



**ASBESTOS HAZARD EMERGENCY RESPONSE ACT  
(AHERA)**

**3-YEAR AHERA REINSPECTION REPORT**

**BOWERSTOWN CAMPUS PROJECT EXCEL**  
89 BOWERSTOWN ROAD  
WASHINGTON, NJ 07882

PERFORMED FOR:

**WARREN HILLS REGIONAL SCHOOL DISTRICT**  
89 BOWERSTOWN ROAD  
WASHINGTON, NJ 07882

PERFORMED BY:

**WESTCHESTER ENVIRONMENTAL LLC**  
1248 WRIGHTS LANE  
WEST CHESTER, PA

NOVEMBER 2022



November 28, 2022

Anthony Sbriscia  
Director of Buildings and Grounds  
Warren Hills Regional School District  
89 Bowerstown Road  
Washington, NJ 07882

**Re: November 2022 3-Year AHERA Reinspection**

Dear Mr. Sbriscia:

Please find enclosed a copy of results for the reinspection conducted by Westchester Environmental, LLC on November 11, 2022. Also included are Form Letters for AHERA Annual Notification for Parents, Teachers, Building Occupants and Employee Organizations, and Notification for AHERA Compliance Program to outside contractors performing work in school facilities.

A copy of each facility's report must be inserted in the Asbestos Management Plan kept at each facility, and duplicate copies maintained in the district office.

1. Deficiencies listed on inspection report forms for each of the district's facilities must be addressed in a timely manner. Recommended Response Actions for each of the deficiencies identified are listed in the preceding tables and on the report forms provided.
2. Ensure that annual notification is made available to Parents, Teachers, Building Occupants and Employee Organizations concerning the AHERA management activities, and notify short term workers of the presence of asbestos containing materials in the facilities as required.
3. The Management Plan must be updated to reflect any changes in school's AHERA program.

Thank you for your confidence in Westchester Environmental LLC. Please contact us for assistance regarding this report and all of your environmental related concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip A. Conteh', written in a cursive style.

Philip A Conteh  
Environmental Engineer  
Senior Environmental Specialist

# AHERA Yearly Notification Form

November 2022

Dear Parents, Teachers, Building Occupants, and Employee Organizations:

In the past, asbestos was used extensively in building materials because of its insulating, sound absorbing, and fire retarding capabilities. Virtually any building constructed before the late 1970s contained some asbestos. Intact and undisturbed asbestos materials generally do not pose a health risk. Asbestos materials, however, can become hazardous when, due to damage or deterioration over time, they release fibers. If the fibers are inhaled, they can lead to health problems, like cancer and asbestosis.

In 1986, Congress passed the Asbestos Hazard Emergency Response Act (AHERA) which requires schools to be inspected to identify any asbestos containing building materials. Suspected asbestos-containing building materials were located, sampled, or assumed, and rated according to condition and potential hazard.

Every three years, the Warren Hills School District has conducted a full re-inspection to determine whether the condition of the known or assumed asbestos containing building materials (ACBM) has changed and to make recommendations on managing or removing the ACBM. At the last re-inspection, all materials listed in the Management Plan as asbestos containing (or assumed to be asbestos-containing) were inspected and appropriate response actions recommended. Every six months, a visual surveillance is conducted to assess the conditions of ACBM in each of the district facilities. The surveillance report is added to each facility management plan as part of a permanent record.

The law further requires an asbestos management plan to be in place by July 1989. The Warren Hills School District developed a plan, as required, which has been continually updated. The plan has several ongoing requirements: publish a notification on management plan availability and the status of asbestos activities; educate and train its employees about asbestos and how to deal with it; notify short-term or temporary workers on the locations of the asbestos containing building materials; post warning labels in routine maintenance areas where asbestos was previously identified or assumed; follow set plans and procedures designed to minimize the disturbance of asbestos containing building materials; and survey the condition of these materials every six months to assure that they remain in good condition.

During the past year, no asbestos containing building materials were removed, encapsulated, or enclosed in District facilities.

It is the intention of the Warren Hills School District to comply with all federal and state regulations controlling asbestos and to take whatever steps are necessary to ensure students and employees a healthy and safe environment in which to learn and work. You are welcome to review a copy of the asbestos management plan in the administrative office of each facility and the district office during regular business hours.

# Notification for AHERA Compliance Program

To Outside Contractors:

This notification serves to inform you of the presence of asbestos containing material (ACM) in this school building.

A Management Plan has been designed to include response actions which insure the ACM is kept in good condition.

If you have been contracted for service which involves disturbing any ACM, please notify the Asbestos Program Manager.

We ask that you provide us with a copy of your training certification to verify your knowledge of handling ACM.

It is your responsibility as an outside contractor to supply your own protective clothing and respirators if deemed necessary.

If you wish to review the School's Management Plan, a copy is located in the Board of Education Office and each School Administrative Office.

Contractors Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3-YEAR AHERA REINSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Basement	Ceiling Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
Basement	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
Basement Mezzanine	9"x9" Floor Tile & Mastic - Red/Black	A	100 SF			ACM w/ Potential for Damage	Monitor/Continue O&M
Basement Mezzanine	Linoleum	A	590 SF			ACM w/ Potential for Damage	Monitor/Continue O&M
Security Office	2'x2' Floor Tile & Mastic Grey/Dark Blue	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Sheetrock & Joint Compound	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Ceiling Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Sheetrock & Joint Compound	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Cove Base Grey	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M

3-YEAR AHERA REINSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Office (Nurse, Psychologist, Supervisor, & Offices)	Carpet	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Ceiling Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Cove Base Grey	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Sheetrock & Joint Compound	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
Bathrooms (Men's & Women's)	Cement Floor	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Sheetrock & Joint Compound	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M

3-YEAR AHERA REINSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
1st Fl Classrooms (E1 E4, Hallway)	Sheetrock & Joint Compound	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Cove Base Grey	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Ceiling Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	2'x4' Ceiling Tiles	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	2'x2' Floor Tile & Mastic White/Dark Blue/Light Blue	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
2nd Fl Office	Wall Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Ceiling Plaster	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
	Carpet	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M
2nd Fl Attic	HVAC Insulation	A	Throughout			ACM w/ Potential for Damage	Monitor/Continue O&M