

**New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection (NJDEP)
Site Remediation & Waste Management Program
February 2005**

The following summarizes work recently conducted and planned at four areas of the site: the former MGP, including several related properties; the off-site portion of Troutmans Creek that flows north of the MGP; confirmatory soil sampling on Long Branch Avenue, Seaview Avenue and Grant Court; and the remedial action for the Seaview Manor housing complex.

1) Long Branch Plant

The Long Branch Plant portion of the site consists of the former manufactured gas plant (MGP) site and several related properties: the former Conrail properties, the eastern off-site property, and the former Jerry Morgan Park. NJNG has removed soil that was contaminated with polycyclic aromatic hydrocarbons (PAHs) from these portions of the site and restored the properties. In addition, NJNG removed contaminated sediments from the majority of the on-site portion of Troutmans Creek and stabilized the streambed. Additional remediation of the southern, on-site portion of the creek is required, but cannot be implemented until NJNG finishes negotiating access with Atlantic Plumbing Supply Company (APSC).

Regarding the APSC property, NJDEP previously approved a remedial action work plan (RAWP) that proposed a restricted use remedial action subject to NJNG obtaining the property owner's consent to the restricted use. However, the owner did not consent, therefore NJDEP required the submission of an unrestricted use RAWP for the APSC property. NJNG submitted this RAWP on February 15, 2005 and the NJDEP is currently reviewing the document.

NJNG is investigating possible contamination beneath the red brick building situated on the western portion of the former MGP site. NJNG's has already conducted asbestos/lead abatement on the building and plans to demolish it prior to implementing its investigation. The demolition contractor recently mobilized to the site and started demolishing the building. The demolition should be finished in March 2005.

NJNG is evaluating remedies to address ground water at the site, which is contaminated with coal tar product and related compounds such as benzene and PAHs. NJDEP expects NJNG to submit a RAWP in 2005 outlining its proposals to remediate the ground water. NJNG recently submitted a 'Phase 1 Post-Cap Ground Water Monitoring Report' dated January 2005. The NJDEP is currently reviewing this document.

2) Troutmans Creek

In mid-November, NJNG collected surface water and shallow sediment samples from the creek between Seaview Avenue and Joline Avenue and a distance halfway between Joline Avenue and Atlantic Avenue for analysis of PAHs, alkylated PAHs, total petroleum hydrocarbons (TPH) and metals, as well as general chemistry and physical testing. NJNG collected deep sediment samples from Troutmans Creek between Seaview Avenue and Joline Avenue from January 10-17, 2005

then completed the deep sediment sample collection halfway between Joline Avenue and Atlantic Avenue on February 16-17, 2005 after the ice thawed. Soil sampling along the creek banks is also planned between Seaview Avenue and Joline Avenue, but cannot be started until access is negotiated with all of the affected property owners. NJNG is scheduled to submit a report summarizing all of its sampling results on May 20, 2005. However, this due date was based on completion of all sampling activities during January 2005.

NJDEP collected surface water and sediment samples from the creek between Joline Avenue and Atlantic Avenue in December 2004. These samples are being analyzed for PAHs, TPH, metals and other parameters. NJDEP expects to issue a preliminary report on its findings in April 2005.

3) Confirmatory Sampling on Long Branch Avenue and Grant Court

Under NJDEP's oversight, NJNG has delineated contaminated soil at the Long Branch Plant MGP site and implemented a remedial action in accordance with state cleanup regulations. (See item #1.) However, in response to concerns regarding potential soil contamination beyond the limits of the approved remedy, NJDEP plans to collect soil samples along Long Branch Avenue, Grant Court and Seaview Avenue. The sampling will occur in April 2005.

4) Seaview Manor

Sampling conducted by NJNG confirmed there was contaminated soil under the Seaview Manor housing development. All of the contaminated soil will be removed from areas where the buildings are to be re-built, and a minimum of two feet of contaminated soil will be removed from the other areas. Demolition of the Seaview Manor buildings was completed in November 2004 and the soil removal began on December 3, 2004. The schedule calls for substantial completion of remediation activities (not including rebuilding) by September 2005 and submission of a Remedial Action Report in January 2006.

Summary of Site Preparation Activities:

- Installation of perimeter safety fence to restrict site access while remediation is underway.
- Installation of misting system, which is a component of the dust suppression/odor control plan for the site.
- Utility connections for power and communication systems.
- Surface grading and placement of quarry stone in areas where required for contractor trailers, parking areas, truck traffic, and heavy equipment operation. Trailers were originally installed on the northeast corner of Block 400 Lot 6 and were later relocated to the southeast corner of Block 400 Lot 6.
- Installation/construction of a large tent (called a sprung enclosure), for dust suppression and odor control while contaminated soil is being mixed with clean soil in preparation for transport off site.
- Installation of perimeter air monitoring system.
- Installation of wastewater treatment plant (WWTP) that processes the water generated by the de-watering activities (required when contaminated soil is excavated to twelve feet below grade).

- Delivery of sheet pile material required to support deeper excavations.

Summary of Remedial Activities to Date:

- Excavation of contaminated soil to a depth of two feet from portions of Block 400, Lot 6 situated east of the on-site WWTP followed by backfill with certified clean fill. The WWTP is located in the area that was formerly the parking lot for the Seaview Manor complex.
- De-watering of the southern portion of Block 400 Lot 7.
- Preparation and installation of temporary sheet pile for twelve-foot excavation on Block 400 Lot 7.
- Excavation of contaminated soil to depths of two feet, four feet, or twelve feet below grade depending on specific area on south portion of Block 400 Lot 7 followed by backfill with certified clean fill.
- Removal of temporary sheet piling from twelve-foot excavation area on Block 400 Lot 7.
- Removal/disposal of two 8,000 gallon fuel oil underground storage tanks previously abandoned in-place by the Long Branch Housing Authority.
- Installation of permanent and temporary sheet piling on north area of Block 400 Lot 7.
- De-watering of the northern portion of Block 400 Lot 7.
- On-site processing/handling of contaminated soil for subsequent transport to off-site treatment facility. Approximately 6,000 tons of contaminated soil have been processed and transported off site to date.
- Approximately 500,000 gallons of ground water have been pumped during the de-watering activities, treated in the on-site WWTP, and then discharged to the Long Branch Sewerage Authority (LBSA).
- Conducting of land surveying, dust suppression, odor control, and air monitoring activities.
- Decontamination of heavy equipment and trucks.

Summary of Upcoming Remedial Activities:

- Continued de-watering at Block 400, Lots 6 and 7.
- Excavation to required depths and subsequent backfilling of remaining portions of Block 400 Lot 6.
- Excavation to required depths and subsequent backfilling of remaining portions of Block 400 Lot 7.
- Continued on-site processing/handling of contaminated soil, followed by transport to off-site treatment facility.
- Continued on-site treatment of ground water from de-watering, followed by discharge to LBSA.
- Removal of temporary sheet piling from Block 400 Lot 7.
- Continued land surveying, dust suppression, odor control and air monitoring.
- Continued decontamination of heavy equipment and trucks.

Summary of Remaining Remedial Activities:

Remediation will proceed with the utility easement (Block 400 Lot 5.01) east of Block 400 Lot 6, the LBSA property (Block 401 Lot 23), and the culvert area that connects the on-site portion of Troutmans Creek to the off-site portion of Troutmans Creek north of Seaview Avenue. Remedial activities will include the following:

- Sheet pile installation
- De-watering system installation and operation
- Soil excavation with on-site processing/ handling
- Transport of processed soil to an off-site treatment facility
- Placement of certified clean fill in excavation
- On-site treatment and discharge of ground water from de-watering activities
- Land surveying
- Dust suppression
- Odor control
- Air monitoring
- Decontamination of heavy equipment/trucks