

New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection
Site Remediation Program
January 2009

The New Jersey Department of Environmental Protection's (NJDEP) Site Remediation Program (SRP) provides this report in response to a request by the Concerned Citizens Coalition of Long Branch (CCC) for monthly updates on work 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 updates NJDEP has periodically 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 approved NJNG's Remedial Action Report (RAR) for this portion of the MGP in July 2008. The RAR confirmed that the volatile organic compounds and polycyclic aromatic hydrocarbons in the soil have been fully remediated; therefore, NJDEP will not be requiring any further actions at this area. This area will not receive a separate No Further Action (NFA), but will be included in the site-wide NFA when remediation of the entire MGP is completed.

Talco Property, Atlantic Plumbing Supply Co. and On-Site Portion of Troutmans Creek

NJNG has implemented remedial actions at the Atlantic Plumbing Supply property and on-site portion of the creek and submitted a draft revised RAR in January 2008 summarizing its work. NJDEP is reviewing this document. NJNG will submit a Remedial Action Work Plan (RAWP) to address the contamination at the Talco leasehold in the spring of 2009. Remediation of this portion of the Long Branch Plant is expected to begin in 2010.

Ground Water Investigation/Soil Remediation

NJDEP received the Draft Phase 3 Remedial Investigation Report (RIR) for the ground water/non-aqueous phase liquid in December 2007 and an addendum in January 2008. These



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documents are being reviewed. NJNG submitted the Draft RAR for the soil remedial action in February 2008 and NJDEP is reviewing this document as well.

2) Off-Site Portion of Troutmans Creek

Creek Cleanup

NJNG finished removing the contaminated sediments from the creek in June 2008 and removing MGP-related products in soils on specific residential properties on the western side of Troutmans Creek in September 2008. The residential properties have been re-graded and seeded with grass. The entire creek was opened to the tide by November 2008. The planting of trees and wetland vegetation will take place in the spring of 2009.

NJDEP met with representatives from CCC and their advisors, Bob Spiegel and Rich Chapin, in September 2008 to discuss the Troutmans Creek sediment data. During the meeting, NJDEP agreed to review CCC's previously submitted comments on NJNG's RIR and Baseline Ecological Risk Assessment (BERA) and NJDEP's creek study to determine if there are any outstanding issues. It was also agreed that Rich Chapin would develop a sampling plan for the creek. If NJDEP determines that there are unresolved issues pertaining to the creek, it may collect more samples.

Seaview Avenue Bridge

Remediation of the contaminated soils around the foundation of the Seaview Avenue bridge and the subsequent replacement of the bridge is scheduled to begin in late summer of 2009. Discussions are underway between Monmouth County officials, NJDEP's Land Use Management Program and NJNG as to whether the bridge should be replaced with a culvert or another bridge. The remediation schedule is dependent on the outcome of the bridge/culvert issue.

3) Off-Site Residential Areas

The Long Branch Housing Authority (LBHA) submitted the RAR for the deep soil contamination at Grant Court in May 2007. NJDEP has approved this report and a No Further Action (NFA) letter will be issued to LBHA in early 2009.

LBHA submitted the RAR for the "restricted use" remedial action portion of their property in December 2007. NJDEP requested a modification to the proposed deed notice that was included in the report. The modified deed notice was received in May 2008 and NJDEP expects to approve the report in early 2009.

NJDEP is also investigating the extent of soil contamination beneath the pavement at Ellis Avenue. NJDEP collected soil samples from this area in November 2007 and additional soil samples from the eastern side of Ellis Avenue in August 2008. NJDEP has received the analytical data from the August 2008 sampling from the laboratory and is updating the February 2006 Soil Sampling Report to include this information. The sampling data indicates that the low level polyaromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPH) are limited to

the road right-of-way and do not extend onto residential properties. NJDEP will be issuing a soil sampling report summarizing its findings in early 2009.

4) Seaview Manor

NJDEP required NJNG to submit a Remedial Investigation Work Plan (RIWP) Addendum with proposals to satisfy the post-remediation sampling requirements for Block 400, Lot 6 and further investigate potential soil contamination beneath Seaview Avenue. Post-remediation samples taken in December 2007 indicated additional MGP-related material existed under the sprung structure. The sprung structure was dismantled in September 2008 and remediation of Lot 6 will continue in 2009.

Culvert Status

NJNG has completed the remedial action to remove the culvert and underlying contamination and submitted a draft deed notice for this portion of the site. NJDEP expects to approve the deed notice in the spring of 2009.

5) Related Information

LBHA Activities

NJDEP issued an approval letter in May 2007 for LBHA's RAR detailing the installation of the storm water and sanitary sewer lines and decontamination of the sheet piling in Troutmans Creek. In response, LBHA provided a recorded deed notice in June 2007. NJDEP plans to issue an NFA for this area concurrent with the NFA for Troutmans Creek.