y	5	Repair, then Maintain O & M
Room 215	L01	Tan Linoleum	P	M	N	720 SF	0 SF ND	Y	6	Maintain O & M
Room 216	L02	Tan Linoleum	P	M	N	721 SF	1 SF D	N	4	Repair, then Maintain O & M
Room 223 & Closet (under carpet)	GG14GN	9"X9" Green Floor Tile and Mastic	P	M	N	160 SF	0 SF ND	N	7	Repair, then Maintain O & M
Storage Room Office	GG10	Pipe Insulation	P	T	Y	15 LF	1 LF D	Y	5	Repair, then Maintain O & M
Teacher's Kitchen next to Lounge	GG9	12"X12" White with Brown Floor Tile and Mastic	P	M	N	30 SF	0 SF ND	N	7	Maintain O & M
The Well above Drop Ceiling	GG16	Elbow/Joints associated with Fiberglass Pipe Insulation	P	T	Y	6 FTG	0 SF ND	N	7	Maintain O & M
Throughout Building	A49	Plaster	P	S	Y	20000+ SF	0 SF ND	N	7	Maintain O & M
Room 3, 4, 5, 6, 7, 10, Behind Stage, Stairwell 6	A49	Plaster (damaged)	P	S	Y	200 SF	200 SF D	N	4	Repair, then Maintain O & M



AHERA Three-Year Re-Inspection Form

Facility Name	Broad Street Elementary School	Date of Reinspection	Winter 2024
Facility Address	255 West Broad Street	Date of Previous Reinspection	Fall 2020
	Gibbstown, New Jersey 08027	Date of Next Reinspection	Summer 2027

Building Inspection										Management Planning	
Room #	Homogenous ID#	Homogenous ID Description	Status P/C	ACM Type T/S/M	Friable Y/N	Quantity SF/LF	Current Quantity Damaged SF/LF Condition ND/D/SD	Change Y/N	Response Action	Date: Winter 2024 Comments	

Inspector Name/#	Taylor Chapman (#NYSDOH 938760)		Management Planner Name/#	Julian Fernandez-Obregon (NAETI #64888)
Inspector Signature	<i>Taylor Chapman</i>		Management Planner Signature	<i>Julian Fernandez-Obregon</i>

KEY TO CODES:

LOCATION

F = Floor
 W = Wall
 C = Ceiling
 AC = Above Ceiling
 TSI = Thermal Systems Insulation
 O = Other

STATUS

P = Presumed ACM
 C = Confirmed

ACM TYPE

S = Surfacing Material
 T = Thermal Systems Insulation
 M = Miscellaneous Material

CONDITION

ND = No Damage
 D = Damage
 SD = Significant Damage

QUANTITY

SF = Square Feet
 LF = Linear Feet

RESPONSE ACTION

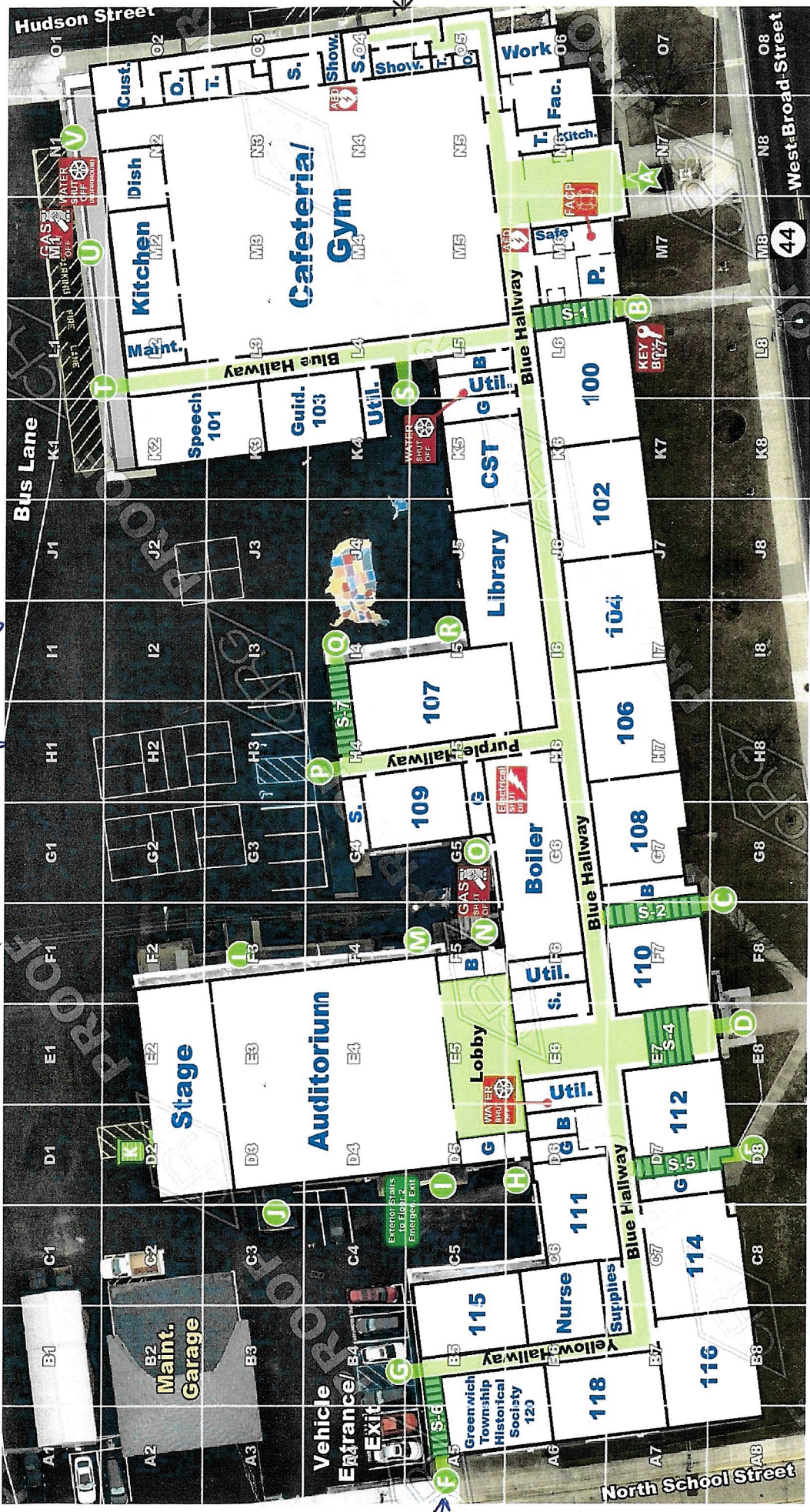
1 = Significantly Damaged - Isolate, Remove Immediately
 2 = Damaged & Potential for Significant Damage - Remove, Enclose, Encapsulate, or Repair when Feasible
 3 = Damaged & Potential for Damage - Remove, Enclose, Encapsulate or Repair when Feasible
 4 = Damaged - Remove, Encapsulate, Enclose, or Repair When Feasible
 5 = Potential for Significant Damage - Reduce Potential for Damage
 6 = Potential for Damage - Maintain O&M
 7 = Intact, low Potential for Damage - Maintain O&M



Appendix D

Floor Plans

(Should we Add Facility Parking?)



Add
PRE K Drop off

