

**New Jersey Natural Gas (NJNG) Long Branch Plant Site Update**  
**New Jersey Department of Environmental Protection (NJDEP)**  
**Site Remediation & Waste Management Program**  
**August 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](http://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

In July 2006 NJDEP issued comments on NJNG's Remedial Investigation Report (RIR) and Addendum Letter for this area, which were submitted in January 2006 and April 2006, respectively. Based on its review of these documents, NJDEP has determined that additional soil sampling must be conducted to verify that the volatile organic compounds (PCE and TCE) and polycyclic aromatic hydrocarbons in the soil have been fully delineated. NJDEP gave NJNG two options for accomplishing this task: mobilize for another phase of delineation sampling or submit a Remedial Action Work Plan (RAWP) that includes post-remediation sampling. NJNG has elected to submit a RAWP with post-remediation sampling. NJDEP expects to receive the RAWP in the fall 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.

In May 2006, NJNG submitted a revised 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



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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 has reviewed the revised RAWP and plans to issue written comments in September 2006.

#### 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 negotiations between NJNG and APSC are over, these efforts are scheduled to start in September 2006, as noted above. 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 in May 2006. Pursuant to 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 all of the former MGP as specified by NJDEP's Vapor Intrusion Guidance on future use of undeveloped parcels.

#### Ground Water Investigation

NJNG submitted a Draft RIR/Draft Ground Water Pilot Testing Report (GWPTR), a Draft Remedial Action Selection Report (RASR) and a Draft Phase II Ground Water Monitoring Report (GWMR) 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. NJDEP reviewed these documents and issued a conditional approval letter for the Phase II Ground Water Monitoring Report and a comment letter for the remaining documents in July 2006. The approval and comment letters required NJNG to conduct the following tasks:

- 1) Continue the pilot test study to obtain data to support the remedy selection and report the data in the quarterly ACO progress report
- 2) Complete delineation of the DNAPL plume
- 3) Complete delineation of the dissolved contaminant plume

NJNG is required to submit an RIWP to address items 2 and 3 in November 2006

#### **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 in May 2006. NJNG conducted the first sampling event in June 2006 and will perform the second one in September 2006.

NJNG submitted a Draft RAWP for Troutmans Creek in March 2006. NJDEP reviewed the Draft RAWP and CCC's comments on this document and issued a comment letter on August 3, 2006. NJDEP advised NJNG in the comment letter that it must first complete the ERA and delineate soil and product contamination in the creek before submitting a revised RAWP for this area. The revised RAWP for the off-site portion of Troutmans Creek is due in April 2007.

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

NJDEP issued an RIR in February 2006 that summarized its findings of the soil sampling it conducted on Long Branch Avenue, Seaview Avenue, Ellis Avenue and Grant Court. 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 an RIR and RIR Addendum to NJDEP in May 2006 and June 2006, respectively. NJDEP issued its approval of these documents in August of 2006. The approval letter confirmed that the contamination in this area was adequately delineated and requested that LBHA submit a RAWP to address the contamination. NJDEP expects to receive the RAWP in late summer or early fall of 2006.

### **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 submitted an RAR for the remainder of the LBHA properties and adjacent properties in February 2006. NJDEP reviewed the RAR and CCC's comments on the submittal and issued a comment letter on August 18, 2006. NJDEP is requiring NJNG to submit a RIWP with proposals to delineate newly identified soil contamination at Block 400, Lot 6, an RAR Addendum to address several deficiencies in the RAR, as well as several revised deed notices. The RIWP Addendum is due in late 2006 and NJDEP is recommending that NJNG integrate the RAR Addendum for this area into the RAR Addendum for the culvert area, which is due in January 2007.

### 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 late September or early October 2006.

### **Related Information**

#### LBHA Activities

LBHA submitted a Remedial Investigation Report (RIR) in May 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 reviewed this report and issued a comment letter on August 1, 2006 that required LBHA to conduct a vapor intrusion evaluation for this area. NJDEP expects to receive a report on the vapor intrusion evaluation in late September or early October 2006.

LBHA also submitted a RAWP for Block 400 Lot 7 in February 2006 that details plans for installation the storm water and sanitary sewer lines. NJDEP issued a conditional approval of the RAWP in May 2006. This work was completed in August of 2006, along with decontamination of the sheet piling installed within Troutmans Creek. NJDEP expects to receive an RAR documenting all of these activities in October 2006.