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SYNOPSIS  
Makes various changes to laws governing remediation of contaminated sites.

CURRENT VERSION OF TEXT  
As amended by the Senate on June 20, 2019.

(Sponsorship Updated As Of: 6/25/2019)
AN ACT concerning the remediation of contaminated sites, and
amending and supplementing various parts of the statutory law.

BE IT ENACTED by the Senate and General Assembly of the State
of New Jersey:

1. Section 3 of P.L.1983, c.330 (C.13:1K-8) is amended to read as
follows:

2. As used in this act:

   "Remedial action workplan" means a plan for the remedial action
to be undertaken at an industrial establishment, or at any area to which
a discharge originating at the industrial establishment is migrating or
has migrated; a description of the remedial action to be used to
remediate the industrial establishment; a time schedule and cost
estimate of the implementation of the remedial action; and any other
relevant information the department deems necessary;

   "Closing operations" means:

   (1) the cessation of operations resulting in at least a 90 percent
reduction in the total value of the product output from the entire
industrial establishment, as measured on a constant, annual date-
specific basis, within any five-year period, or, for industrial
establishments for which the product output is undefined, a 90 percent
reduction in the number of employees or a 90 percent reduction in the
area of operations of an industrial establishment within any five-year
period; provided, however, the department may approve a waiver of
the provisions of this paragraph for any owner or operator who, upon
application and review, evidences a good faith effort to maintain and
expand product output, the number of employees, or area of operations
of the affected industrial establishment;

   (2) any temporary cessation of operations of an industrial
establishment for a period of not less than two years;

   (3) any judicial proceeding or final agency action through which
an industrial establishment becomes nonoperational for health or
safety reasons;

   (4) the initiation of bankruptcy proceedings pursuant to Chapter 7
of the federal Bankruptcy Code, 11 U.S.C. s.701 et seq. or the filing of
a plan of reorganization that provides for a liquidation pursuant to
Chapter 11 of the federal Bankruptcy Code, 11 U.S.C. s.1101 et seq.;

   (5) any change in operations of an industrial establishment that
changes the industrial establishment's Standard Industrial
Classification number to one that is not subject to this act; or

   (6) the termination of a lease unless there is no disruption in
operations of the industrial establishment, or the assignment of a lease;

   "Transferring ownership or operations" means:

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter
Matter enclosed in superscript numerals has been adopted as follows:
1Assembly AEN committee amendments adopted June 10, 2019.
2Senate floor amendments adopted June 20, 2019.
(1) any transaction or proceeding through which an industrial establishment undergoes a change in ownership;

(2) the sale or transfer of more than 50 percent of the assets of an industrial establishment within any five-year period, as measured on a constant, annual date-specific basis;

(3) the execution of a lease for a period of 99 years or longer for an industrial establishment; or

(4) the dissolution of an entity that is an owner or operator or an indirect owner of an industrial establishment, except for any dissolution of an indirect owner of an industrial establishment whose assets would have been unavailable for the remediation of the industrial establishment if the dissolution had not occurred;

"Change in ownership" means:

(1) the sale or transfer of the business of an industrial establishment or any of its real property;

(2) the sale or transfer of stock in a corporation resulting in a merger or consolidation involving the direct owner or operator or indirect owner of the industrial establishment;

(3) the sale or transfer of stock in a corporation, or the transfer of a partnership interest, resulting in a change in the person holding the controlling interest in the direct owner or operator or indirect owner of an industrial establishment;

(4) the sale or transfer of title to an industrial establishment or the real property of an industrial establishment by exercising an option to purchase; or

(5) the sale or transfer of a partnership interest in a partnership that owns or operates an industrial establishment, that would reduce, by 10 percent or more, the assets available for remediation of the industrial establishment;

"Change in ownership" shall not include:

(1) a corporate reorganization not substantially affecting the ownership of the industrial establishment;

(2) a transaction or series of transactions involving the transfer of stock, assets or both, among corporations under common ownership, if the transaction or transactions will not result in the diminution of the net worth of the corporation that directly owns or operates the industrial establishment by more than 10 percent, or if an equal or greater amount in assets is available for the remediation of the industrial establishment before and after the transaction or transactions;

(3) a transaction or series of transactions involving the transfer of stock, assets or both, resulting in the merger or de facto merger or consolidation of the indirect owner with another entity, or in a change in the person holding the controlling interest of the indirect owner of an industrial establishment, when the indirect owner's assets would have been unavailable for cleanup if the transaction or transactions had not occurred;
(4) a transfer where the transferor is the sibling, spouse, child, parent, grandparent, child of a sibling, or sibling of a parent of the transferee;

(5) a transfer to confirm or correct any deficiencies in the recorded title of an industrial establishment;

(6) a transfer to release a contingent or reversionary interest except for any transfer of a lessor's reversionary interest in leased real property;

(7) a transfer of an industrial establishment by devise or intestate succession;

(8) the granting or termination of an easement or a license to any portion of an industrial establishment;

(9) the sale or transfer of real property pursuant to a condemnation proceeding initiated pursuant to the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.);

(10) execution, delivery and filing or recording of any mortgage, security interest, collateral assignment or other lien on real or personal property; or

(11) any transfer of personal property pursuant to a valid security agreement, collateral assignment or other lien, including, but not limited to, seizure or replevin of such personal property which transfer is for the purpose of implementing the secured party's rights in the personal property which is the collateral;

"Department" means the Department of Environmental Protection;

"Hazardous substances" means those elements and compounds, including petroleum products, which are defined as such by the department, after public hearing, and which shall be consistent to the maximum extent possible with, and which shall include, the list of hazardous substances adopted by the Environmental Protection Agency pursuant to Section 311 of the "Federal Water Pollution Control Act Amendments of 1972" (33 U.S.C. s.1321) and the list of toxic pollutants designated by Congress or the Environmental Protection Agency pursuant to Section 307 of that act (33 U.S.C. s.1317); except that sewage and sewage sludge shall not be considered as hazardous substances for the purposes of this act;

"Hazardous waste" shall have the same meaning as provided in section 1 of P.L.1976, c.99 (C.13:1E-38);

"Industrial establishment" means any place of business engaged in operations which involve the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances or hazardous wastes on-site, above or below ground, having a Standard Industrial Classification number within 22-39 inclusive, 46-49 inclusive, 51 or 76 as designated in the Standard Industrial Classifications Manual prepared by the Office of Management and Budget in the Executive Office of the President of the United States. Those facilities or parts of facilities subject to operational closure and post-closure maintenance requirements pursuant to the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.), the "Major Hazardous Waste Facilities Siting
"Negative declaration" means a written declaration, submitted by the owner or operator of an industrial establishment or other person assuming responsibility for the remediation under paragraph (3) of subsection b. of section 4 of P.L.1983, c.330 to the department, certifying that there has been no discharge of hazardous substances or hazardous wastes on the site, or that any such discharge on the site or discharge that has migrated or is migrating from the site has been remediated in accordance with procedures approved by the department and in accordance with any applicable remediation regulations;

"Discharge" means an intentional or unintentional action or omission resulting in the releasing, spilling, leaking, pumping, pouring, emitting, emptying, or dumping of a hazardous substance or hazardous waste into the waters or onto the lands of the State;

"No further action letter" means a written determination by the department that, based upon an evaluation of the historical use of the industrial establishment and the property, or of an area of concern or areas of concern, as applicable, and any other investigation or action the department deems necessary, there are no discharged hazardous substances or hazardous wastes present at the site of the industrial establishment, at the area of concern or areas of concern, or at any other site to which discharged hazardous substances or hazardous wastes originating at the industrial establishment have migrated, and that any discharged hazardous substances or hazardous wastes present at the industrial establishment or that have migrated from the site have been remediated in accordance with applicable remediation regulations;

"Indirect owner" means any person who holds a controlling interest in a direct owner or operator, holds a controlling interest in another indirect owner, or holds an interest in a partnership which is an indirect owner or a direct owner or operator, of an industrial establishment;

"Direct owner or operator" means any person that directly owns or operates an industrial establishment. A holder of a mortgage or other security interest in the industrial establishment shall not be deemed to be a direct owner or operator of the industrial establishment unless or until it loses its exemption under P.L.1993, c.112 (C.58:10-23.11g4 et al.) or obtains title to the industrial establishment by deed of foreclosure, by other deed, or by court order or other process;
"Area of concern" means any location where hazardous substances or hazardous wastes are or were known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, or disposed, or where hazardous substances or hazardous wastes have or may have migrated;

"Licensed site remediation professional" means an individual who is licensed by the Site Remediation Professional Licensing Board pursuant to section 7 of P.L.2009, c.60 (C.58:10C-7) or the department pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12);

"Owner" means any person who owns the real property of an industrial establishment or who owns the industrial establishment. A holder of a mortgage or other security interest in the industrial establishment shall not be deemed to be an owner of the industrial establishment unless or until it loses its exemption under P.L.1993, c.112 (C.58:10-23.11g4 et al.) or obtains title to the industrial establishment by deed of foreclosure, by other deed, or by court order or other process;

"Operator" means any person, including users, tenants, or occupants, having and exercising direct actual control of the operations of an industrial establishment. A holder of a mortgage or other security interest in the industrial establishment shall not be deemed to be an operator of the industrial establishment unless or until it loses its exemption under P.L.1993, c.112 (C.58:10-23.11g4 et al.) or obtains title to the industrial establishment by deed of foreclosure, by other deed, or by court order or other process;

"Preliminary assessment" means the first phase in the process of identifying areas of concern and determining whether hazardous substances or hazardous wastes are or were present at an industrial establishment or have migrated or are migrating from the industrial establishment, and shall include the initial search for and evaluation of, existing site specific operational and environmental information, both current and historic, to determine if further investigation concerning the documented, alleged, suspected or latent discharge of any hazardous substance or hazardous waste is required. The evaluation of historic information shall be conducted from 1932 to the present, except that the department may require the search for and evaluation of additional information relating to ownership and use of the site prior to 1932 if such information is available through diligent inquiry of public records;

"Remediation" or "remediate" means all [necessary] actions to investigate [and], clean up, or respond to any known, suspected, or threatened discharge of hazardous substances or hazardous wastes, including [as necessary,] the preliminary assessment, site investigation, remedial investigation, and remedial action, or any portion thereof provided, however, that "remediation" or "remediate" shall not include the payment of compensation for damage to, or loss of, natural resources.
"Remediation standards" means the combination of numeric standards that establish a level or concentration and narrative standards, to which hazardous substances or hazardous wastes must be treated, removed, or otherwise cleaned for soil, groundwater, or surface water, as provided by the department pursuant to section 35 of P.L.1993, c.139 (C.58:10B-12) in order to meet the health risk or environmental standards;

"Remedial action" means those actions taken at an industrial establishment or offsite of an industrial establishment if hazardous substances or hazardous wastes have migrated or are migrating therefrom, as may be required by the department to protect public health, safety, and the environment. These actions may include the removal, treatment, containment, transportation, securing, or other engineering measures, whether to an unrestricted use or otherwise, designed to ensure that any discharged hazardous substances or hazardous wastes at the site or that have migrated or are migrating from the site, are remediated in compliance with the applicable health risk or environmental standards;

"Remedial investigation" means a process to determine the nature and extent of a discharge of hazardous substances or hazardous wastes at an industrial establishment or a discharge of hazardous substances or hazardous wastes that have migrated or are migrating from the site and the problems presented by a discharge, and may include data collection, site characterization, sampling, monitoring, and the gathering of any other sufficient and relevant information necessary to determine the necessity for remedial action and to support the evaluation of remedial actions if necessary;

"Response action outcome" means a written determination by a licensed site remediation professional that the contaminated site was remediated in accordance with all applicable statutes and regulations, and based upon an evaluation of the historical use of the site, or of any area of concern at that site, as applicable, and any other investigation or action the department deems necessary, there are no contaminants present at the site, or at any area of concern, at any other site to which a discharge originating at the site has migrated, or that any contaminants present at the site or that have migrated from the site have been remediated in accordance with applicable remediation regulations, and all applicable permits and authorizations have been obtained;

"Site investigation" means the collection and evaluation of data adequate to determine whether or not discharged hazardous substances or hazardous wastes exist at the industrial establishment or have migrated or are migrating from the site at levels in excess of the applicable remediation standards. A site investigation shall be developed based upon the information collected pursuant to the preliminary assessment.

(cf: P.L.2009, c.60, s.33)
2. Section 1 of P.L.1995, c.139 (C.2A:53A-26) is amended to read as follows:

1. As used in this act, "licensed person" means any person who is licensed as:
   a. an accountant pursuant to P.L.1997, c.259 (C.45:2B-42 et seq.);
   b. an architect pursuant to R.S.45:3-1 et seq.;
   c. an attorney admitted to practice law in New Jersey;
   d. a dentist pursuant to R.S.45:6-1 et seq.;
   e. an engineer pursuant to P.L.1938, c.342 (C.45:8-27 et seq.);
   f. a physician in the practice of medicine or surgery pursuant to R.S.45:9-1 et seq.;
   g. a podiatrist pursuant to R.S.45:5-1 et seq.;
   h. a chiropractor pursuant to P.L.1989, c.153 (C.45:9-41.17 et seq.);
   i. a registered professional nurse pursuant to P.L.1947, c.262 (C.45:11-23 et seq.);
   j. a health care facility as defined in section 2 of P.L.1971, c.136 (C.26:2H-2);
   k. a physical therapist pursuant to P.L.1983, c.296 (C.45:9-37.11 et seq.);
   l. a land surveyor pursuant to P.L.1938, c.342 (C.45:8-27 et seq.);
   m. a registered pharmacist pursuant to P.L.2003, c.280 (C.45:14-40 et seq.);
   n. a veterinarian pursuant to R.S.45:16-1 et seq.;
   o. an insurance producer pursuant to P.L.2001, c.210 (C.17:22A-26 et seq.); [and]
   p. a certified midwife, certified professional midwife, or certified nurse midwife pursuant to R.S.45:10-1 et seq.; and
   q. a licensed site remediation professional pursuant to section 7 of P.L.2009, c.60 (C.58:10C-7).

(cf: P.L.2010, c.88, s.1)

3. Section 3 of P.L.1976, c.141 (C.58:10-23.11b) is amended to read as follows:

3. Unless the context clearly indicates otherwise, the following terms shall have the following meanings:

"Act of God" means an act exclusively occasioned by an unanticipated, grave natural disaster without the interference of any human agency;

"Administrator" means the chief executive of the New Jersey Spill Compensation Fund;

"Barrel" means 42 United States gallons or 159.09 liters or an appropriate equivalent measure set by the director for hazardous substances which are other than fluid or which are not commonly measured by the barrel;

"Board" means a board of arbitration convened by the administrator to settle disputed disbursements from the fund;
"Cleanup and removal costs" means all direct costs associated
with a discharge, and those indirect costs that may be imposed by
the department pursuant to section 1 of P.L.2002, c.37 associated
with a discharge, incurred by the State or its political subdivisions
or their agents or any person with written approval from the
department in the: (1) removal or attempted removal of hazardous
substances, or (2) taking of reasonable measures to prevent or
mitigate damage to the public health, safety, or welfare, including,
but not limited to, public and private property, shorelines, beaches,
surface waters, water columns and bottom sediments, soils and
other affected property, including wildlife and other natural
resources, and shall include costs incurred by the State for the
indemnification and legal defense of contractors pursuant to
sections 1 through 11 of P.L.1991, c.373 (C.58:10-23.11f8 et seq.);
"Commissioner" means the Commissioner of Environmental
Protection;
"Contamination" or "contaminant" means any discharged
hazardous substance, hazardous waste as defined pursuant to
section 1 of P.L.1976, c.99 (C.13:1E-38), or pollutant as defined
pursuant to section 3 of P.L.1977, c.74 (C.58:10A-3);
"Department" means the Department of Environmental
Protection;
"Director" means the Director of the Division of Taxation in the
Department of the Treasury;
"Discharge" means any intentional or unintentional action or
omission resulting in the releasing, spilling, leaking, pumping,
pouring, emitting, emptying or dumping of hazardous substances
into the waters or onto the lands of the State, or into waters outside
the jurisdiction of the State when damage may result to the lands,
waters or natural resources within the jurisdiction of the State;
"Emergency response action" means those activities conducted
by a local unit to clean up, remove, prevent, contain, or mitigate a
discharge that poses an immediate threat to the environment or to
the public health, safety, or welfare;
"Fair market value" means the invoice price of the hazardous
substances transferred, including transportation charges; but where
no price is so fixed, "fair market value" shall mean the market price
as of the close of the nearest day to the transfer, paid for similar
hazardous substances, as shall be determined by the taxpayer
pursuant to rules of the director;
"Final remediation document" means a no further action letter
issued by the department pursuant to P.L.1993, c.139 (C.58:10B-1 et al.), or a response action outcome issued by a licensed site
remediation professional pursuant to section 14 of P.L.2009, c.60
(C.58:10C-14);
"Fund" means the New Jersey Spill Compensation Fund;
"Hazardous substances" means the "environmental hazardous
substances" on the environmental hazardous substance list adopted
by the department pursuant to section 4 of P.L.1983, c.315
(C.34:5A-4); such elements and compounds, including petroleum products, which are defined as such by the department, after public hearing, and which shall be consistent to the maximum extent possible with, and which shall include, the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 311 of the Federal Water Pollution Control Act Amendments of 1972, Pub.L.92-500, as amended by the Clean Water Act of 1977, Pub.L.95-217 (33 U.S.C.s.1251 et seq.); the list of toxic pollutants designated by Congress or the United States Environmental Protection Agency pursuant to section 307 of that act; and the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 101 of the "Comprehensive Environmental Response, Compensation and Liability Act of 1980,” Pub.L.96-510 (42 U.S.C.s.9601 et seq.); provided, however, that sewage and sewage sludge shall not be considered as hazardous substances for the purposes of P.L.1976, c.141 (C.58:10-23.11 et seq.);

"Licensed site remediation professional” means an individual who is licensed by the Site Remediation Professional Licensing Board pursuant to section 7 of P.L.2009, c.60 (C.58:10C-7) or the department pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12);

"Local unit” means any county or municipality, or any agency or other instrumentality thereof, or a duly incorporated volunteer fire, ambulance, first aid, emergency, or rescue company or squad;

"Major facility” includes, but is not limited to, any refinery, storage or transfer terminal, pipeline, deep-water port, drilling platform or any appurtenance related to any of the preceding that is used or is capable of being used to refine, produce, store, handle, transfer, process or transport hazardous substances. "Major facility” shall include a vessel only when that vessel is engaged in a transfer of hazardous substances between it and another vessel, and in any event shall not include a vessel used solely for activities directly related to recovering, containing, cleaning up or removing discharges of petroleum in the surface waters of the State, including training, research, and other activities directly related to spill response.

A facility shall not be considered a major facility for the purpose of P.L.1976, c.141 unless it has total combined aboveground or buried storage capacity of:

1. 20,000 gallons or more for hazardous substances which are other than petroleum or petroleum products, or
2. 200,000 gallons or more for hazardous substances of all kinds.

In determining whether a facility is a major facility for the purposes of P.L.1976, c.141 (C.58:10-23.11 et seq.), any underground storage tank at the facility used solely to store heating oil for on-site consumption shall not be considered when determining the combined storage capacity of the facility.
For the purposes of this definition, "storage capacity" shall mean only that total combined capacity which is dedicated to, used for or intended to be used for storage of hazardous substances of all kinds. Where appropriate to the nature of the facility, storage capacity may be determined by the intended or actual use of open land or unenclosed space as well as by the capacities of tanks or other enclosed storage spaces;

"Natural resources" means all land, fish, shellfish, wildlife, biota, air, waters and other such resources owned, managed, held in trust or otherwise controlled by the State;

"Owner" or "operator" means, with respect to a vessel, any person owning, operating or chartering by demise such vessel; with respect to any major facility, any person owning such facility, or operating it by lease, contract or other form of agreement; with respect to abandoned or derelict major facilities, the person who owned or operated such facility immediately prior to such abandonment, or the owner at the time of discharge;

"Person" means public or private corporations, companies, associations, societies, firms, partnerships, joint stock companies, individuals, the United States, the State of New Jersey and any of its political subdivisions or agents;

"Person responsible for conducting the remediation" means (1) any person who executes or is otherwise subject to an oversight document to remediate a contaminated site, (2) the owner or operator of an industrial establishment subject to P.L.1983, c.330 (C.13:1K-6 et al.), for the remediation of a discharge, (3) the owner or operator of an underground storage tank subject to P.L.1986, c.102 (C.58:10A-21 et seq.), for the remediation of a discharge, (4) any other person who discharges a hazardous substance or is in any way responsible for a hazardous substance, pursuant to section 8 of P.L.1976, c.141 (C.58:10-23.11g), that was discharged at a contaminated site, or (5) any other person who is remediating a site;

"Petroleum" or "petroleum products" means oil or petroleum of any kind and in any form, including, but not limited to, oil, petroleum, gasoline, kerosene, fuel oil, oil sludge, oil refuse, oil mixed with other wastes, crude oils, and substances or additives to be utilized in the refining or blending of crude petroleum or petroleum stock in this State; however, any compound designated by specific chemical name on the list of hazardous substances adopted by the department pursuant to this section shall not be considered petroleum or a petroleum product for the purposes of P.L.1976, c.141, unless such compound is to be utilized in the refining or blending of crude petroleum or petroleum stock in this State;

"Preliminary assessment" means the first phase in the process of identifying areas of concern and determining whether contaminants are or were present at a site or have migrated or are migrating from a site, and shall include the initial search for and evaluation of, existing site specific operational and environmental information,
both current and historic, to determine if further investigation concerning the documented, alleged, suspected or latent discharge of any contaminant is required. The evaluation of historic information shall be conducted from 1932 to the present, except that the department may require the search for and evaluation of additional information relating to ownership and use of the site prior to 1932 if such information is available through diligent inquiry of the public records;

"Remedial action" means those actions taken at a site or offsite if a contaminant has migrated or is migrating therefrom, as may be required by the department, including the removal, treatment, containment, transportation, securing, or other engineering or treatment measures, whether to an unrestricted use or otherwise, designed to ensure that any discharged contaminant at the site or that has migrated or is migrating from the site, is remediated in compliance with the applicable health risk or environmental standards;

"Remedial investigation" means a process to determine the nature and extent of a discharge of a contaminant at a site or a discharge of a contaminant that has migrated or is migrating from the site and the problems presented by a discharge, and may include data collected, site characterization, sampling, monitoring, and the gathering of any other sufficient and relevant information necessary to determine the necessity for remedial action and to support the evaluation of remedial actions if necessary;

"Remediation" or "remediate" means all necessary actions to investigate and, as necessary, clean up, or respond to any known, suspected, or threatened discharge, including the preliminary assessment, site investigation, remedial investigation, and remedial action, or any portion thereof, provided, however, that "remediation" or "remediate" shall not include the payment of compensation for damage to, or loss of, natural resources;

"Response action outcome" means a written determination by a licensed site remediation professional that the contaminated site was remediated in accordance with all applicable statutes and regulations, and based upon an evaluation of the historical use of the site, or of any area of concern at that site, as applicable, and any other investigation or action the department deems necessary, there are no contaminants present at the site, or at any area of concern, at any other site to which a discharge originating at the site has migrated, or that any contaminants present at the site or that have migrated from the site have been remediated in accordance with applicable remediation regulations, and all applicable permits and authorizations have been obtained;

"Site investigation" means the collection and evaluation of data adequate to determine whether or not discharged contaminants exist at a site or have migrated or are migrating from the site at levels in excess of the applicable remediation standards. A site investigation
shall be developed based upon the information collected pursuant to
the preliminary assessment;

"Taxpayer" means the owner or operator of a major facility
subject to the tax provisions of P.L.1976, c.141;

"Tax period" means every calendar month on the basis of which
the taxpayer is required to report under P.L.1976, c.141;

"Transfer" means onloading or offloading between major
facilities and vessels, or vessels and major facilities, and from
vessel to vessel or major facility to major facility, except for fueling
or refueling operations and except that with regard to the movement
of hazardous substances other than petroleum, it shall also include
any onloading of or offloading from a major facility;

"Vessel" means every description of watercraft or other
contrivance that is practically capable of being used as a means of
commercial transportation of hazardous substances upon the water,
whether or not self-propelled;

"Waters" means the ocean and its estuaries to the seaward limit
of the State's jurisdiction, all springs, streams and bodies of surface
or groundwater, whether natural or artificial, within the boundaries
of this State.
(cf: P.L.2009, c.60, s.35)

4. Section 8 of P.L.1976, c.141 (C.58:10-23.11g) is amended to
read as follows:

8. a. The fund shall be strictly liable, without regard to fault,
for all cleanup and removal costs and for all direct and indirect
damages no matter by whom sustained, including but not limited to:

(1) The cost of restoring, repairing, or replacing any real or
personal property damaged or destroyed by a discharge, any income
lost from the time such property is damaged to the time such
property is restored, repaired or replaced, and any reduction in
value of such property caused by such discharge by comparison
with its value prior thereto;

(2) The cost of restoration and replacement, where possible, of
any natural resource damaged or destroyed by a discharge;

(3) Loss of income or impairment of earning capacity due to
damage to real or personal property, including natural resources
destroyed or damaged by a discharge; provided that such loss or
impairment exceeds 10 \%\] percent of the amount which claimant
derives, based upon income or business records, exclusive of other
sources of income, from activities related to the particular real or
personal property or natural resources damaged or destroyed by
such discharge during the week, month or year for which the claim
is filed;

(4) Loss of tax revenue by the State or local governments for a
period of one year due to damage to real or personal property
proximately resulting from a discharge;

(5) Interest on loans obtained or other obligations incurred by a
claimant for the purpose of ameliorating the adverse effects of a
discharge pending the payment of a claim in full as provided by this act.

b. The damages which may be recovered by the fund, without regard to fault, subject to the defenses enumerated in subsection d. of this section against the owner or operator of a major facility or vessel, shall not exceed $50,000,000.00 for each major facility or $1,200 per gross ton for each vessel, except that such maximum limitation shall not apply and the owner or operator shall be liable, jointly and severally, for the full amount of such damages if it can be shown that such discharge was the result of (1) gross negligence or willful misconduct, within the knowledge and privity of the owner, operator or person in charge, or (2) a gross or willful violation of applicable safety, construction or operating standards or regulations. Damages which may be recovered from, or by, any other person shall be limited to those authorized by common or statutory law.

c. (1) Except as provided in section 2 of P.L.2005, c.43 (C.58:10-23.11g12), any person who has discharged a hazardous substance, or is in any way responsible for any hazardous substance, shall be strictly liable, jointly and severally, without regard to fault, for all cleanup and removal costs no matter by whom incurred. Such person shall also be strictly liable, jointly and severally, without regard to fault, for all cleanup and removal costs incurred by the department or a local unit pursuant to subsection b. of section 7 of P.L.1976, c.141 (C.58:10-23.11f).

(2) In addition to the persons liable pursuant to this subsection, in the case of a discharge of a hazardous substance from a vessel into the waters of the State, the owner or operator of a refinery, storage, transfer, or pipeline facility to which the vessel was en route to deliver the hazardous substance who, by contract, agreement, or otherwise, was scheduled to assume ownership of the discharged hazardous substance, and any other person who was so scheduled to assume ownership of the discharged hazardous substance, shall be strictly liable, jointly and severally, without regard to fault, for all cleanup and removal costs if the owner or operator of the vessel did not have the evidence of financial responsibility required pursuant to section 2 of P.L.1991, c.58 (C.58:10-23.11g2).

Where a person is liable for cleanup and removal costs as provided in this paragraph, any expenditures made by the administrator for that cleanup and removal shall constitute a debt of that person to the fund. The debt shall constitute a lien on all property owned by that person when a notice of lien identifying the nature of the discharge and the amount of the cleanup, removal and related costs expended from the fund is duly filed with the clerk of the Superior Court. The clerk shall promptly enter upon the civil judgment or order docket the name and address of the liable person and the amount of the lien as set forth in the notice of lien. Upon entry by the clerk, the lien, to the amount committed by the
administrator for cleanup and removal, shall attach to the revenues
and all real and personal property of the liable person, whether or
not that person is insolvent.

For the purpose of determining priority of this lien over all other
claims or liens which are or have been filed against the property of
an owner or operator of a refinery, storage, transfer, or pipeline
facility, the lien on the facility to which the discharged hazardous
substance was en route shall have priority over all other claims or
liens which are or have been filed against the property. The notice
of lien filed pursuant to this paragraph which affects any property
of a person liable pursuant to this paragraph other than the property
of an owner or operator of a refinery, storage, transfer, or pipeline
facility to which the discharged hazardous substance was en route,
shall have priority from the day of the filing of the notice of the lien
over all claims and liens filed against the property, but shall not
affect any valid lien, right, or interest in the property filed in
accordance with established procedure prior to the filing of a notice
of lien pursuant to this paragraph.

To the extent that a person liable pursuant to this paragraph is
not otherwise liable pursuant to paragraph (1) of this subsection, or
under any other provision of law or under common law, that person
may bring an action for indemnification for costs paid pursuant to
this paragraph against any other person who is strictly liable
pursuant to paragraph (1) of this subsection.

Nothing in this paragraph shall be construed to extend or negate
the right of any person to bring an action for contribution that may
exist under P.L.1976, c.141, or any other act or under common law.

(3) In addition to the persons liable pursuant to this subsection,
any person who owns real property acquired on or after September
14, 1993 on which there has been a discharge prior to the person's
acquisition of that property and who knew or should have known
that a hazardous substance had been discharged at the real property,
shall be strictly liable, jointly and severally, without regard to fault,
for all cleanup and removal costs no matter by whom incurred.
Such person shall also be strictly liable, jointly and severally,
without regard to fault, for all cleanup and removal costs incurred
by the department or a local unit pursuant to subsection b. of
section 7 of P.L.1976, c.141 (C.58:10-23.11f). Nothing in this
paragraph shall be construed to alter liability of any person who
acquired real property prior to September 14, 1993.

d. (1) In addition to those defenses provided in this
subsection, an act or omission caused solely by war, sabotage, or
God, or a combination thereof, shall be the only defenses which
may be raised by any owner or operator of a major facility or vessel
responsible for a discharge in any action arising under the
provisions of this act.

(2) A person, including an owner or operator of a major facility,
who owns real property acquired on or after September 14, 1993 on
which there has been a discharge, shall not be liable for cleanup and
removal costs or for any other damages to the State or to any other
person for the discharged hazardous substance pursuant to
subsection c. of this section or pursuant to civil common law, if that
person can establish by a preponderance of the evidence that
subparagraphs (a) through (d) apply, or if applicable, subparagraphs
(a) through (e) apply:
(a) the person acquired the real property after the discharge of
that hazardous substance at the real property;
(b) (i) at the time the person acquired the real property, the
person did not know and had no reason to know that any hazardous
substance had been discharged at the real property, or (ii) the person
acquired the real property by devise or succession, except that any
other funds or property received by that person from the deceased
real property owner who discharged a hazardous substance or was
in any way responsible for a hazardous substance, shall be made
available to satisfy the requirements of P.L.1976, c.141, or (iii) the
person complies with the provisions of subparagraph (e) of
paragraph (2) of this subsection;
(c) the person did not discharge the hazardous substance, is not
in any way responsible for the hazardous substance, and is not a
corporate successor to the discharger or to any person in any way
responsible for the hazardous substance or to anyone liable for
cleanup and removal costs pursuant to this section;
(d) the person gave notice of the discharge to the department
upon actual discovery of that discharge.
To establish that a person had no reason to know that any
hazardous substance had been discharged for the purposes of this
paragraph (2), the person must have undertaken, at the time of
acquisition, all appropriate inquiry into the previous ownership and
uses of the property. For the purposes of this paragraph (2), all
appropriate inquiry shall mean the performance of a preliminary
assessment, and site investigation, if the preliminary assessment
indicates that a site investigation is necessary, as defined in section
23 of P.L.1993, c.139 (C.58:10B-1), and performed in accordance
with rules and regulations promulgated by the department defining
these terms.
Nothing in this paragraph (2) shall be construed to alter liability
of any person who acquired real property prior to September 14,
1993; and
(e) For the purposes of this subparagraph the person must have
(i) acquired the property subsequent to a hazardous substance being
discharged on the site and which discharge was discovered at the
time of acquisition as a result of the appropriate inquiry, as defined
in this paragraph (2), (ii) performed, following the effective date of
P.L.1997, c.278, a remediation of the site or discharge consistent
with the provisions of section 35 of P.L.1993, c.139 (C.58:10B-12),
or, relied upon a valid final remediation document for a remediation
performed prior to acquisition, or, obtained a remedial action
workplan certified by a licensed site remediation professional
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retained for the site after the date of enactment of P.L.2009, c.60
(C.58:10C-1 et al.) and continued to comply with the conditions of
that workplan, or obtained approval of a remedial action workplan
by the department after the effective date of P.L.1997, c.278 and
continued to comply with the conditions of that workplan, and (iii)
established and maintained all engineering and institutional controls
as may be required pursuant to sections 35 and 36 of P.L.1993,
c.139. A person who complies with the provisions of this
 subparagraph by actually performing a remediation of the site or
discharge as set forth in (ii) above shall be issued, upon application,
a no further action letter by the department or a response action
outcome by a licensed site remediation professional, as applicable.
A person who complies with the provisions of this subparagraph
either by receipt of a final remediation document following the
effective date of P.L.1997, c.278, or by relying on a previously
issued final remediation document shall not be liable for any further
remediation including any changes in a remediation standard or for
the subsequent discovery of a hazardous substance, at the site, or
emanating from the site, if the remediation was for the entire site,
and the hazardous substance was discharged prior to the person
acquiring the property. Notwithstanding any other provisions of
this subparagraph, a person who complies with the provisions of
this subparagraph only by virtue of the existence of a previously
issued final remediation document shall receive no liability
protections for any discharge which occurred during the time period
between the issuance of the final remediation document and the
property acquisition. Compliance with the provisions of this
subparagraph (e) shall not relieve any person of any liability for a
discharge that is off the site of the property covered by the final
remediation document, for a discharge that occurs at that property
after the person acquires the property, for any actions that person
negligently takes that aggravates or contributes to a discharge of a
hazardous substance, for failure to comply in the future with laws
and regulations, or if that person fails to maintain the institutional
or engineering controls on the property or to otherwise comply with
the provisions of the final remediation document.

(3) Notwithstanding the provisions of paragraph (2) of this
subsection to the contrary, if a person who owns real property
obtains actual knowledge of a discharge of a hazardous substance at
the real property during the period of that person's ownership and
subsequently transfers ownership of the property to another person
without disclosing that knowledge, the transferor shall be strictly
liable for the cleanup and removal costs of the discharge and no
defense under this subsection shall be available to that person.

(4) Any federal, State, or local governmental entity which
acquires ownership of real property through bankruptcy, tax
delinquency, abandonment, escheat, eminent domain, condemnation
or any circumstance in which the governmental entity involuntarily
acquires title by virtue of its function as sovereign, or where the
A governmental entity acquires the property by any means for the purpose of promoting the redevelopment of that property, shall not be liable, pursuant to subsection c. of this section or pursuant to common law, to the State or to any other person for any discharge which occurred or began prior to that ownership. This paragraph shall not provide any liability protection to any federal, State or local governmental entity which has caused or contributed to the discharge of a hazardous substance. This paragraph shall not provide any liability protection to any federal, State, or local government entity that acquires ownership of real property by condemnation or eminent domain where the real property is being remediated in a timely manner at the time of the condemnation or eminent domain action.

(5) A person, including an owner or operator of a major facility, who owns real property acquired prior to September 14, 1993 on which there has been a discharge, shall not be liable for cleanup and removal costs or for any other damages to the State or to any other person for the discharged hazardous substance pursuant to subsection c. of this section or pursuant to civil common law, if that person can establish by a preponderance of the evidence that subparagraphs (a) through (d) apply:

(a) the person acquired the real property after the discharge of that hazardous substance at the real property;
(b) (i) at the time the person acquired the real property, the person did not know and had no reason to know that any hazardous substance had been discharged at the real property, or (ii) the person acquired the real property by devise or succession, except that any other funds or property received by that person from the deceased real property owner who discharged a hazardous substance or was in any way responsible for a hazardous substance, shall be made available to satisfy the requirements of P.L.1976, c.141;
(c) the person did not discharge the hazardous substance, is not in any way responsible for the hazardous substance, and is not a corporate successor to the discharger or to any person in any way responsible for the hazardous substance or to anyone liable for cleanup and removal costs pursuant to this section;
(d) the person gave notice of the discharge to the department upon actual discovery of that discharge.

To establish that a person had no reason to know that any hazardous substance had been discharged for the purposes of this paragraph (5), the person must have undertaken, at the time of acquisition, all appropriate inquiry on the previous ownership and uses of the property based upon generally accepted good and customary standards.

Nothing in this paragraph (5) shall be construed to alter liability of any person who acquired real property on or after September 14, 1993.

e. Neither the fund nor the Sanitary Landfill Contingency Fund established pursuant to P.L.1981, c.306 (C.13:1E-100 et seq.) shall
be liable for any damages incurred by any person who is relieved
from liability pursuant to subsection d. or f. of this section for a
remediation that involves the use of engineering controls but the
fund and the Sanitary Landfill Contingency Fund shall be liable for
any remediation that involves only the use of institutional controls
if after a valid final remediation document has been issued the
department orders additional remediation except that the fund and
the Sanitary Landfill Contingency Fund shall not be liable for any
additional remediation that is required to remove an institutional
control.

f. Notwithstanding any other provision of this section, a
person, who owns real property acquired on or after the effective
date of P.L.1997, c.278 (C.58:10B-1.1 et al.), shall not be liable for
any cleanup and removal costs or damages, under this section or
pursuant to any other statutory or civil common law, to any person,
other than the State and the federal government, harmed by any
hazardous substance discharged on that property prior to
acquisition, and any migration off that property related to that
discharge, provided all the conditions of this subsection are met:

(1) the person acquired the real property after the discharge of
that hazardous substance at the real property;

(2) the person did not discharge the hazardous substance, is not
in any way responsible for the hazardous substance, and is not a
corporate successor to the discharger or to any person in any way
responsible for the hazardous substance or to anyone liable for a
discharge pursuant to this section;

(3) the person gave notice of the discharge to the department
upon actual discovery of that discharge;

(4) (a) within 30 days after acquisition of the property, the
person commenced a remediation of the discharge, including any
migration, pursuant to a department oversight document executed
prior to acquisition, or (b) for property acquired after the date of
enactment of P.L.2009, c.60 (C.58:10C-1 et al.), the person
provides written notice of the acquisition to the department prior to
or on the date of acquisition and the person remediates the property
pursuant to the provisions of section 30 of P.L.2009, c.60
(C.58:10B-1.3), and (c) the department is satisfied that remediation
was completed in a timely and appropriate fashion; and

(5) Within ten days after acquisition of the property, or within
30 days after the expiration of the period or periods allowed for the
right of redemption pursuant to tax foreclosure law, the person
agrees in writing to provide access to the State for remediation and
related activities, as determined by the State.

The provisions of this subsection shall not relieve any person of
any liability:

(1) for a discharge that occurs at that property after the person
acquired the property;

(2) for any actions that person negligently takes that aggravates
or contributes to the harm inflicted upon any person;
(3) if that person fails to maintain the institutional or engineering controls on the property or to otherwise comply with the provisions of a final remediation document or a remedial action workplan and a person is harmed thereby;

(4) for any liability to clean up and remove, pursuant to the department's regulations and directions, any hazardous substances that may have been discharged on the property or that may have migrated therefrom; and

(5) for that person's failure to comply in the future with laws and regulations.

g. Nothing in the amendatory provisions to this section adopted pursuant to P.L.1997, c.278 shall be construed to remove any defense to liability that a person may have had pursuant to subsection e. of this section that existed prior to the effective date of P.L.1997, c.278.

h. Nothing in this section shall limit the requirements of any person to comply with P.L.1983, c.330 (C.13:1K-6 et al.).

(cf: P.L.2009, c.60, s.38)

5. Section 22 of P.L.1976, c.141 (C.58:10-23.11u) is amended to read as follows:

22. a. (1) Whenever, on the basis of available information, the department determines that a person is in violation of a provision of P.L.1976, c.141 (C.58:10-23.11 et seq.), including any rule, regulation, plan, information request, access request, order or directive promulgated or issued pursuant thereto, or that a person knowingly has given false testimony, documents or information to the department, the department may:

(a) bring a civil action in accordance with subsection b. of this section;

(b) levy a civil administrative penalty in accordance with subsection c. of this section; or

(c) bring an action for a civil penalty in accordance with subsection d. of this section.

Use of any remedy specified in this section shall not preclude use of any other remedy. The department may simultaneously pursue administrative and judicial remedies provided in this section.

b. The department may commence a civil action in Superior Court for, singly or in combination:

(1) a temporary or permanent injunction;

(2) the costs of any investigation, cleanup or removal, and for the reasonable costs of preparing and successfully litigating an action under this subsection;

(3) the cost of restoring, repairing, or replacing real or personal property damaged or destroyed by a discharge, any income lost from the time the property is damaged to the time it is restored, repaired or replaced, and any reduction in value of the property caused by the discharge by comparison with its value prior thereto;
(4) the cost of restoration and replacement, where practicable, of any natural resource damaged or destroyed by a discharge; and

(5) any other costs incurred by the department pursuant to P.L.1976, c.141.

Compensatory damages for damages awarded to a person other than the State shall be paid to the person injured by the discharge.

c. (1) The department may assess a civil administrative penalty of not more than $50,000 for each violation, and each day of violation shall constitute an additional, separate and distinct violation. A civil administrative penalty shall not be levied until a violator has been notified by certified mail or personal service of:

(a) the statutory or regulatory basis of the violation;

(b) the specific citation of the act or omission constituting the violation;

(c) the amount of the civil administrative penalty to be imposed;

(d) the right of the violator to a hearing on any matter contained in the notice and the procedures for requesting a hearing.

(2) (a) A violator shall have 20 calendar days following receipt of notice within which to request a hearing on any matter contained in the notice, and shall comply with all procedures for requesting a hearing. Failure to submit a timely request or to comply with all departmental procedures shall constitute grounds for denial of a hearing request. After a hearing and upon a finding that a violation has occurred, the department shall issue a final order assessing the amount of the civil administrative penalty specified in the notice. If a violator does not request a hearing or fails to satisfy the statutory and administrative requirements for requesting a hearing, the notice of assessment of a civil administrative penalty shall become a final order on the 21st calendar day following receipt of the notice by the violator. If the department denies a hearing request, the notice of denial shall become a final order upon receipt of the notice by the violator.

(b) A civil administrative penalty may be settled by the department on such terms and conditions as the department may determine.

(c) Payment of a civil administrative penalty shall not be deemed to affect the availability of any other enforcement remedy in connection with the violation for which the penalty was levied.

(3) If a civil administrative penalty imposed pursuant to this section is not paid within 30 days of the date that the penalty is due and owing, and the penalty is not contested by the person against whom the penalty has been assessed, or the person fails to make a payment pursuant to a payment schedule entered into with the department, an interest charge shall accrue on the amount of the penalty from the 30th day that amount was due and owing. In the case of an appeal of a civil administrative penalty, if the amount of the penalty is upheld, in whole or in part, the rate of interest shall be calculated on that amount as of the 30th day from the date the amount was due and owing under the administrative order. The rate
of interest shall be that established by the New Jersey Supreme Court for interest rates on judgments, as set forth in the Rules Governing the Courts of the State of New Jersey.

(4) The department may assess and recover, by civil administrative order, the costs of any investigation, cleanup or removal, and the reasonable costs of preparing and successfully enforcing a civil administrative penalty pursuant to this subsection. The assessment may be recovered at the same time as a civil administrative penalty, and shall be in addition to the penalty assessment.

d. Any person who violates a provision of P.L.1976, c.141 (C.58:10-23.11 et seq.), or a court order issued pursuant thereto, or who fails to pay a civil administrative penalty in full or to agree to a schedule of payments therefor, shall be subject to a civil penalty not to exceed $50,000.00 per day for each violation, and each day's continuance of the violation shall constitute a separate violation. Any penalty incurred under this subsection may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law" (N.J.S.2A:58-1 et seq.) in the Superior Court or a municipal court. The Superior Court and the municipal courts shall have jurisdiction to impose a civil penalty for a violation of P.L.1976, c.141 (C.58:10-23.11 et seq.) pursuant to this subsection and in accordance with the procedures set forth in the "Penalty Enforcement Law of 1999."

e. All conveyances used or intended for use in the willful discharge of any hazardous substance are subject to forfeiture to the State pursuant to the provisions of P.L.1981, c.387 (C.13:1K-1 et seq.).

(cf: P.L.1990, c.75, s.1)

6. Section 23 of P.L.1993, c.139 (C.58:10B-1) is amended to read as follows:

23. As used in sections 23 through 43 and section 45 of P.L.1993, c.139 (C.58:10B-1 et seq.), as may be amended and supplemented:

"Area of concern" means any location where contaminants are or were known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, or disposed, or where contaminants have or may have migrated;

"Authority" means the New Jersey Economic Development Authority established pursuant to P.L.1974, c.80 (C.34:1B-1 et seq.);

"Brownfield development area" means an area that has been so designated by the department, in writing, pursuant to the provisions of section 7 of P.L.2005, c.223 (C.58:10B-25.1);

"Brownfield site" means any former or current commercial or industrial site that is currently vacant or underutilized and on which
there has been, or there is suspected to have been, a discharge of a contaminant;

"Contamination" or "contaminant" means any discharged hazardous substance as defined pursuant to section 3 of P.L.1976, c.141 (C.58:10-23.11b), hazardous waste as defined pursuant to section 1 of P.L.1976, c.99 (C.13:1E-38), or pollutant as defined pursuant to section 3 of P.L.1977, c.74 (C.58:10A-3);

"Department" means the Department of Environmental Protection;

"Discharge" means an intentional or unintentional action or omission resulting in the releasing, spilling, leaking, pumping, pouring, emitting, emptying, or dumping of a contaminant onto the land or into the waters of the State;

"Engineering controls" means any mechanism to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences and physical access controls;

"Environmental opportunity zone" has the meaning given that term pursuant to section 3 of P.L.1995, c.413 (C.54:4-3.152);

"Final remediation document" means a no further action letter issued by the department pursuant to P.L.1993, c.139 (C.58:10B-1 et al.), or a response action outcome issued by a licensed site remediation professional pursuant to section 14 of P.L.2009, c.60 (C.58:10C-14);

"Financial assistance" means loans or loan guarantees;

"Institutional controls" means a mechanism used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a contaminated site in levels or concentrations above the applicable remediation standard that would allow unrestricted use of that property. Institutional controls may include, without limitation, structure, land, and natural resource use restrictions, well restriction areas, and deed notices;

"Licensed site remediation professional" means an individual who is licensed by the Site Remediation Professional Licensing Board pursuant to section 7 of P.L.2009, c.60 (C.58:10C-7) or the department pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12);

"Limited restricted use remedial action" means any remedial action that requires the continued use of institutional controls but does not require the use of an engineering control;

"No further action letter" means a written determination by the department that based upon an evaluation of the historical use of a particular site, or of an area of concern or areas of concern at that site, as applicable, and any other investigation or action the department deems necessary, there are no discharged contaminants present at the site, at the area of concern or areas of concern, at any other site to which a discharge originating at the site has migrated, or that any discharged contaminants present at the site or that have
migrated from the site have been remediated in accordance with applicable remediation regulations;

"Person" means an individual, corporation, company, partnership, firm, or other private business entity;

"Person responsible for conducting the remediation" means (1) any person who executes or is otherwise subject to an oversight document to remediate a contaminated site, (2) the owner or operator of an industrial establishment subject to P.L.1983, c.330 (C.13:1K-6 et al.), for the remediation of a discharge, (3) the owner or operator of an underground storage tank subject to P.L.1986, c.102 (C.58:10A-21 et seq.), for the remediation of a discharge, (4) any other person who discharges a hazardous substance or is in any way responsible for a hazardous substance, pursuant to section 8 of P.L.1976, c.141 (C.58:10-23.11g), that was discharged at a contaminated site, or (5) any other person who is remediating a site;

"Preliminary assessment" means the first phase in the process of identifying areas of concern and determining whether contaminants are or were present at a site or have migrated or are migrating from a site, and shall include the initial search for and evaluation of, existing site specific operational and environmental information, both current and historic, to determine if further investigation concerning the documented, alleged, suspected or latent discharge of any contaminant is required. The evaluation of historic information shall be conducted from 1932 to the present, except that the department may require the search for and evaluation of additional information relating to ownership and use of the site prior to 1932 if such information is available through diligent inquiry of the public records;

"Presumptive remedy" means a remedial action established by the department pursuant to paragraph (10) of subsection g. of section 35 of P.L.1993, c.139 (C.58:10B-12);

"Recreation and conservation purposes" means the use of lands for beaches, biological or ecological study, boating, camping, fishing, forests, greenways, hunting, natural areas, parks, playgrounds, protecting historic properties, water reserves, watershed protection, wildlife preserves, active sports, or a similar use for either public outdoor recreation or conservation of natural resources, or both;

"Remedial action" means those actions taken at a site or offsite if a contaminant has migrated or is migrating therefrom, as may be required by the department, including the removal, treatment, containment, transportation, securing, or other engineering or treatment measures, whether to an unrestricted use or otherwise, designed to ensure that any discharged contaminant at the site or that has migrated or is migrating from the site, is remediated in compliance with the applicable health risk or environmental standards;

"Remedial action workplan" means a plan for the remedial action to be undertaken at a site, or at any area to which a discharge
originating at a site is migrating or has migrated; a description of
the remedial action to be used to remediate a site; a time schedule
and cost estimate of the implementation of the remedial action; and
any other information the department deems necessary;
"Remedial investigation" means a process to determine the
nature and extent of a discharge of a contaminant at a site or a
discharge of a contaminant that has migrated or is migrating from
the site and the problems presented by a discharge, and may include
data collected, site characterization, sampling, monitoring, and the
gathering of any other sufficient and relevant information necessary
to determine the necessity for remedial action and to support the
evaluation of remedial actions if necessary;
"Remediation" or "remediate" means all [necessary] actions to
investigate [and] clean up or respond to any known, suspected,
or threatened discharge of contaminants, including [as necessary,]
the preliminary assessment, site investigation, remedial
investigation, and remedial action, or any portion thereof, provided,
however, that "remediation" or "remediate" shall not include the
payment of compensation for damage to, or loss of, natural
resources;
"Remediation fund" means the Hazardous Discharge Site
Remediation Fund established pursuant to section 26 of P.L.1993,
c.139 (C.58:10B-4);
"Remediation funding source" means the methods of financing
the remediation of a discharge required to be established by a
person performing the remediation pursuant to section 25 of
P.L.1993, c.139 (C.58:10B-3);
"Remediation standards" means the combination of numeric
standards that establish a level or concentration, and narrative
standards to which contaminants must be treated, removed, or
otherwise cleaned for soil, groundwater, or surface water, as
provided by the department pursuant to section 35 of P.L.1993,
c.139 (C.58:10B-12) in order to meet the health risk or
environmental standards;
"Response action outcome" means a written determination by a
licensed site remediation professional that the contaminated site
was remediated in accordance with all applicable statutes and
regulations, and based upon an evaluation of the historical use of
the site, or of any area of concern at that site, as applicable, and any
other investigation or action the department deems necessary, there
are no contaminants present at the site, or at any area of concern, at
any other site to which a discharge originating at the site has
migrated, or that any contaminants present at the site or that have
migrated from the site have been remediated in accordance with
applicable remediation regulations, and all applicable permits and
authorizations have been obtained;
"Restricted use remedial action” means any remedial action that
requires the continued use of engineering and institutional controls
in order to meet the established health risk or environmental standards;

"Site investigation" means the collection and evaluation of data adequate to determine whether or not discharged contaminants exist at a site or have migrated or are migrating from the site at levels in excess of the applicable remediation standards. A site investigation shall be developed based upon the information collected pursuant to the preliminary assessment;

"Unrestricted use remedial action" means any remedial action that does not require the continued use of engineering or institutional controls in order to meet the established health risk or environmental standards;

"Voluntarily perform a remediation" means performing a remediation without having been ordered or directed to do so by the department or by a court and without being compelled to perform a remediation pursuant to the provisions of P.L.1983, c.330 (C.13:1K-6 et al.).

(cf: P.L.2009, c.60, s.40)

7. Section 30 of P.L.2009, c.60 (C.58:10B-1.3) is amended to read as follows:

30. a. An owner or operator of an industrial establishment subject to the provisions of P.L.1983, c.330 (C.13:1K-6 et al.), the discharger of a hazardous substance or a person in any way responsible for a hazardous substance pursuant to the provisions of subsection c. of section 8 of P.L.1976, c.141 (C.58:10-23.11g), or the owner or operator of an underground storage tank regulated pursuant to the provisions of P.L.1986, c.102 (C.58:10A-21 et seq.), that has discharged a hazardous substance, shall remediate the discharge of a hazardous substance.

b. A person who initiates a remediation [of a contaminated site] at least 180 days after the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.) shall:

(1) [hire] retain a licensed site remediation professional to perform the remediation;

(2) notify the department of the name and license information of the licensed site remediation professional who has been [hired] retained to perform the remediation;

(3) conduct the remediation without the prior approval of the department, unless directed otherwise by the department;

(4) establish a remediation funding source if a remediation funding source is required pursuant to the provisions of section 25 of P.L.1993, c.139 (C.58:10B-3);

(5) pay all applicable fees and oversight costs as required by the department;

(6) provide access to the contaminated site to the department;

(7) provide access to all applicable documents concerning the remediation to the department;
(8) meet the mandatory remediation timeframes and expedited site specific timeframes established by the department pursuant to section 28 of P.L.2009, c.60 (C.58:10C-28); and
(9) obtain all necessary permits.

c. (1) Any person who initiates a remediation prior to the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), or prior to the issuance of temporary licenses to site remediation professionals pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12), shall comply with the provisions of paragraphs (4) through (9) of subsection b. of this section.

(2) The department may require a person required to perform a remediation pursuant to subsection a. of this section, or a person who has initiated a remediation prior to the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), to comply with the provisions of subsection b. of this section if, after the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), the department (a) issues a final order or a penalty becomes due and payable, concerning the performance of the remediation, or (b) issues a demand for stipulated penalties pursuant to the provisions of an oversight document in which the person waived a right to a hearing on the penalties.

(3) No later than three years after the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), a person responsible for conducting the remediation, no matter when the remediation is initiated, shall comply with the provisions of subsection b. of this section.

d. (1) The provisions of this section shall not apply to any person who remediates a discharge from an unregulated heating oil tank. For any person who remediates a discharge from an unregulated heating oil tank, the provisions of section 15 of P.L.2009, c.60 (C.58:10C-15) shall apply.

(2) The provisions of this section shall not apply to any person who: (a) does not own a contaminated site, (b) conducts a preliminary assessment or site investigation of the contaminated site for the purpose of conducting all appropriate inquiry into the previous ownership and uses of the property as provided in section 8 of P.L.1976, c.141 (C.58:10-23.11g), and (c) has not discharged a hazardous substance at the site or is not in any way responsible for a hazardous substance discharged at the site pursuant to section 8 of P.L.1976, c.141 (C.58:10-23.11g).

²(3) A person shall not be required to retain a licensed site remediation professional pursuant to this section to conduct sampling or investigation to confirm or evaluate a remediation performed or supervised by a retained licensed site remediation professional, provided that such sampling or investigation: (1) is not required pursuant to this section or any other law, rule, regulation, or order; (2) is not conducted in order to obtain a response action outcome; and (3) is not conducted in order to
investigate, clean up, or respond to any known, suspected, or
threatened discharge of a contaminant. 2

e. Any person who fails to comply with the provisions of this
section shall be liable to the enforcement provisions established
pursuant to section 22 of P.L.1976, c.141 (C.58:10-23.11u).
(cf: P.L.2009, c.60, s.30)

8. Section 25 of P.L.1993, c.139 (C.58:10B-3) is amended to
read as follows:

25. a. Except as otherwise provided in section 27 of P.L.2009,
c.60 (C.58:10C-27), the owner or operator of an industrial
establishment or any other person required to perform remediation
activities pursuant to P.L.1983, c.330 (C.13:1K-6 et al.), or a
discharger, a person in any way responsible for a hazardous
substance, or a person otherwise liable for cleanup and removal
costs pursuant to P.L.1976, c.141 (C.58:10-23.11 et seq.) who has
been issued a directive or an order by a State agency, who has
entered into an administrative consent order with a State agency, or
who has been ordered by a court to clean up and remove a
hazardous substance or hazardous waste discharge pursuant to
P.L.1976, c.141 (C.58:10-23.11 et seq.), shall establish and
maintain a remediation funding source in the amount necessary to
pay the estimated cost of the required remediation. A person who
voluntarily undertakes a remediation pursuant to a memorandum
of agreement with the department, or without the department's
oversight, or who performs a remediation in an environmental
opportunity zone is not required to establish or maintain a
remediation funding source. A person who uses an innovative
technology or who, in a timely fashion, implements an unrestricted
use remedial action or a limited restricted use remedial action for all
or part of a remedial action is not required to establish a
remediation funding source for the cost of the remediation
involving the innovative technology or permanent remedy. A
government entity, a person who undertakes a remediation at their
primary or secondary residence, the owner or operator of a child
care center licensed pursuant to P.L.1983, c.492 (C.30:5B-1 et seq.)
who performs a remediation at the licensed child care center, or the
person responsible for conducting a remediation at a public school
or private school as defined in N.J.S.18A:1-1, or a charter school
established pursuant to P.L.1995, c.426 (C.18A:36A-1 et seq.), shall
not be required to establish or maintain a remediation funding
source. A person required to establish a remediation funding source
pursuant to this section shall provide to the department satisfactory
documentation that the requirement has been met.

The remediation funding source shall be established in an
amount equal to or greater than the cost estimate of the
implementation of the remediation (1) as approved by the
department or as determined by the licensed site remediation
professional, as applicable, in accordance with rules and regulations
adopted by the department pursuant to section 29 of P.L.2009, c.60
(C.58:10C-29), (2) as provided in an administrative consent order or
remediation agreement or remediation certification as required
pursuant to subsection e. of section 4 of P.L.1983, c.330, (3) as
stated in a departmental order or directive, or (4) as agreed to by a
court, and shall be in effect for a term not less than the actual time
necessary to perform the remediation at the site. Whenever the
remediation cost estimate increases, the person required to establish
the remediation funding source shall cause the amount of the
remediation funding source to be increased to an amount at least
equal to the new estimate. Whenever the remediation cost estimate
decreases, the person required to obtain the remediation funding
source may file a written request to the department to decrease the
amount in the remediation funding source or may submit written
documentation to the department certified by the licensed site
remediation professional of the details of the decrease in the cost
estimate, as applicable. The remediation funding source may be
decreased to the amount of the new estimate upon written approval
by the department delivered to the person who established the
remediation funding source or upon submission of the certification
by the licensed site remediation professional, as applicable.

b. [The person who established the remediation funding source
may use the remediation funding source to pay for the actual cost of
the remediation.] The department may not require any other
financial assurance by the person responsible for conducting the
remediation other than that required in this section. In the case of a
remediation performed pursuant to P.L.1983, c.330, the remediation
funding source shall be established no more than 14 days after the
approval by the department or the certification by the licensed site
remediation professional of a remedial action workplan, upon
approval of a remediation agreement pursuant to subsection e. of
section 4 of P.L.1983, c.330 (C.13:1K-9), or upon submission of a
remediation certification pursuant to subsection e. of P.L.1983,
c.330, unless the department approves an extension. In the case of
a remediation performed pursuant to P.L.1976, c.141, the
remediation funding source shall be established as provided in an
administrative consent order signed by the parties, as provided by a
court, or as directed or ordered by the department. In the case of a
remediation performed under the department's oversight pursuant to
section 27 of P.L.2009, c.60 (C.58:10C-27), the remediation
funding source shall be established at the time the person becomes
subject to the department's oversight. The establishment of a
remediation funding source for that part of the remediation funding
source to be established by a grant or financial assistance from the
remediation fund may be established for the purposes of this
subsection by the application for a grant or financial assistance from
the remediation fund and satisfactory evidence submitted to the
department that the grant or financial assistance will be awarded.
However, if the financial assistance or grant is denied or the department finds that the person responsible for establishing the remediation funding source did not take reasonable action to obtain the grant or financial assistance, the department shall require that the full amount of the remediation funding source be established within 14 days of the denial or finding. Except as provided in section 27 of P.L.2009, c.60 (C.58:10C-27), the remediation funding source shall be evidenced by the establishment and maintenance of (1) a remediation trust fund, administered by an entity that has the authority to act as a trustee and whose trust operations are regulated and examined by a federal or State agency, or governed by court rule, (2) an environmental insurance policy, issued by an entity licensed by the Department of Banking and Insurance to transact business in the State of New Jersey, to fund the remediation, (3) a line of credit from a financial institution regulated pursuant to State or federal law and satisfactory to the department authorizing the person responsible for performing the remediation to borrow money, (4) a self-guarantee, or (5) a letter of credit from a financial institution regulated pursuant to State or federal law that guarantees the performance of the remediation by the person to the satisfaction of the department, or (6) a surety bond from an entity that is listed as an acceptable surety on federal bonds in United States Treasury Department Circular 570, or by any combination thereof. Where it can be demonstrated that a person cannot establish and maintain a remediation funding source for the full cost of the remediation by a method specified in this subsection, that person may establish the remediation funding source for all or a portion of the remediation, by securing financial assistance from the Hazardous Discharge Site Remediation Fund as provided in section 29 of P.L.1993, c.139 (C.58:10B-7).

c. A remediation trust fund shall be established pursuant to the provisions of this subsection. An originally signed duplicate of the trust agreement shall be delivered to the department (1) by certified mail, overnight delivery, or personal service within 14 days of receipt of notice from the department that the remedial action workplan or remediation agreement as provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9) is approved, (2) within 14 days of submission to the department of a remedial action workplan certified by a licensed site remediation professional as provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), (3) upon submission of a remediation certification to the department as provided in subsection e. of section 4 of P.L.1983, c.330, or (4) as specified in an administrative consent order, civil order, or order of the department, as applicable. The remediation trust fund agreement shall conform to a model trust fund agreement as established by the department and shall be accompanied by a certification of acknowledgment that conforms to a model established by the department. The trustee shall be an entity which has the authority
to act as a trustee and whose trust operations are regulated and
examined by a federal or New Jersey agency.

The trust fund agreement shall provide that the remediation trust
fund may not be revoked or terminated by the person required to
establish the remediation funding source or by the trustee without
the written consent of the department. The person who establishes
the remediation funding source in the form of a trust fund may use
the remediation funding source to pay for the actual cost of the
remediation. The trustee shall disburse to the person
required to establish the remediation funding source, or to the
department or transferee of the property, as appropriate, only those
moneys as the department or the licensed site remediation
professional authorizes, in writing, to be released. The
trustee shall release to the person who established the remediation
funding source, or to the department or transferee of the property,
as appropriate, only those moneys as the department authorizes, in
writing, to be released. For any remediation subject to the oversight
of the department pursuant to section 27 of P.L.2009, c.60
(C.58:10C-27), the person entitled to receive money from the
remediation trust fund shall submit documentation to the
department detailing the costs incurred or to be incurred as part of
the remediation. Upon a determination by the department that the
costs are consistent with the remediation of the site, the department
shall, in writing, authorize a disbursement of moneys from the
remediation trust fund in the amount of the documented costs.

The department shall return the original remediation trust fund
agreement to the trustee for termination after the department
receives an alternative remediation funding source as specified in
this section or the department notifies the person required to
establish and maintain the remediation funding source that that
person is no longer required to maintain a remediation funding
source for remediation of the contaminated site.

d. An environmental insurance policy shall be established
pursuant to the provisions of this subsection. An originally signed
duplicate of the insurance policy shall be delivered to the
department by certified mail, overnight delivery, or personal
service within 30 days of receipt of notice from the
department that the remedial action workplan or remediation
agreement, as provided in subsection e. of section 4 of P.L.1983,
c.330, is approved, within 14 days of submission to the
department of a remedial action workplan certified by a licensed
site remediation professional as provided in subsection e. of section
4 of P.L.1983, c.330 (C.13:1K-9), upon submission of a
remedia the department as provided in
subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), or (4) as
specified in an administrative consent order, civil order, or order of
the department, as applicable. The insurance company shall
release to the person required to establish the remediation funding source, or to the department or transferee of the property, as appropriate, only those moneys as the department or the licensed site remediation professional authorizes, in writing, to be released. The person entitled to receive money from the environmental insurance policy shall submit documentation to the department detailing the costs incurred or to be incurred as part of the remediation. The environmental insurance policy shall be issued by an entity that is licensed by the New Jersey Department of Banking and Insurance to transact business in the State. An environmental insurance policy cannot be revoked or terminated without the prior written approval of the department, except upon failure by the insured to pay the premium. The issuer of the environmental insurance policy may revoke or terminate the policy for failure to pay the premium only after notifying the person who established the remediation funding source and the department, by certified mail, of the decision to revoke or terminate the policy. The insurance company that provides the environmental insurance policy shall reduce the policy only as the department directs in writing. The insurance company that provides the environmental insurance policy shall release to the department or to a person authorized to perform the remediation pursuant to subsection g. of this section only moneys authorized by the department, in writing, to be released. The department shall authorize, in writing, the termination of the environmental insurance policy after the department receives an alternative remediation funding source as specified in this section or the department notifies the person required to establish and maintain the funding source that the person is no longer required to maintain a remediation funding source for the remediation of the contaminated site.

e. A line of credit shall be established pursuant to the provisions of this subsection. A line of credit shall allow the person establishing it to borrow money up to a limit established in a written agreement in order to pay for the cost of the remediation for which the line of credit was established. An originally signed duplicate of the line of credit agreement shall be delivered to the department (1) by certified mail, overnight delivery, or personal service within 14 days of receipt of notice from the department that the remedial action workplan or remediation agreement as provided in subsection e. of section 4 of P.L.1983, c.330 is approved, (2) within 14 days of submission to the department of a remedial action workplan certified by a licensed site remediation professional as provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), (3) upon submission of a remediation certification [pursuant to] to the department as provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), or (4) as specified in an administrative consent order, civil order, or order of the department, as applicable. The line of credit agreement shall conform to a model agreement as
established by the department and shall be accompanied by a certification of acknowledgment that conforms to a model established by the department. The line of credit shall be issued by an institution that is licensed by the New Jersey Department of Banking and Insurance to transact business in the State, or by a federally regulated bank.

The line of credit shall not be allowed to expire, unless the institution provides the appropriate notification to the department and the borrower, as defined in a model agreement established by the department. The person who establishes the remediation funding source in the form of a line of credit may use the remediation funding source to pay for the actual cost of the remediation. The institution providing the line of credit shall disburse to the person required to establish the remediation funding source, or to the department or transferee of the property, as appropriate, only those moneys as the department or the licensed site remediation professional authorizes, in writing, to be disbursed. The person or institution providing the line of credit shall release to the person required to establish who established the remediation funding source, or to the department or transferee of the property as appropriate, only those moneys as the department or the licensed site remediation professional authorizes, in writing, to be released. The person entitled to draw upon the line of credit shall submit documentation to the department detailing the costs incurred or to be incurred as part of the remediation. Upon a determination that the costs are consistent with the remediation of the site, the department shall, in writing, authorize a disbursement from the line of credit in the amount of the documented costs.

The department shall return the original line of credit agreement to the person or institution providing the line of credit for termination after the person required to establish the remediation funding source substitutes the department receives an alternative remediation funding source as specified in this section, or after the department notifies the person required to establish and maintain the remediation funding source that that person is no longer required to maintain a remediation funding source for remediation of the contaminated site.

f. A person may self-guarantee a remediation funding source upon the submittal of documentation to the department demonstrating that the cost of the remediation [as estimated in the remedial action workplan, in the remediation agreement as provided in subsection e. of section 4 of P.L.1983, c.330, in a remediation certification submitted pursuant to subsection e. of P.L.1983, c.330, in an administrative consent order, or as provided in a departmental or court order,] would not exceed one-third of the tangible net worth of the person required to establish the remediation funding source, and that the person has a cash flow sufficient to assure the availability of sufficient moneys for the remediation during the time
necessary for the remediation. Documentation shall be delivered to
the department (1) by certified mail, overnight delivery, or personal
service within 14 days of receipt of notice from the department that
the remedial action workplan or remediation agreement as provided
in subsection e. of section 4 of P.L.1983, c.330 is approved, (2)
within 14 days of submission to the department of a remedial action
workplan certified by a licensed site remediation professional as
provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-
9), (3) upon submission of a remediation certification pursuant to
the department as provided in subsection e. of section 4 of
P.L.1983, c.330 (C.13:1K-9), or (4) as specified in an
administrative consent order, civil order, or order of the department,
as applicable. Satisfactory documentation of a person's capacity to
self-guarantee a remediation funding source shall consist of audited
financial statements, in which the auditor expresses an unqualified
opinion, that includes a statement of income and expenses or similar
statement of that person and the balance sheet or similar statement
of assets and liabilities as used by that person for the fiscal year of
the person making the application that ended closest in time to the
date of the self-guarantee application. In the case of a special
purpose entity established specifically for the purpose of acquiring
and redeveloping a contaminated site, and for which a statement of
income and expenses is not available, the documentation shall
include a statement of assets and liabilities certified by a certified
public accountant. The self-guarantee application shall be certified
as true to the best of the applicant's information, knowledge, and
belief, by the chief financial, or similar officer or employee, or
general partner, or principal of the person making the self-guarantee
application. A person shall be deemed by the department to possess
the required cash flow pursuant to this section if that person's gross
receipts exceed its gross payments in that fiscal year in an amount
at least equal to the estimated costs of completing the remedial
action workplan schedule to be performed in the 12-month period
following the date on which the application for self-guarantee is
made and the individual or entity possesses a net cash flow
provided by operating activities in an amount at least equal to the
estimated costs of completing the remediation in the 12-month
period following the date the application is made. In the event that a
self-guarantee is required for a period of more than one year,
applications for a self-guarantee shall be renewed annually pursuant
to this subsection for each successive year. The department may
establish requirements and reporting obligations to ensure that the
person proposing to self-guarantee a remediation funding source
meets the criteria for self-guaranteeing prior to the initiation of
remedial action and until completion of the remediation.

g. (1) If the person required to establish the remediation
funding source fails to perform the remediation as required, or fails
to meet the conditions established pursuant to paragraph (3) of
subsection a. of section 27 of P.L.2009, c.60 (C.58:10C-27) or
section 1 of P.L.2013, c.283 (C.58:10C-27.1), or the mandatory
remediation timeframes or expedited site specific timeframes
established pursuant to section 28 of P.L.2009, c.60 (C.58:10C-28)
for the performance of the remedial action, the department shall
make a written determination of this fact. A copy of the
determination by the department shall be delivered to the person
required to establish the remediation funding source and, in the case
of a remediation conducted pursuant to P.L.1983, c.330 (C.13:1K-6 et al.), to any transferee of the property. Following this written
determination, the department may perform the remediation in place
of the person required to establish the remediation funding source.
In order to finance the cost of the remediation the department may
make disbursements from the remediation funding source, or, if
sufficient moneys are not available from those funds, from the
remediation guarantee fund created pursuant to section 45 of
P.L.1993, c.139 (C.58:10B-20).

(2) The transferee of property subject to a remediation
conducted pursuant to P.L.1983, c.330 (C.13:1K-6 et al.), may, at
any time after the department's determination of nonperformance by
the owner or operator required to establish the remediation funding
source, petition the department, in writing, with a copy being sent to
the owner and operator, for authority to perform the remediation at
the industrial establishment. The department, upon a determination
that the transferee is competent to do so, may grant that petition
which shall authorize the transferee to perform the remediation as
specified in an approved remedial action workplan, or to perform
the activities as required in a remediation agreement, or as provided
in a remediation certification, and to avail itself of the moneys in
the remediation trust fund, letter of credit, or surety bond, or to make claims upon the environmental insurance
policy for these purposes. The petition of the transferee shall not be
granted by the department if the owner or operator continues or
begins to perform its obligations within 14 days of the petition
being filed with the department.

(3) After the department has begun to perform the remediation
in the place of the person required to establish the remediation
funding source or has granted the petition of the transferee to
perform the remediation, the person required to establish the
remediation funding source shall not be permitted by the
department to continue its performance obligations except upon the
agreement of the department or the transferee, as applicable, or
except upon a determination by the department that the transferee is
not adequately performing the remediation.

h. A letter of credit shall be established pursuant to the
provisions of this subsection. A letter of credit shall allow a person
to guarantee the availability of funds up to a limit established in a
written agreement in order to guarantee the payment of the cost of
the remediation for which the letter of credit was established. An
originally signed duplicate of the letter of credit agreement shall be
delivered to the department (1) by certified mail, overnight
delivery, or personal service within 14 days of receipt of notice
from the department that the remedial action workplan or
remediation agreement as provided in subsection e. of section 4 of
P.L.1983, c.330 (C.13:1K-9) is approved, (2) within 14 days of
submission to the department of a remedial action workplan
certified by a licensed site remediation professional as provided in
subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), (3) upon
submission of a remediation certification [pursuant to] to the
department as provided in subsection e. of section 4 of P.L.1983,
c.330 (C.13:1K-9), or (4) as specified in an administrative consent
order, civil order, or order of the department, as applicable. The
letter of credit agreement shall conform to a model agreement as
established by the department and shall be accompanied by a
certification of acknowledgment that conforms to a model
established by the department. The letter of credit shall be issued
by an entity that is licensed by the New Jersey Department of
Banking and Insurance to transact business in the State, or by a
federally regulated bank.

The letter of credit shall not be allowed to expire unless the
financial institution provides the appropriate notification to the
department and the application, as defined by a model agreement
established by the department. The financial institution that
provides the letter of credit shall release to the department or to a
person authorized to perform the remediation pursuant to subsection
g. of this section, only moneys authorized by the department, [or
the authorized licensed site remediation professional] in writing, to
be released. The department shall return the original letter of credit
to the financial institution providing the letter of credit for
termination after the [person required to establish the remediation
funding source substitutes] department receives an alternative
remediation funding source as authorized in this section, or after the
department notifies the person required to establish and maintain
the remediation funding source that that person is no longer
required to maintain a remediation funding source for the
remediation of the contaminated site.

i. A surety bond shall be established pursuant to the provisions
of this subsection. A surety bond shall allow a person to guarantee
the availability of funds up to a limit established in a written
agreement in order to guarantee the payment of the cost of the
remediation for which the surety bond was established. An
originally signed duplicate of the surety bond agreement shall be
delivered to the department (1) by certified mail, overnight
delivery, or personal service within 14 days of receipt of notice
from the department that the remedial action workplan or
remediation agreement as provided in subsection e. of section 4 of
P.L.1983, c.330 (C.13:1K-9) is approved, (2) within 14 days of
submission to the department of a licensed site remediation
professional certified remedial action workplan as provided in
subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-9), (3) upon
submission of a remediation certification to the department as
provided in subsection e. of section 4 of P.L.1983, c.330 (C.13:1K-
9), or (4) as specified in an administrative consent order, civil order,
or order of the department, as applicable. The surety bond
agreement shall conform to a model agreement established by the
department and shall be accompanied by a certification of
acknowledgment that conforms to a model established by the
department. The surety company issuing the bond must be a
company that is listed as an acceptable surety on federal bonds in
United States Treasury Department Circular 570.

The surety bond shall not be cancelled unless the surety company
provides the appropriate notice of cancellation to the department
and the principal, as defined in a model agreement established by
the department. The surety company that provides the surety bond
shall release to the department, or to a person authorized to perform
the remediation pursuant to subsection g. of this section, only
monies authorized by the department, in writing, to be released.
The department shall return the original surety bond to the surety
company for termination after the department receives an
alternative remediation funding source as specified in this section or
the department notifies the person that that person is no longer
required to maintain a remediation funding source for remediation
of the contaminated site.
(cf: P.L.2009, c.60, s.43)

9. (New section) The department shall encourage the use of
green and sustainable practices during the remediation of a
contaminated site. The use of green and sustainable practices shall
not alter the requirement that the remediation be protective of the
public health and safety and of the environment.

10. Section 39 of P.L.1993, c.139 (C.58:10B-15) is amended to
read as follows:
39. a. Any person who, before the effective date of P.L.1993,
c.139 (C.13:1K-9.6 et al.), has discharged a hazardous substance in
violation of P.L.1976, c.141, and:
(1) has not been issued a directive to remove or arrange for the
removal of the discharge pursuant to section 7 of P.L.1976, c.141
(C.58:10-23.11f);
(2) has not been assessed a civil penalty, a civil administrative
penalty, or is not the subject of an action pursuant to the provisions
of section 22 of P.L.1976, c.141 (C.58:10-23.11u);
(3) has not entered into an administrative consent order to clean
up and remove the discharge; and
(4) has not been ordered by a court to clean up and remove the
discharge, shall not be subject to a monetary penalty for the failure
to report the discharge or for any civil violation of P.L.1976, c.141
resulted in the discharge if the person notifies the department of the discharge and enters into an administrative consent order \([\text{or a memorandum of agreement}]\) with the department to remediate the discharge in accordance with the provisions of P.L.1976, c.141 (C.58:10-23.11 et seq.), or any rules or regulations adopted pursuant thereto, within one year of the effective date of P.L.1993, c.139 (C.13:1K-9.6 et al.). Any person who notifies the department of the discharge pursuant to this section shall be liable for all cleanup and removal costs as provided in section 8 of P.L.1976, c.141 (C.58:10-23.11g).

b. Notwithstanding the provisions of subsection a. of this subsection, any person who enters into \([\text{a memorandum of agreement or}]\) an administrative consent order pursuant to this section and fails to remediate the discharge in accordance with the \([\text{memorandum of agreement or}]\) administrative consent order, shall be subject to all penalties for violations that occurred before the effective date of P.L.1993, c.139 (C.13:1K-9.6 et al.) as well as any penalties for subsequent violations.

c. The provisions of this section shall not apply to violations of a permit issued pursuant to P.L.1977, c.74 (C.58:10A-1 et seq.).

d. Any documents or information provided to the department pursuant to this section may not be used in a criminal investigation or criminal prosecution against the person providing the information or documents for those violations that occurred before the effective date of \([\text{this act}]\) P.L.1993, c.139 as long as the person remediates the discharge in conformance with the administrative consent order \([\text{or memorandum of agreement}]\) entered into pursuant to subsection a. of this section.

(cf: P.L.1993, c.139, s.39)

11. Section 1 of P.L.2006, c.65 (C.58:10B-24.1) is amended to read as follows:

\textbf{a. Prior to the initiation of the remedial [action] investigation phase of the remediation of a contaminated site, any person who is responsible for conducting a remediation of the contaminated site, including the Department of Environmental Protection when it conducts a remediation of a contaminated site using public monies, shall provide written notification describing the activities that are to take place at the contaminated site to the clerk of the municipality and to the county health department and the local health agency wherein the site is located. The written notice shall include notice of the location of the contaminated site, including address and the lot and block number of the contaminated site. The written notice shall also inform the municipality, county health department, and local health agency that they may receive a copy of the remedial action workplan [and any updates or status reports], any other workplan, report, or validated data required by}
the department, and any updates thereto, and a copy of the site
health and safety plan, from the responsible party, upon request.
For any remediation of a contaminated site that will take longer
than two years to complete, the person responsible for conducting
the remediation shall provide the notification [shall be provided]
required by this section every two years until remediation is
complete.
b. Notice required pursuant to this section shall not be required
when the remediation of a contaminated site is caused by a leaking
residential underground storage tank used to store heating oil for
on-site consumption in a one to four family residential building or
an emergency response action.
(cf: P.L.2007, c.276, s.1)

12. Section 2 of P.L.2006, c.65 (C.58:10B-24.2) is amended to
read as follows:
2. Upon request of a municipality, any person who is responsible
for conducting a remediation of a contaminated site shall submit a
copy of a remedial action workplan [and] any other workplan, report, or
validated data required by the department [pursuant to law, rule, or
regulation] and any updates or status reports pursuant to the
"Brownfield and Contaminated Site Remediation Act," P.L.1997,
c.278 (C.58:10B-1.1 et al.), or the "Spill Compensation and Control
Act," P.L.1976, c.141 (C.58:10-23.11 et seq.), and a copy of the site
health and safety plan, to the clerk of the municipality wherein the
contaminated site is located at the same time as [the workplan is]
those documents are submitted to the [Department of Environmental
Protection] department. Upon request of a county health department
or a local health agency, the person who is responsible for conducting
a remediation of a contaminated site shall also submit a copy of the
remedial action workplan [and] any other workplan, report, or
validated data required by the department [pursuant to law, rule, or
regulation] and any updates or status reports, and a copy of the site health
and safety plan, to the county health department or local health
agency, respectively [with] wherein the contaminated site is located at the
same time as those documents are submitted to the department.
(cf: P.L.2007, c.276, s.2)

13. Section 3 of P.L.2006, c.65 (C.58:10B-24.3) is amended to
read as follows:
3. a. Any person who is responsible for conducting a remediation
of a contaminated site shall be responsible for notifying the public of
the remediation of the contaminated site pursuant to rules and
regulations adopted by the Department of Environmental Protection
pursuant to subsection b. of this section.
b. Within six months after the date of enactment of this act, the
Department of Environmental Protection shall adopt, pursuant to the
"Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), rules and regulations setting forth the notice requirements pursuant to subsection a. of this section. The rules and regulations to be adopted by the department pursuant to this section shall require any person who is responsible for conducting a remediation of a contaminated site to provide written notification to any local property owners and tenants who reside within 200 feet of the contaminated site. The notification shall summarize site conditions and provide information about actions being taken to remediate the site. The department may require written notification or the posting of a sign visible to the public which shall be located on the boundaries of the contaminated site, or both.

c. A person responsible for conducting a remediation shall respond to any inquiries from the public regarding the status of the remediation that the person receives, or that the department receives and forwards to the person responsible for conducting the remediation, by providing either: (1) specific information or documents that are responsive to the public inquiry; or (2) a written summary status report for the remediation, which shall be made in a form and manner as prescribed by the department pursuant to rules and regulations. A person responsible for conducting a remediation may designate a licensed site remediation professional to respond to public inquiries pursuant to this subsection.

14. Section 1 of P.L.2005, c.360 (C.58:10B-27.2) is amended to read as follows:

1. a. The provisions of any other law, or rule or regulation adopted pursuant thereto, to the contrary notwithstanding, the State may enter into a redevelopment agreement pursuant to sections 35 and 36 of P.L.1997, c. 278 (C.58:10B-27 and 58:10B-28) for a redevelopment project that was commenced prior to the effective date of sections 34 through 39 of P.L.1997, c.278 (C.58:10B-26 through 58:10B-31) in which the State may agree to reimburse a developer for 75 percent of remediation costs incurred subsequent to entering into the redevelopment agreement, provided that the Chief Executive Officer and Secretary of the Commerce and Economic Growth Commission [Executive Director of the New Jersey Economic Development Authority, in consultation with the State Treasurer, finds that:

(1) the remediation that has not yet been performed on the subject real property is necessary to ensure that the public health and safety and the environment are protected; and

(2) (a) the cost or extent of remediation was unanticipated at the time the redevelopment project was commenced; (b) changes to the rules and regulations governing site remediation were adopted after the redevelopment project was commenced; (c) principles of fairness and consistency indicate that the reimbursement of...
remediation costs provided by P.L.1997, c.278 should be made available to the developer who agreed to remediate and redevelop a brownfield prior to the enactment of P.L.1997, c.278; (d) an estimate of the cost of the remediation to be performed subsequent to entry into the redevelopment agreement as approved by the Department of Environmental Protection exceeds $10 million; (e) the subject real property is situated within a Planning Area 1 as designated in the State Development and Redevelopment Plan; and (f) a phase of the redevelopment project has not been commenced. 

b. A developer that enters into a redevelopment agreement pursuant to this section shall be eligible for reimbursement of remediation costs pursuant to sections 36 and 37 of P.L.1997, c.278 (C.58:10B-28 and 58:10B-29), provided that:

(1) in estimating the amount of State taxes that are anticipated to be derived from a redevelopment project the director shall only consider tax revenues generated subsequent to the date of the redevelopment agreement from a phase of the redevelopment project that has not generated tax revenues prior to January 1, 2006; and

(2) a developer has entered into a memorandum of agreement or other oversight document with the Commissioner of Environmental Protection for the remediation of a contaminated site located on the site of the redevelopment project and the developer is in compliance with the memorandum of agreement or oversight document.

c. Nothing in this section shall require that a no further action letter be obtained by a developer for remediation of groundwater beneath the subject real property prior to reimbursement of the remediation costs, provided that the developer has completed any capital construction or infrastructure required for the remediation of groundwater on the site.

(cf: P.L.2005, c.360, s.1)

15. Section 36 of P.L.1997, c.278 (C.58:10B-28) is amended to read as follows:

36. a. The provisions of any other law, or rule or regulation adopted pursuant thereto, to the contrary notwithstanding, any developer that enters into a redevelopment agreement pursuant to section 35 of P.L.1997, c.278 (C.58:10B-27), may be eligible for reimbursement of up to 75 [75%] percent of the costs of the remediation of the subject real property pursuant to the provisions of this section upon the commencement of a business operation, or the completion of the construction of one or more new residences, within a redevelopment project.

b. To be eligible for reimbursement of the costs of remediation, a developer shall submit an application, in writing, to the director for review and certification of the reimbursement. The director shall review the request for the reimbursement upon receipt of an
application therefor, and shall approve or deny the application for
certification on a timely basis. The director shall also make a
finding of the occupancy rate of the property subject to the
redevelopment agreement in the frequency set forth in the
redevelopment agreement as provided in section 35 of P.L.1997,
c.278 (C.58:10B-27).

The director shall certify a developer to be eligible for the
reimbursement if the director finds that:

1. residential construction is complete, or a place of business is
   located, in the area subject to the redevelopment agreement that has
   generated new tax revenues;

2. the developer had (i) entered into [a memorandum of
   agreement, or other] an oversight document, with the
   Commissioner of Environmental Protection, after the developer
   entered into the redevelopment agreement, for the remediation of
   contamination located on the site of the redevelopment project
   pursuant to section 37 of P.L.1997, c.278 (C.58:10B-29) and the
   developer is in compliance with the [memorandum of agreement]
   oversight document, or (ii) complied with the requirements set forth
   in subsection b. of section 30 of P.L.2009, c.60 (C.58:10B-1.3); and

3. the costs of the remediation were actually and reasonably
   incurred. In making this finding the director may consult with the
   Department of Environmental Protection.

c. When filing an application for certification for a
reimbursement pursuant to this section, the developer shall submit
the director a certification of the total remediation costs incurred
by the developer for the remediation of the subject property located
at the site of the redevelopment project as provided in the
redevelopment agreement, information concerning the occupancy
rate of the buildings or other work areas located on the property
subject to the redevelopment agreement, and such other information
as the director deems necessary in order to make the certifications
and findings pursuant to this section.

(cf: P.L.2009, c.60, s.53)

16. Section 37 of P.L.1997, c.278 (C.58:10B-29) is amended to
read as follows:

37. a. To qualify for the certification of reimbursement of the
remediation costs authorized pursuant to section 36 of
P.L.1997, c.278 (C.58:10B-28), a developer shall: (1) enter into [a
memorandum of agreement, or other] an oversight document with
the Commissioner of Environmental Protection; or (2) comply with
the requirements set forth in subsection b. of section 30 of
P.L.2009, c.60 (C.58:10B-1.3), for the remediation of the site of the
redevelopment project.

b. Under the [memorandum of agreement, or other] oversight
document, the developer shall agree to perform and complete any
remediation activity as may be required by the Department of
Environmental Protection to ensure the remediation is conducted pursuant to the regulations adopted by the Department of Environmental Protection pursuant to P.L.1993, c.139 (C.58:10B-1 et al.).

c. After the developer has entered into a memorandum of agreement, or other oversight document with the Commissioner of Environmental Protection, or after the developer has notified the Department of Environmental Protection of the name and license information of the licensed site remediation professional who has been retained to perform the remediation as required pursuant to subsection b. of section 30 of P.L.2009, c.60 (C.58:10B-1.3), the commissioner shall submit a copy thereof to the developer, the clerk of the municipality in which the subject property is located, the Division of Business Assistance, Marketing and International Trade in the New Jersey Economic Development Authority, and the director.

(cf: P.L.2009, c.60, s.54)

17. Section 39 of P.L.1997, c.278 (C.58:10B-31) is amended to read as follows:

39. a. The State Treasurer shall reimburse the developer the amount of the remediation costs agreed upon in the redevelopment agreement, and as provided in sections 35 and 36 of P.L.1997, c.278 (C.58:10B-27 and C.58:10B-28) upon issuance of the certification by the director pursuant to section 36 of P.L.1997, c.278 (C.58:10B-28). The developer shall be entitled to periodic payments from the fund in an amount, in the frequency, and over the time period as provided in the redevelopment agreement. Notwithstanding any other provision of sections 34 through 39 of P.L.1997, c.278 (C.58:10B-26 through C.58:10B-31), the State Treasurer may not reimburse the developer any amount of the remediation costs from the fund until the State Treasurer is satisfied that the anticipated tax revenues from the redevelopment project have been realized by the State in an amount sufficient to pay for the cost of the reimbursements.

b. A developer shall submit to the director updated remediation costs actually incurred by the developer for the remediation of the contaminated property located at the site of the redevelopment project as provided in the redevelopment agreement. The reimbursement authorized pursuant to this section shall continue until such time as the aggregate dollar amount of the agreed upon reimbursement. To remain entitled to the reimbursement authorized pursuant to this section, the developer shall perform and complete all remediation activities as may be required pursuant to the memorandum of agreement or other oversight agreement document entered into with the Commissioner of Environmental Protection pursuant to section 37 of P.L.1997, c.278 (C.58:10B-29) or as may be required by the licensed site remediation professional
in order to issue a response action outcome for the site. The Department of Environmental Protection may review the remediation costs incurred by the developer to determine if they are reasonable.

Reimbursable remediation costs shall include costs that are incurred in preparing the area of land whereon the contaminated site is located for remediation and may include costs of dynamic compaction of soil necessary for the remediation. (cf: P.L.2009, c.60, s.55)

18. Section 2 of P.L.2009, c.60 (C.58:10C-2) is amended to read as follows:

2. As used in sections 1 through 29 of P.L.2009, c.60 (C.58:10C-1 et seq.):

"Area of concern" means any location where contaminants are or were known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, or disposed, or where contaminants have or may have migrated.

"Board" means the Site Remediation Professional Licensing Board established pursuant to section 3 of P.L.2009, c.60 (C.58:10C-3).

"Certified subsurface evaluator" means a person certified to perform services at the site of an unregulated heating oil tank pursuant to P.L.1991, c.123 (C.58:10A-24.1 et seq.) as a subsurface evaluator.

"Contamination" or "contaminant" means any discharged hazardous substance as defined pursuant to section 3 of P.L.1976, c.141 (C.58:10-23.11b), hazardous waste as defined pursuant to section 1 of P.L.1976, c.99 (C.13:1E-38), or pollutant as defined pursuant to section 3 of P.L.1977, c.74 (C.58:10A-3).

"Department" means the Department of Environmental Protection.

"Discharge" means any intentional or unintentional action or omission resulting in the releasing, spilling, leaking, pumping, pouring, emitting, emptying or dumping of hazardous substances into the waters or onto the lands of the State, or into waters outside the jurisdiction of the State when damage may result to the lands, waters or natural resources within the jurisdiction of the State.

"Engineering controls" means any mechanism to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences and physical access controls.

"Feasibility study" means a study to develop and evaluate options for remedial action using data gathered during the remedial investigation to develop the objectives of the remedial action, and to develop possible remedial action alternatives, to evaluate those alternatives and create a list of feasible alternatives, and to analyze the engineering, scientific, institutional, human health, environmental, and cost of each selected alternative.

"Hazardous substance" means the "environmental hazardous substances" on the environmental hazardous substance list adopted by the department pursuant to section 4 of P.L.1983, c.315 (C.34:5A-4); such elements and compounds, including petroleum products, which are defined as such by the department, after public hearing, and which shall be consistent to the maximum extent possible with, and which shall include, the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 311 of the Federal Water Pollution Control Act Amendments of 1972, Pub. L.92-500, as amended by the Clean Water Act of 1977, Pub. L.95-217 (33 U.S.C. s.1251 et seq.); the list of toxic pollutants designated by Congress or the federal Environmental Protection Agency pursuant to section 307 of that act; and the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 101 of the "Comprehensive Environmental Response, Compensation and Liability Act of 1980," Pub. L.96-510 (42 U.S.C. s.9601 et seq.); provided, however, that sewage and sewage sludge shall not be considered as hazardous substances for the purposes of P.L.1976, c.141 (C.58:10-23.11 et seq.).

"Immediate environmental concern" means [a condition at a contaminated site where there is]: (1) confirmed contamination in a well used for potable purposes at concentrations [at or] above the ground water remediation standards; (2) confirmed contamination that has migrated into [an occupied] a structure [currently used or able to be used for human occupancy] or a confined space producing a toxic or harmful atmosphere resulting in an unacceptable human health
exposure, or producing an oxygen-deficient atmosphere, or resulting in demonstrated physical damage to essential underground services; (3) confirmed contamination at the site of a nature that either dermal contact, ingestion, or inhalation of the contamination could result in an acute human health exposure; or (4) any other confirmed contamination that poses an immediate threat to the environment or to the public health and safety.

"Institutional controls" means a mechanism used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a contaminated site in levels or concentrations above the applicable remediation standard that would allow unrestricted use of that property. Institutional controls may include, without limitation, structure, land, and natural resource use restrictions, well restriction areas, and deed notices.

"Licensed site remediation professional" means an individual who is licensed by the board pursuant to section 7 of P.L.2009, c.60 (C.58:10C-7) or the department pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12).

"Limited restricted use remedial action" means any remedial action that requires the continued use of institutional controls but does not require the use of an engineering control.

"Person" means an individual, public or private corporation, company, association, society, firm, partnership, joint stock company, the State, and any of its political subdivisions or agents.

"Person responsible for conducting the remediation" means (1) any person who executes or is otherwise subject to an oversight document to remediate a contaminated site, (2) the owner or operator of an industrial establishment subject to P.L.1983, c.330 (C.13:1K-6 et al.), for the remediation of a discharge, (3) the owner or operator of an underground storage tank subject to P.L.1986, c.102 (C.58:10A-21 et seq.), for the remediation of a discharge, (4) any other person who discharges a hazardous substance or is in any way responsible for a hazardous substance, pursuant to section 8 of P.L.1976, c.141 (C.58:10-23.11g), that was discharged at a contaminated site, or (5) any other person who is remediating a site.

"Preliminary assessment" means the first phase in the process of identifying areas of concern and determining whether contaminants are or were present at a site or have migrated or are migrating from a site, and shall include the initial search for and evaluation of, existing site specific operational and environmental information, both current and historic, to determine if further investigation concerning the documented, alleged, suspected or latent discharge of any contaminant is required. The evaluation of historic information shall be conducted from 1932 to the present, except that the department may require the search for and evaluation of additional information relating to ownership and use of the site prior to 1932 if such information is available through diligent inquiry of the public records.
"Receptor evaluation" means an evaluation of the potential impact of contamination on humans and environmentally sensitive natural resources.

"Remedial action" means those actions taken at a site or offsite if a contaminant has migrated or is migrating therefrom, as may be required by the department, including the removal, treatment, containment, transportation, securing, or other engineering or treatment measures, whether to an unrestricted use or otherwise, designed to ensure that any discharged contaminant at the site or that has migrated or is migrating from the site, is remediated in compliance with the applicable health risk or environmental standards.

"Remedial action workplan" means a plan for the remedial action to be undertaken at a site, or at any area to which a discharge originating at a site is migrating or has migrated; a description of the remedial action to be used to remediate a site; a time schedule and cost estimate of the implementation of the remedial action; and any other information the department deems necessary.

"Remedial investigation" means a process to determine the nature and extent of a discharge of a contaminant at a site or a discharge of a contaminant that has migrated or is migrating from the site and the problems presented by a discharge, and may include data collected, site characterization, sampling, monitoring, and the gathering of any other sufficient and relevant information necessary to determine the necessity for remedial action and to support the evaluation of remedial actions if necessary.

"Remediation" or "remediate" means all necessary actions to investigate and, clean up, or respond to any known, suspected, or threatened discharge of contaminants, including, as necessary, the preliminary assessment, site investigation, remedial investigation, and remedial action, or any portion thereof, provided, however, that "remediation" or "remediate" shall not include the payment of compensation for damage to, or loss of, natural resources.

"Remediation standards" means the combination of numeric standards that establish a level or concentration, and narrative standards to which contaminants must be treated, removed, or otherwise cleaned for soil, groundwater, or surface water, as provided by the department pursuant to section 35 of P.L.1993, c.139 (C.58:10B-12) in order to meet the health risk or environmental standards.

"Response action outcome" means a written determination by a licensed site remediation professional that the contaminated site was remediated in accordance with all applicable statutes and regulations, and based upon an evaluation of the historical use of the site, or of any area of concern at that site, as applicable, and any other investigation or action the department deems necessary, there are no contaminants present at the site, or at any area of concern, at any other site to which a discharge originating at the site has migrated, or that any contaminants present at the site or that have migrated from the site
have been remediated in accordance with applicable remediation regulations, and all applicable permits and authorizations have been obtained.

"Restricted use remedial action" means any remedial action that requires the continued use of engineering and institutional controls in order to meet the established health risk or environmental standards.

"Retained" means hired, individually or through a firm or other person, by or on behalf of a person responsible for conducting remediation, to perform, manage, or supervise remediation or to periodically review and evaluate a remediation performed by other persons.

"Site investigation" means the collection and evaluation of data adequate to determine whether or not discharged contaminants exist at a site or have migrated or are migrating from the site at levels in excess of the applicable remediation standards. A site investigation shall be developed based upon the information collected pursuant to the preliminary assessment.

"Small business" means a business entity that does not acquire property for development or redevelopment, and that, during the prior three tax years, employed not more than 50 full-time employees or the equivalent thereof, and qualifies as a small business concern within the meaning of the federal "Small Business Act," 15 U.S.C. s.631 et seq.

"Temporary license" means a license issued by the department pursuant to section 12 of P.L.2009, c.60 (C.58:10C-12) to conduct business as a licensed site remediation professional in the State.

"Unregulated heating oil tank" means any one or combination of tanks, including appurtenant pipes, lines, fixtures, and other related equipment, used to contain an accumulation of heating oil for on-site consumption in a residential building, or those tanks with a capacity of 2,000 gallons or less used to store heating oil for on-site consumption in a nonresidential building, the volume of which, including the volume of the appurtenant pipes, lines, fixtures and other related equipment, is 10% or more below the ground.

"Waters" means the ocean and its estuaries to the seaward limit of the State's jurisdiction, all springs, streams and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State.

(cf: P.L.2009, c.60, s.2)

19. Section 7 of P.L.2009, c.60 (C.58:10C-7) is amended to read as follows:

7. a. The board shall establish a licensing program and licensing requirements for site remediation professionals, and shall oversee their licensing and performance.
   b. The board shall establish standards for education, training and experience that shall be required of any person who applies for a license or a license renewal. The board shall conduct examinations to certify that an applicant possesses sufficient knowledge of the State laws, rules and regulations, standards and requirements applicable to
site remediation and that the applicant is qualified to obtain a license or a license renewal. The board shall also adopt standards for the professional conduct of licensed site remediation professionals pursuant to the provisions of section 16 of P.L.2009, c.60 (C.58:10C-16). The board shall require an applicant to submit references to ensure that the applicant meets the standards and requirements established for training, experience and professional conduct by licensed site remediation professionals. No person may take the licensing examination until the board determines that the applicant meets the standards for education, training and experience.

c. An application for a license shall be made in a manner and on such forms as may be prescribed by the board. The filing of an application shall be accompanied by an application fee that shall cover the costs of processing the application and developing and conducting the examinations. The board may also charge an annual license fee that shall cover the costs of the licensing program.

d. An applicant for a site remediation professional license shall demonstrate to the board that the applicant:

(1) holds a bachelor's degree or higher in natural, chemical or physical science, or an engineering degree in a discipline related to site remediation, from an accredited institution of higher education, or has been issued a temporary license to remediate discharges from underground storage tanks only pursuant to subsection d. of section 13 of P.L.2009, c.60 (C.58:10C-13) and meets the other requirements established in this subsection and in subsection f. of this section;

(2) has eight years of full-time professional experience, as described in subsection e. of this section, in the field of site remediation, of which five years shall have occurred in New Jersey and at least three years shall have occurred in New Jersey immediately within the five years prior to submission of the application;

(3) has a minimum of 5,000 hours of relevant professional experience within the State over the five years immediately prior to submission of the application that is of a professional grade and character that indicates the applicant is competent to issue a response action outcome;

(4) has attended and completed the minimum environmental health and safety education and training provided pursuant to 29 C.F.R. Section 1910.120 no more than one year prior to submission of an application for a license pursuant to this section;

(5) has attended and completed a course approved by the department on the State's rules and regulations concerning the technical requirements for site remediation no more than three years prior to submission of the application;

(6) has not been convicted of, or [plead] pled guilty to, an environmental crime, any similar or related [criminal offense] crime under federal or state law, or any crime involving fraud, breach of trust, theft by deception, forgery, or any [crime or] offense that would
qualify the person for registration pursuant to section 2 of P.L.1994, c.133 (C.2C:7-2), or any other crime involving moral turpitude, or any similar or related offense under federal or state law. For the purposes of this section, a conviction or plea of guilty shall include a non vult, nolo contendere, no contest, or finding of guilt by a judge or jury; and

(7) has not had a professional license or certification revoked by any state licensing board or any other professional licensing agency within the previous 10 years, and has not surrendered a professional license or certification in response to a disciplinary investigation within the previous 10 years.

e. For the purposes of this section, "full-time professional experience" includes experience in which the applicant is required to apply scientific or engineering principles to contaminated site remediation where the resulting conclusions form the basis for reports, studies or other documents connected with the remediation of a contaminated site. The board may consider the applicant's work activities, field of practice, duration of employment, and work products prepared in determining the credit to be allowed for professional experience. The board may allow applicants with relevant advanced degrees up to two years of credit for professional experience, of which one year of credit may be awarded for applicants who have earned a master's degree in a relevant field of study and up to two years of credit may be awarded for applicants who have earned a doctorate degree in a relevant field of study.

f. The board shall authorize an applicant who has been issued a temporary license pursuant to subsection d. of section 13 of P.L.2009, c.60 (C.58:10C-13), who meets all other requirements established pursuant to this section but does not hold a bachelor's degree from an accredited institution of higher education to take the licensing examination to qualify for a license pursuant to this section. An applicant who does not satisfactorily complete the examination authorized pursuant to this subsection shall not be authorized to reapply for a license.

g. No person may obtain a license unless that person meets the standards established for education, training and experience required in subsection b. of this section, satisfactorily passes the examination, and satisfies any other requirements established by the board to ensure that licensed site remediation professionals meet the requirements established pursuant to this section.

(cf: P.L.2009, c.60, s.7)

20. Section 11 of P.L.2009, c.60 (C.58:10C-11) is amended to read as follows:

11. a. No person shall be, act as, advertise as, or hold himself out to be, or represent himself as being, a licensed site remediation professional unless that person has been issued a valid license pursuant to P.L.2009, c.60 (C.58:10C-1 et al.).
b. Except as provided in subsection d. of section 30 of P.L.2009, c.60 (C.58:10B-1.3), a person who is not a licensed site remediation professional shall not perform remediation unless the remediation is managed, supervised, or periodically reviewed and evaluated by a licensed site remediation professional.

(cf: P.L.2009, c.60, s.11)

21. Section 14 of P.L.2009, c.60 (C.58:10C-14) is amended to read as follows:

14. a. For any site for which a licensed site remediation professional is required to be [hired] retained 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 licensed site remediation professional shall certify that the work was performed, the licensed site remediation professional managed, supervised, or performed the work that is the basis of the submission, and that the work and the submitted documents are consistent with all applicable remediation requirements adopted by the department.

b. A licensed site remediation professional shall certify electronic submissions made to the department concerning the remediation of a contaminated site. The licensed site remediation professional shall attest that no other person is authorized or able to use any password, encryption method, or electronic signature provided to the licensed site remediation professional by the board or the department.

c. The licensed site remediation professional shall employ the following remediation requirements in providing professional services for the remediation of contaminated sites:

1. The licensed site remediation professional shall make each decision concerning a contaminated site in order to meet the following standards:

   (a) health risk and environmental standards established pursuant to section 35 of P.L.1993, c.139 (C.58:10B-12);
   (b) remediation standards adopted by the department pursuant to section 35 of P.L.1993, c.139 (C.58:10B-12);
   (c) maximum contaminant levels for building interiors adopted by the Department of Health and Senior Services pursuant to section 1 of P.L.2007, c.1 (C.52:27D-130.4) as applicable; and
   (d) any other applicable standards adopted pursuant to law.

2. The licensed site remediation professional shall apply the following regulations:

   (a) rules and regulations adopted by the Site Remediation Professional Licensing Board pursuant to section 6 of P.L.2009, c.60 (C.58:10C-6);
   (b) technical standards for site remediation adopted by the department pursuant to P.L.1993, c.139 (C.58:10B-1 et al.):
(b) mandatory remediation timeframes and expedited site
specific timeframes adopted by the department pursuant to section
28 of P.L.2009, c.60 (C.58:10C-28); [and]
(c) presumptive remedies adopted by the department
pursuant to section 35 of P.L.1993, c.139 (C.58:10B-12); and
(e) any other applicable rules and regulations concerning the
remediation.

(3) The licensed site remediation professional shall apply any
available and appropriate technical guidelines concerning site
remediation as issued by the department. The department shall
provide interested parties the opportunity to participate in the
development and review of technical guidelines issued for the
remediation of contaminated sites.

(4) When there is no specific requirement provided by the
technical standards for site remediation adopted by the department,
and guidelines issued by the department are not appropriate or
necessary, in the professional judgment of the licensed site
remediation professional, to meet the remediation requirements
listed in paragraph (1) of this subsection, the licensed site
remediation professional may use the following additional
guidelines to make decisions regarding a remediation, and shall set
forth justification, including, if applicable, the scientific, technical,
or other justification, for such use, in the relevant submittal to the
department:
   (a) relevant guidance from the federal Environmental Protection
Agency or other states; and
   (b) other relevant, applicable, and appropriate methods and
practices that ensure the protection of the public health and safety,
and of the environment.

d. Upon completion of the remediation, the licensed site
remediation professional shall issue a response action outcome to
the person responsible for conducting the remediation when, in the
opinion of the licensed site remediation professional, the site has
been remediated so that it is in compliance with all applicable
statutes, rules and regulations protective of public health and safety
and the environment. The licensed site remediation professional
shall file the response action outcome with the department when it
is issued to the person responsible for conducting the remediation.
(cf: P.L.2009, c.60, s.14)

22. Section 16 of P.L.2009, c.60 (C.58:10C-16) is amended to
read as follows:

   16. a. A licensed site remediation professional's highest priority
in the performance of professional services shall be the protection
of public health and safety and the environment.
   b. A licensed site remediation professional shall exercise
reasonable care and diligence, and shall apply the knowledge and
skill ordinarily exercised by licensed site remediation professionals
in good standing practicing in the State at the time the services are performed.

c. A licensed site remediation professional shall not provide professional services outside the areas of professional competency, unless the licensed site remediation professional has relied upon the technical assistance of another professional whom the licensed site remediation professional has reasonably determined to be qualified by education, training, and experience. A licensed site remediation professional shall not perform services that constitute the practice of professional engineering unless the licensed site remediation professional is a professional engineer licensed in the State.

d. A licensed site remediation professional retained by a person responsible for conducting the remediation shall notify the department within 15 calendar days after being retained. In addition, a licensed site remediation professional shall notify the department within 15 calendar days after being released from responsibility for a remediation if the release occurs prior to issuance of the response action outcome for the site by the licensed site remediation professional.

e. A licensed site remediation professional and the person responsible for conducting the remediation shall correct any deficiency the department identifies in a document submitted concerning a remediation. The deficiency shall be corrected in accordance with timeframes established by the department.

f. A licensed site remediation professional may complete any phase of remediation based on remediation work performed under the supervision of another licensed site remediation professional, provided that the licensed site remediation professional: (1) reviews all available documentation on which he relies; (2) conducts a site visit to observe current conditions and to verify the status of as much of the work as is reasonably observable; and (3) concludes, in the exercise of independent professional judgment, that there is sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

g. A licensed site remediation professional who has taken over the responsibility for the remediation of a contaminated site from another licensed site remediation professional shall correct all deficiencies in a document submitted by the previous licensed site remediation professional identified by the department in accordance with timeframes established by the department.

h. A licensed site remediation professional shall not certify any document submitted to the department unless the licensed site remediation professional: (1) believes that the information in the submission is true, accurate, and complete; and (2) has managed, supervised or performed the work that is the basis of the submission, or has periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in the submission, or has completed the work of another licensed site remediation professional and has concluded such work is
A licensed site remediation professional shall not knowingly make any false statement, representation, or certification in any document or information required to be submitted to the board or the department.

i. A licensed site remediation professional shall exercise independent professional judgment, comply with the requirements and procedures set forth in the provisions of P.L.2009, c.60 (C.58:10C-1 et al.), make a good faith and reasonable effort to identify and obtain the relevant and material facts, data, reports and other information evidencing conditions at a contaminated site for which he is retained that is in possession of the owner of the property, or that is otherwise available, and identify and obtain whatever additional data and other information as the licensed site remediation professional deems necessary. The licensed site remediation professional shall disclose and explain in any document submitted to the department any facts, data, information, qualifications, or limitations known by the licensed site remediation professional that are not supportive of the conclusions reached in the document.

j. If a licensed site remediation professional obtains specific knowledge of a condition at a contaminated site that in his independent professional judgment is an immediate environmental concern, then the licensed site remediation professional shall: (1) immediately verbally advise, and confirm in writing to, the person responsible for conducting the remediation of that person's duty to notify the department of the condition, provided the person is known to the licensed site remediation professional; and (2) immediately notify the department of the condition by calling the department's telephone hotline. The person responsible for conducting the remediation shall also be responsible for notifying the department of the existence of the discharge. The provisions of this subsection shall not apply to a discharge that may be a result of the existence of historic fill material.

k. If a licensed site remediation professional retained to perform remediation at a site or any portion of a site obtains specific knowledge that a discharge has occurred on a contaminated site for which he is responsible at any location on the site, the licensed site remediation professional shall: (1) notify the person responsible for conducting the remediation of the existence of the discharge; and (2) notify the department of the discharge by calling the department's telephone hotline. The person responsible for conducting the remediation shall also be responsible for notifying the department of the existence of the discharge. The provisions of this subsection shall not apply to a discharge that may be a result of the existence of historic fill material.

l. If a licensed site remediation professional learns of an action or decision by a client that results in a deviation from the remedial action workplan or other report concerning the remediation developed by the licensed site remediation professional, the licensed site remediation professional shall promptly notify the client and the department, in writing, of the deviation.
m. A licensed site remediation professional shall not reveal information obtained in a professional capacity, except as may be authorized or required by law, without the prior consent of the client, if the client has notified the licensed site remediation professional, in writing, that the information is confidential. The provisions of this subsection shall not apply to information that is in the public domain.

n. A licensed site remediation professional who learns of material facts, data or other information subsequent to the completion of a report concerning a phase of remediation, which would result in a report with material differences from the report submitted, shall promptly notify the client and the department in writing of those facts, data, information, and circumstances.

o. A licensed site remediation professional who succeeds another licensed site remediation professional before the issuance of a response action outcome, and who learns of material facts, data or other information concerning a phase of the remediation for which a report was submitted to the department and the material facts, data or other information were not disclosed in the report, shall promptly notify the client and the department in writing of those facts, data, information, and circumstances.

p. A licensed site remediation professional shall not allow the use of his name by a person, and shall not associate with a person in a business venture, if the licensed site remediation professional knows or should know that the person engages in fraudulent or dishonest business or professional practices regarding the professional responsibilities of a licensed site remediation professional.

q. A licensed site remediation professional shall cooperate in an investigation by the board or the department by promptly furnishing, in response to formal requests, orders or subpoenas, any information the board or the department, or persons duly authorized by the board or the department, deems necessary to perform its duties. In an investigation by the board of a license application or a license suspension or revocation, a licensed site remediation professional shall not:

   (1) knowingly make a false statement of material fact;
   (2) fail to disclose a fact necessary to correct a material misunderstanding known by the licensed site remediation professional to have arisen in the matter;
   (3) knowingly and materially falsify, tamper with, alter, conceal, or destroy any document, data record, remedial system, or monitoring device that is relevant to the investigation, without obtaining the prior approval of the department; or
   (4) knowingly allow or tolerate any employee, agent, or contractor of the licensed site remediation professional to engage in any of the foregoing activities.

r. A licensed site remediation professional shall be jointly responsible for a violation of any provision of this section
committed by another licensed site remediation professional whose work he supervises or reviews if:

(1) the licensed site remediation professional orders, directs, or agrees to the provision of professional services conducted or prepared by another licensed site remediation professional under his supervision;

(2) the licensed site remediation professional knows that the professional services constitute a violation of this section; and

(3) the licensed site remediation professional fails to take reasonable steps to avoid or mitigate the violation.

s. A licensed site remediation professional shall comply with all conditions imposed by the board as a result of a license suspension or other disciplinary proceeding conducted by the board.

t. A licensed site remediation professional shall inform a client or prospective client of any relevant and material assumptions, limitations, or qualifications underlying their communication. Evidence that a licensed site remediation professional has provided the client or prospective client with timely written documentation of these assumptions, limitations, or qualifications shall be deemed by the board or the department to have satisfied the requirements of this subsection.

u. A licensed site remediation professional shall not state or imply, as an inducement or a threat to a client or prospective client, an ability to improperly influence a government agency or official.

v. In any description of qualifications, experience, or ability to provide services, a licensed site remediation professional shall not knowingly:

(1) make a material misrepresentation of fact;

(2) omit a fact when the omission results in a materially misleading description; or

(3) make a statement that, in the opinion of the board, is likely to create an unjustified expectation about results the licensed site remediation professional may achieve, or state or imply that the licensed site remediation professional may achieve results by means that violate the provisions of applicable environmental statutes, rules or regulations, including the provisions of P.L.2009, c.60 (C.58:10C-1 et al.).

w. A licensed site remediation professional shall provide any notification to the board or the department required pursuant to this section, even if the licensed site remediation professional is discharged by the client prior to doing so.

x. A licensed site remediation professional shall not accept compensation, financial or otherwise, for professional services pertaining to a contaminated site from two or more persons whose interests are adverse or conflicting unless the circumstances are fully disclosed and agreed to by all clients engaging the licensed site remediation professional.

y. A licensed site remediation professional shall not be a salaried employee of the person responsible for conducting the
remediation, or any related entities, for which the licensed site remediation professional is providing remediation services.

z. A licensed site remediation professional shall not allow any ownership interest, compensation, or promise of continued employment, of the licensed site remediation professional or any immediate family member, to affect the professional services provided by the licensed site remediation professional.

aa. Except as provided in subsection d. of section 30 of P.L.2009, c.60 (C.58:10B-1.3), a licensed site remediation professional shall not facilitate, aid, assist, or cooperate with any person in retaining or arranging for the retention of any person who is not a licensed site remediation professional to perform remediation, unless the remediation is managed, supervised, or periodically reviewed and evaluated by a licensed site remediation professional retained for that purpose, and the department has been notified of the retention.

bb. Except as provided in subsection d. of section 30 of P.L.2009, c.60 (C.58:10B-1.3), a licensed site remediation professional shall not manage, supervise, perform, engage, or participate in remediation unless:

(1) the licensed site remediation professional has been retained by a person responsible for conducting the remediation, and the department has been notified of the retention; or

(2) the remediation is being managed, supervised, or performed by another licensed site remediation professional retained by the person responsible for conducting the remediation, and the department has been notified of the retention of the other licensed site remediation professional.

(cf: P.L.2009, c.60, s.16)

23. (New section) If a licensed site remediation professional obtains specific knowledge of a condition in an unoccupied structure, that, in his independent professional judgment, constitutes an immediate environmental concern, and the person responsible for conducting the remediation provides to the department a written certification from the property owner that the building (i) is not occupied, (ii) will not be occupied, and (iii) will be demolished, then no further remediation relative to the immediate environmental concern in the unoccupied structure shall be required, provided the conditions of the certification are maintained. Nothing in this section shall be construed to limit the responsibility of a licensed site remediation professional to comply with the notification requirements of subsection j. of section 16 of P.L.2009, c.60 (C.58:10C-16), or the responsibility of a person to report a discharge pursuant to P.L.1976, c.141 (C.58:10-23.11 et seq.). The department shall prescribe the form and manner of the written certification pursuant to this section.
24. Section 19 of P.L.2009, c.60 (C.58:10C-19) is amended to read as follows:

19. a. The department shall establish a permit program to regulate the operation, maintenance and inspection of engineering or institutional controls and related systems installed as part of a remedial action of a contaminated site. The department may require periodic monitoring, inspections, and maintenance by the person responsible for the engineering or institutional controls and the submission of certifications regarding those activities. The department may issue a permit, permit by rule, or general permit pursuant to this section.

b. The department may require any person who is responsible for the monitoring, operation, and maintenance of an engineering or institutional control implemented before the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), and any person required to submit a certification on a biennial basis pursuant to section 6 of P.L.1997, c.278 (C.58:10B-13.1), that engineering or institutional controls and related systems are properly maintained and that periodic monitoring for compliance is conducted, to obtain a permit pursuant to this section.

c. (1) Except as provided in paragraph (2) of this subsection, the department may require that a person issued a permit pursuant to this section maintain insurance, financial assurance or another financial instrument to guarantee that funding is available to operate, maintain, and inspect the engineering controls installed as part of a remedial action of a contaminated site for the period that such controls are required. The person required to maintain the funding source pursuant to this section may petition the department on an annual basis to decrease the amount of funding required to be maintained.

(2) A government entity, a person who is not otherwise liable for cleanup and removal costs pursuant to P.L.1976, c.141 (C.58:10-23.11 et seq.) who purchases contaminated property before the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.) and undertakes a remediation of the property, a person who undertakes a remediation at their primary or secondary residence, the owner or operator of a child care center licensed pursuant to P.L.1983, c.492 (C.30:5B-1 et seq.) who performs a remediation at the licensed child care center, the person responsible for conducting a remediation at a public school or private school as defined in N.J.S.18A:1-1, or a charter school established pursuant to P.L.1995, c.426 (C.18A:36A-1 et seq.), or the owner or operator of a small business responsible for performing a remediation at their business property, shall not be required to establish or maintain a funding source pursuant to this section, for the operation, maintenance, and inspection of the engineering controls installed as part of a remedial action of a contaminated site.

d. A person who is issued a permit pursuant to this section shall retain a licensed site remediation professional to manage,
supervise, or perform the requirements of the permit for the 
duration of the permit.

c. The department may charge, in accordance with a schedule 
adopted pursuant to the "Administrative Procedure Act," P.L.1968, 
c.410 (C.52:14B-1 et seq.), reasonable application fees to cover the 
costs of processing the application, and reasonable annual fees to 
cover the costs of the administration and enforcement of the 
permits.
(cf: P.L.2009, c.60, s.19)

25. Section 20 of P.L.2009, c.60 (C.58:10C-20) is amended to 
read as follows:

20. A licensed site remediation professional shall, for each 
contaminated site, maintain and preserve all data, documents and 
information concerning the remediation [activities at each 
contaminated site] that the licensed site remediation professional 
has [worked on] prepared or relied upon, including but not limited 
to, technical records and contractual documents, raw sampling and 
monitoring data, whether or not the data and information, including 
technical records and contractual documents, were developed by the 
licensed site remediation professional or the licensee's divisions, 
employees, agents, accountants, contractors, or attorneys, that relate 
in any way to the contamination at the site. [Three] An electronic 
copies copy of the records shall be submitted to the department at 
the time the response action outcome is filed with the department. 
(cf: P.L.2009, c.60, s.20)

26. Section 27 of P.L.2009, c.60 (C.58:10C-27) is amended to read 
as follows:

27. a. Except as provided in section 1 of P.L.2013, c.283 
(C.58:10C-27.1), and this section, the department shall undertake 
direct oversight of a remediation of a contaminated site under the 
following conditions:

(1) the person responsible for conducting the remediation has a 
history of noncompliance with the laws concerning remediation, or 
any rule or regulation adopted pursuant thereto, that includes the 
issuance of at least two enforcement actions after the date of 
enactment of P.L.2009, c.60 (C.58:10C-1 et al.) during any five-year 
period concerning a remediation;

(2) the person responsible for conducting the remediation at a 
contaminated site has failed to meet a mandatory remediation 
timeframe or an expedited site specific timeframe adopted by the 
department pursuant to section 28 of P.L.2009, c.60 (C.58:10C-28), 
including any extension thereof granted by the department, or a 
schedule established pursuant to an administrative order or court order; 
or

(3) unless a longer period has been ordered by a court, the person 
responsible for conducting the remediation has, prior to the date of
enactment of P.L.2009, c.60 (C.58:10C-1 et al.), failed to complete the
remedial investigation of the entire contaminated site 10 years after the
discovery of a discharge at the site and has failed to complete the
remedial investigation of the entire contaminated site within five years
after the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.).

If a person responsible for conducting a remediation fails to meet
the conditions established in paragraph (3) of this subsection, or a
requirement established pursuant to subsection a. of section 1 of
P.L.2013, c.283 (C.58:10C-27.1), the department shall not undertake
direct oversight of the contaminated site if the person demonstrates,
and the department finds, that:

(1) the person was unable to meet the applicable timeframe
because the person was unable to enter the contaminated site
because the person does not own the property, and the person
took all appropriate and timely action pursuant to section 40 of
P.L.1993, c.139 (C.58:10B-16) prior to the applicable timeframe; or

(2) the contaminated site is subject to federal oversight, the person
has made timely submissions to the department, and the person was
unable to meet the applicable timeframe due to the performance of
additional review by the department pursuant to subsection c. of
section 21 of P.L.2009, c.60 (C.58:10C-21).

As used in this subsection, “enforcement action” means an
administrative order, a notice of civil administrative penalty, or a court
order.

b. The department may undertake direct oversight of a
remediation of a contaminated site under the following conditions:

(1) the contamination at the site includes chromate chemical
production waste;

(2) the department determines that more than one environmentally
sensitive natural resource has been injured by contamination from the
site;

(3) the site has contributed to sediments contaminated by
polychlorinated biphenyl, mercury, arsenic, or dioxin in a surface
water body; or

(4) the site is ranked by the department in the category requiring
the highest priority pursuant to the ranking system developed pursuant

c. For any site subject to direct oversight by the department
pursuant to this section:

(1) the department shall review each document submitted by a
licensed site remediation professional and shall approve or deny the
submission;

(2) a feasibility study shall be performed and submitted to the
department for approval;

(3) the department shall select the remedial action for the site;

(4) the person responsible for conducting the remediation shall
establish a remediation [trust fund] funding source other than a self-
guarantee pursuant to section 25 of P.L.1993, c.139 (C.58:10B-3) in
the amount of the estimated cost of the remediation;
(5) all disbursements of funds from the remediation trust fund
funding source shall require prior approval by the department;
(6) all submissions prepared by the licensed site remediation
professional concerning the remediation required by the department
shall be provided simultaneously to the department and the person
responsible for conducting the remediation; and
(7) the person responsible for conducting the remediation shall
implement a public participation plan approved by the department to
solicit public comment from the members of the surrounding
community concerning the remediation of the site.
d. The department shall issue guidelines establishing specific
criteria for the conditions under which a site may be subject to direct
oversight pursuant to subsection b. of this section.
e. (1) Any oversight procedure, remedy, or other obligation in
P.L.2009, c.60 (C.58:10C-1 et al.) shall not affect a remediation
conducted pursuant to and in compliance with a settlement of litigation
by which the department is a party if the settlement (a) occurred prior
to the date of enactment of P.L.2009, c.60 (C.58:10C-1 et al.), or (b) is
a settlement of litigation pending on the date of enactment of
P.L.2009, c.60 (C.58:10C-1 et al.).
(2) For any litigation pending or settled on the date of enactment
of P.L.2009, c.60 (C.58:10C-1 et al.), concerning a remediation
performed pursuant to the "Resource Conservation and Recovery Act,"
42 U.S.C. s.6921 et seq., nothing in P.L.2009, c.60 (C.58:10C-1 et al.)
shall affect an oversight procedure, remedy, or other obligation
imposed by a federal administrative order or federal court order.
f. When a contaminated site is subject to direct oversight
pursuant to this section, the requirements of direct oversight shall run
with the site, regardless of who owns the property, and regardless of
whether there is a transfer of ownership of the property.
g. (1) The department may modify the direct oversight
requirements of subsection c. of this section for a contaminated site if:
(a) the person responsible for conducting the remediation
demonstrates financial hardship that prevents the performance of the
remediation due to the imposition of direct oversight pursuant to this
section; or
(b) there is a public emergency resulting from a natural
disaster, as declared by the Governor or the President of the United
States, or an official authorized to act on their behalf, that resulted in a
delay in meeting the mandatory or expedited site-specific timeframe or
other condition that triggered direct oversight.
(2) The department may modify the direct oversight requirements
of subsection c. of this section for a contaminated site if the
department makes a written determination that the modification is in
the public interest and protective of the public health and safety and
the environment. At least 60 days prior to making a modification
pursuant to this paragraph, the department shall publish its written
determination and the proposed modification to the requirements of
direct oversight, including the reasons for its determination, on the
department’s Internet website. The department shall solicit and accept
public comments on the proposed modification for a period of at least
30 days after the date of publication. The department shall consider
the public comments received during the comment period prior to
making a modification pursuant to this paragraph.

(3) The department may, prior to a change in ownership of a
contaminated site, enter into an administrative consent order with the
prospective purchaser of the contaminated site providing for the
modification of any or all of the direct oversight requirements of
subsection c. of this section for the contaminated site. ¹The
department shall not enter into an administrative consent order
pursuant to this paragraph with any person who:

(a) has discharged a hazardous substance at the contaminated site,
is in any way responsible for a hazardous substance at the site, or is
otherwise liable for cleanup and removal costs at the site;
(b) has owned or operated the contaminated site; or
(c) is a predecessor, successor, subsidiary, partner, shareholder,
assign, trustee in bankruptcy, responsible corporate official, or receiver
appointed pursuant to a proceeding in law or equity, to any person
described in subparagraphs (a) and (b) above.¹

(4) The department may reinstate any or all of the direct oversight
requirements that it modifies pursuant to paragraphs (1), (2), ¹[and]¹
or¹ (3) of this subsection if, after the modification, the department
finds that the person responsible for conducting the remediation has
failed to comply with any applicable timeframe, administrative
consent order modifying the requirements of direct oversight, or any
law, rule, or regulation concerning the remediation of contaminated
sites.
(cf: P.L.2013, c.283, s.2)

27. This act shall take effect immediately.