

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

This monthly report is provided in response to a request by the Concerned Citizens Coalition of Long Branch (CCC) for monthly updates on work conducted and planned at four areas associated with the former Long Branch Manufactured Gas Plant (MGP). \* These areas are:

- the former MGP (including the former Conrail properties, the eastern off-site property, and the former Jerry Morgan Park)
- the off-site portion of Troutmans Creek that flows north of the MGP
- residential areas where the community has expressed concern about potential soil contamination (Long Branch Avenue, Seaview Avenue, Grant Court and Ellis Avenue)
- the former Seaview Manor housing complex

All work is consistent with NJDEP's Technical Requirements for Site Remediation, which were developed to ensure remedial actions are protective of human health and the environment.

**1) Long Branch Plant**

NJNG's contractor demolished the red brick building situated on the western portion of the former MGP site in March 2005. Removal of the building debris is underway and should be completed in early April. In late March NJNG proposed modifications to their plan to investigate the area where the building was formerly located in response to recommendations outlined in NJDEP's conditional approval letter dated February 17, 2005. NJDEP is reviewing the modified plan and expects to approve it in mid-April. Investigation of the area should begin by the end of April.

Remediation of the southern on-site portion of the Troutmans Creek is still pending, as this work cannot be implemented until NJNG obtains access from the owner of Atlantic Plumbing Supply Company (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. However, the owner did not consent, therefore NJDEP required NJNG to submit an unrestricted use RAWP for the APSC property. NJNG submitted the second RAWP on February 15, 2005 and the NJDEP issued a conditional approval letter on April 5, 2005. The unrestricted use remedial action will be implemented once NJNG finishes negotiating access to the property.

NJDEP has reviewed NJNG's 'Phase 1 Post-Cap Ground Water Monitoring Report' dated January 2005. The report summarizes ground water sampling results from on-site and off-site monitor wells. NJDEP issued a conditional approval letter for the report on March 15, 2005. NJDEP has also reviewed NJNG's letter work plan dated February 17, 2005 for a well point

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\* For historical information about activities that NJDEP and NJNG have conducted at these areas, please refer to the monthly updates NJDEP has provided to CCC since January 2005.

investigation. This investigation will better define ground water contaminant levels adjacent to the Talco and APSC buildings. NJDEP issued a conditional approval letter for the work plan on March 23, 2005. The information obtained from the tasks outlined in these two documents will allow NJNG to develop a ground water RAWP for the site and help evaluate the potential for vapor intrusion at the Talco and APSC buildings.

## **2) Troutmans Creek**

NJNG collected surface water and sediment samples from Troutmans Creek between Seaview Avenue and Joline Avenue and halfway between Joline Avenue and Atlantic Avenue between November 2004 and February 2005. NJNG also plans to collect soil samples from the creek banks between Seaview Avenue and Joline Avenue, but cannot start this work until access is negotiated with all of the affected property owners. NJDEP originally expected NJNG to submit a report summarizing all of its sampling results on May 20, 2005, but this due date assumed that all sampling activities would be completed by January 2005. NJNG recently submitted a request for an extension that details the reasons why the sampling was not completed on time and proposed a new due date of August 8, 2005 for submitting the report. NJDEP is evaluating the request and will provide CCC with a copy of its response. NJDEP provided CCC with the names and addresses of the property owners that have not granted NJNG access in an email on April 5, 2005.

NJDEP is evaluating the analytical data from surface water and sediment samples that it collected from the creek between Joline Avenue and Atlantic Avenue in December 2004 and expects to issue a preliminary report on its findings in April 2005. In addition, NJDEP now plans to collect six sediment samples between Seaview Avenue and Joline Avenue in the near future. The Scope of Work (SOW) for the sampling will be finalized after CCC provides information about how many of these samples they would like to split with NJDEP.

## **3) Off-Site Residential Areas**

NJDEP is moving forward with plans to collect soil samples from various locations around the site in order to address concerns expressed by community members about potential off-site soil contamination. On March 2, 2005 NJDEP forwarded a SOW for collecting soil samples along Long Branch Avenue, Seaview Avenue and Grant Court to CCC for their comments. Additional sampling locations were added on Ellis Avenue based on agreements reached during the March 24, 2005 meeting with NJDEP Commissioner Campbell and information later provided by CCC. The soil samples for Long Branch Avenue, Seaview Avenue and Ellis Avenue will be collected within the right-of-ways. The sampling is now likely to be conducted in May or June, pending permission from Long Branch City and LBHA to collect samples from these areas.

## **4) Seaview Manor**

NJNG is in the process of removing all of the contaminated soil from areas where buildings are to be re-built, and a minimum of two feet of contaminated soil from the other areas. The schedule calls for substantial completion of remedial activities by September 2005 and submission of a Remedial Action Report in January 2006.

#### Remedial Activities Conducted in March 2005

- Continued to de-water portions of Block 400 Lots 6 & 7. To date approximately 3,850,000 gallons of ground water have been pumped, treated in the on-site wastewater treatment plant (WWTP), and discharged to the Long Branch Sewerage Authority (LBSA).
- Continued to excavate contaminated soil to a depth of two feet from portions of Block 400 Lot 6 situated east of the WWTP, followed by backfilling with certified clean fill.
- Continued to excavate contaminated soil to depths of two feet, four feet or twelve feet below grade, depending on specific area, of the southern portion of Block 400, Lot 7, followed by backfilling with clean soil.
- Started to excavate contaminated soil to a depth of twelve feet on the northern portion of Block 400, Lot 7.
- Continued on-site processing/handling of contaminated soil for subsequent transport to off-site treatment facility. To date approximately 9,000 tons of contaminated soil have been processed and transported off site.
- Continued to conduct land surveying, dust suppression, odor control, and air monitoring.
- Continued to decontaminate heavy equipment and trucks.

#### Remedial Activities Planned for April 2005

- De-water Block 400, Lots 6 and 7, followed by on-site treatment and discharge to LBSA.
- Excavate and backfill remaining portions of Block 400 Lot 6.
- Excavate and backfill remaining portions of Block 400 Lot 7.
- Process/handle contaminated soil on site, followed by transport to off-site treatment facility.
- Conduct land surveying, dust suppression, odor control and air monitoring.
- Decontaminate heavy equipment and trucks.

#### Other Upcoming Remedial Activities

After Block 400 Lots 6 & 7 are remediated, NJNG will proceed to remediate 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.