

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

This 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

Red Brick Building

NJNG recently proposed additional investigation to delineate the extent of trichloroethene (TCE) and perchloroethylene (PCE) contamination in the soil beneath the concrete pad where the red brick building was located, as well as ground water sampling to evaluate potential ground water impacts. NJDEP conditionally approved the additional work in July. Following the completion of the soil and ground water investigation, NJNG will submit a Remedial Action Work Plan (RAWP) to address the subsurface soils. If ground water impacts are found, they will be addressed as part of the site-wide ground water remedial action.

Soil Gas Investigation

Based on the preliminary findings of the well point investigation, NJNG plans to conduct a soil gas investigation to assess potential vapor intrusion at Talco and Atlantic Plumbing. NJNG is expected to submit a work plan detailing its proposals to investigate the vapors on August 22, 2005. Once approved by NJDEP, NJNG will implement the work and then submit a report documenting the findings. A due date for the report has not been established, but NJDEP expects to receive it sometime in the fall of 2005.

Ground Water Investigation

NJDEP continues to work with NJNG regarding the submission of a Final Ground Water Remedial Investigation Report (RIR) and a Ground Water RAWP for the site. At this time, additional delineation of dense non-aqueous phase liquid (DNAPL) and further evaluation of possible ground water remedies is warranted. A work plan for these activities is due on August 15, 2005. Upon approval by NJDEP, NJNG will implement the additional studies and present

^{*} 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.

the findings in the RIR. NJDEP has recommended that NJNG submit a combined RIR/RAWP on or before January 31, 2006. NJNG agreed to submit the combined RIR/RAWP, but requested a due date of March 6, 2006. NJDEP is considering this request.

On-Site Portion of Troutmans Creek

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. NJNG submitted an unrestricted use RAWP in February 2005 and NJDEP issued a conditional approval letter on April 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

On August 8, 2005, NJNG is expected to submit a RIR summarizing the results of the creek sampling it conducted. NJDEP and CCC have agreed to postpone consideration of any additional creek sampling until NJNG has submitted its report.

In May NJDEP issued its report on the sampling that it conducted in December 2004. Copies of the report were provided to CCC. NJDEP gave a presentation on the findings during the July 28th meeting of the CCC. NJDEP received comments from the CCC regarding its report and issued a response on August 4, 2005. CCC and NJDEP agreed to hold a conference call to discuss NJNG's RIR, incorporating their findings with the Department's results, and conclusions/recommendations for further actions. The date of the conference call is yet to be established.

3) Off-Site Residential Areas

NJDEP collected soil samples from the right-of-ways along Long Branch Avenue, Seaview Avenue and Ellis Avenue and from Grant Court in May 2005. These samples were analyzed for volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons and metals. The laboratory data are currently undergoing quality assurance/quality control review. NJDEP expects to issue a report detailing its findings in the late summer or early fall of 2005.

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 (RAR) in January 2006, with the exception of the culvert (see below).

Remedial Activities Conducted in July 2005

- Conducted de-watering Block 400 Lot 6 and the Long Branch Sewerage Authority (LBSA) property (Block 401 Lot 23). To date approximately 17,571,800 gallons of ground water have been pumped, treated at the on-site wastewater treatment plant (WWTP) to remove contaminants, and discharged to the LBSA.
- Completed restoration of Block 400 Lot 7 and LBSA property.

- Continued on-site processing/handling of contaminated soil for subsequent transport to off-site treatment facility. To date approximately 26,000 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 August 2005

- Excavate and backfill remaining portions of Block 400 Lot 6, and Block 400 Lot 5.01.
- Process/handle contaminated soil on site, followed by transport to off-site treatment facility.
- Conduct land surveying, dust suppression, odor control and air monitoring.
- Restoration of Block 400 Lot 6 (topsoil and seeding).
- Decontaminate sprung enclosure, heavy equipment and trucks.

Culvert Status

Regarding the culvert area that connects the on-site portion of Troutmans Creek to the off-site portion of Troutmans Creek north of Seaview Avenue, the permit issue (Tidelands Conveyance) was not resolved in July. As a result, removal of the culvert and underlying contamination will be conducted during the remediation of the sediments in the off-site portion of Troutmans Creek. NJNG and NJDEP expect this remediation will occur in the spring and summer of 2006.