

New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection (NJDEP)
Site Remediation & Waste Management Program
May 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 protect human health and the environment.

1) Long Branch Plant

NJNG's contractor finished removing the debris from the red brick building in April, and only the concrete slab remains. A geophysical investigation of the area beneath the slab revealed underground piping. However, due to depth limitations of the ground penetrating radar and interference from the metal bars that reinforce the concrete, the determination whether there are any underground tanks will have to be done when NJNG removes the slab. NJNG will dismantle the slab in stages, removing any contaminated soil that is found and evaluating the area for underground tanks. If underground storage tanks are discovered during this process, they will be registered with NJDEP, properly closed, and post-excavation sampling will be conducted. If no underground tanks are discovered, post-remediation soil sampling will still be conducted by NJNG. Any excavated areas will be filled with layers of stone, geo-textile fabric and clean soil in a manner consistent with the remedial action performed at the rest of the MGP. NJNG conducted soil sampling beneath the slab during May 2005 as an interim measure.

NJNG's is currently evaluating the results of the well point investigation that was conducted during April 2005. NJNG will incorporate the findings of the well point investigation into a Final Ground Water Monitoring Report, which is due in October 2005. NJNG is scheduled to submit a Ground Water Remedial Action Work Plan (RAWP) for the site in late 2005.

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 for the APSC property subject to NJNG obtaining the property owner's consent. However, the owner did not consent, therefore NJDEP

^{*} 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.

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 has negotiated access to the property. Should the parties fail to reach an agreement, NJNG has indicated that litigation may be necessary.

2) Troutmans Creek

NJNG completed soil sampling along the creek banks between Seaview Avenue and Joline Avenue during May 2005. A Remedial Investigation Report summarizing the results of all of creek sampling conducted by NJNG is due on August 8, 2005. NJDEP and CCC have agreed to postpone consideration of any additional sampling of the creek until NJNG has submitted its report. Also in May, NJDEP issued its report on the sampling that it conducted in December 2004 and copies were provided to CCC.

3) Off-Site Residential Areas

NJDEP collected soil samples from various locations around the site in order to address concerns expressed by community members about potential off-site soil contamination during May 2005. Soil samples were collected from the right-of-ways along Long Branch Avenue, Seaview Avenue and Ellis Avenue and from Grant Court. NJDEP expects to issue a report detailing its findings in the late summer or early fall.

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, with the exception of the culvert (see below).

Remedial Activities Conducted in May 2005

- Continued to de-water portions of Block 400 Lot 7. To date approximately 16,000,000 gallons of ground water have been pumped, treated at the on-site wastewater treatment plant (WWTP) to remove contaminants, and discharged to the Long Branch Sewerage Authority (LBSA).
- Continued to excavate contaminated soil to a depth of twelve feet on the northern portion of Block 400, Lot 7.
- Completed excavation of contaminated soil from Grant Court and property restoration.
- Continued on-site processing/handling of contaminated soil for subsequent transport to off-site treatment facility. To date approximately 20,700 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 June 2005

- De-water Block 400, Lot 7, followed by on-site treatment and discharge to LBSA.
- Excavate and backfill remaining portions of Block 400, Lots 6 & 7.
- Process/handle contaminated soil on site, followed by transport to off-site treatment facility.

- Begin removal of temporary sheet piling.
- 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, and the LBSA property (Block 401 Lot 23).

Culvert: With regard to the culvert area that connects the on-site portion of Troutmans Creek to the off-site portion of Troutmans Creek north of Seaview Avenue, a permitting issue has developed which will delay removal of the culvert and underlying contamination. This work may proceed during the current mobilization if the permitting issue is resolved in the near future. If not, NJNG will remove the culvert concurrent with the future remediation of the northern off-site portion of Troutmans Creek.