

New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection (NJDEP)
Site Remediation & Waste Management Program
May-June 2006

This report is provided in response to a request by the Concerned Citizens Coalition of Long Branch (CCC) for monthly updates from the Site Remediation and Waste Management Program (SRWM) 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, eastern off-site property, and 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.

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 updates are available at www.nj.gov/dep/srp/community/highlights.htm. For more information, see NJDEP's Environmental Justice web page at <http://www.nj.gov/dep/ej>.

1) Long Branch Plant

Red Brick Building

NJDEP has reviewed the Remedial Investigation Report (RIR) for this area, which NJNG submitted this past spring, and planned to issue written comments in late May of 2006. However, NJDEP postponed issuing its written comments in response to the commitment made during a recent meeting with CCC and its advisors. In summary, it was agreed that the CCC would be afforded two weeks from receipt of technical documents from NJNG to provide comments to NJDEP and NJNG. NJDEP would not issue its comments until considering the CCC's comments, unless CCC's comments were not received within the two-week period. NJNG has indicated that it is finalizing the remedy selection concurrent with NJDEP's review of the RIR and will be prepared to submit the Remedial Action Work Plan (RAWP) in the summer of 2006.

Atlantic Plumbing and Supply Company (APSC)

NJDEP approved an RAWP to conduct an unrestricted use remedial action for the APSC property in April 2005. However, implementation of the RAWP was delayed while NJNG negotiated with the owners of APSC to obtain access to the property. The court order issued as a result of litigation between NJNG and APSC states NJNG can have access to the property when APSC vacates it in September 2006.



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On May 8, 2006, NJNG submitted a new RAWP that consolidates the plans for the APSC property, the on-site portion of Troutmans Creek and the remainder of the former MGP site into a single RAWP. This approach enables NJNG to bid these remedial actions as a single scope of work without affecting the September 2006 start date. NJDEP is reviewing the RAWP and plans to issue written comments in July 2006. However, changes to this schedule may be necessary given NJDEP's recent commitment to allow CCC to review technical documents prior to issuing written approvals.

On-Site Portion of Troutmans Creek

Remediation of the southern on-site portion of the Troutmans Creek had been delayed since this work could not be implemented until NJNG is allowed access to the APSC property. Now that the negotiations between NJNG and APSC are complete, these efforts are scheduled to start in September 2006, as noted above. NJDEP has informed NJNG that they must prepare supplementary plans to ensure that these cleanup activities are not delayed during the winter months due to inclement weather and that they adhere to the established remedial timeframe. NJNG plans to complete the remediation by March 2007.

Soil Gas Investigation

NJNG submitted an RIR summarizing the findings of the soil gas investigation for the Talco property in February 2006. NJDEP issued a letter approving the RIR on May 10, 2006. Per the Revised RAWP dated May 2006, NJNG plans to demolish the APSC building, eliminating the need to evaluate vapor intrusion for the current structure. NJNG must still evaluate the former MGP as specified by NJDEP's vapor intrusion guidance on future use of undeveloped parcels. Investigative efforts at APSC will commence after September 2006, when NJNG obtains access to the property.

Ground Water Investigation

NJNG submitted a Draft RIR/Draft Ground Water Pilot Testing Report (GWPTR) and Draft Remedial Action Selection Report (RASR) in March 2006. The Draft RIR details efforts to define the extent of the on-site dense non-aqueous phase liquid (DNAPL) and the Draft GWPTR summarizes the results of the ground water treatment studies. The Draft RASR presents the remedies NJNG plans to select to remediate the DNAPL and dissolved ground water contamination. NJNG also submitted a Draft Phase II Ground Water Monitoring Report (GWMR) in March 2006. NJDEP is reviewing these documents and expects to issue written comments in early summer of 2006, although changes to this schedule may be necessary given NJDEP's recent commitment to allow CCC to review technical documents prior to issuing written approvals.

2) Off-Site Portion of Troutmans Creek

NJNG submitted a Draft Ecological Risk Assessment (ERA) Work Plan in March 2006 that outlined proposals for tasks that include, but are not limited to conducting a benthic community survey, sediment toxicity testing, and sediment sampling for analysis of site-related

contaminants. NJDEP issued a conditional approval for the ERA Work Plan on May 4, 2006. NJNG has also submitted a Draft RAWP for Troutmans Creek. NJDEP is reviewing the Draft RAWP and expects to issue comments later this summer, with the understanding that changes to this schedule may be necessary to accommodate time for CCC to review technical documents prior to issuing written approvals.

3) Off-Site Residential Areas

NJDEP issued an RIR that summarized its findings of the soil sampling it conducted near Long Branch Avenue, Seaview Avenue and Ellis Avenue and Grant Court in February 2006. The results of the soil investigation revealed that two shallow samples collected from beneath the pavement on Ellis Avenue contained semi-volatile organic compounds and a metal at levels exceeding NJDEP's soil cleanup criteria. It also revealed that two deep soil samples (collected more than six feet below grade) at Grant Court contained semi-volatile organic compounds and metals above NJDEP's soil cleanup criteria. In addition, one surface soil sample near a dumpster in the Grant Court housing development contained arsenic above NJDEP's soil cleanup criteria.

The Long Branch Housing Authority (LBHA) placed gravel over the area near the dumpster and installed a temporary fence around it. LBHA received NJDEP approval for its sampling plan to complete the soil delineation for Grant Court and conducted the sampling in April 2006. LBHA submitted the RIR for this area to NJDEP in late May of 2006 and this document is being reviewed.

4) Seaview Manor

NJNG submitted a Revised RAR for Block 400, Lot 7 in January 2006 and SRWM reviewed numerous aspects of the Revised RAR during February and March 2006. Based on its review, SRWM has worked closely with the Land Use Regulation Program to resolve issues related to the CAFRA permit for the new Seaview Manor. These efforts have allowed the contractor to resume construction of the housing units. NJDEP issued a conditional approval of the Revised RAR in April 2006.

NJNG also submitted an RAR for the remainder of the LBHA properties and adjacent properties in February 2006. NJDEP expected to issue comments on this document in June 2006 based on its review of the document. However, NJDEP has postponed issuing its written comments per the previously mentioned commitment.

Culvert Status

NJNG removed two feet of soil from the culvert area and capped it during the remedial action for Block 400, Lots 6 and 7. The removal of the culvert and any underlying contamination will be implemented in the summer of 2006.

Related Information

Compliance Schedule

NJNG has submitted a revised schedule for implementing on-site and off-site activities and additional information in support of the proposed revisions. Based on a review of all information on the matter, NJDEP has accepted the revised schedule and has deemed NJNG to be compliant with its Administrative Consent Order (ACO). NJDEP notified NJNG that it is in compliance with its ACO in a letter issued on May 4, 2006.

LBHA Activities

LBHA submitted a Remedial Investigation Report (RIR) in May 25, 2006 that summarizes the soil and ground water sampling it conducted in the vicinity of the two underground storage tanks (USTs) formerly located on Block 400 Lot 7. NJDEP is reviewing this report and expects to issue comments in early to mid-July 2006.

LBHA also submitted a RAWP for Block 400 Lot 7 in February 2006 that details plans for installing the storm water and sanitary sewer lines. NJDEP issued a conditional approval of the RAWP on May 4, 2006.