

# Skyline Service Center

Ringwood Borough, Passaic County

December 9, 2004

## Private Well Sampling

Preferred Tank Services (PTS) sampled 73 residential wells in June-August 2004 and 70 wells in October-November. (Anyone who has not received preliminary results from those tests should contact Mark Herzberg at (609) 633-1369). Five wells had Methyl Tertiary Butyl Ether (MTBE) and/or Tertiary Butyl Alcohol (TBA) above drinking water standards. Four of those homes had treatment systems installed. The fifth well that exceeded standards is an irrigation well; no treatment was installed. The potable wells in the project area are expected to be sampled again in late January. Sampling will be conducted by NJDEP.

## Point of Entry Treatment (POET) Systems

PTS installed treatment systems at the four homes with MTBE and/or TBA above drinking water standards. The most recent preliminary results (for samples taken during the first week of October) indicated that the treated water in the four homes met drinking water standards. The raw and treated water in these homes was sampled again earlier today. Results are expected in four weeks; preliminary results may be available sooner. Monitoring and maintenance of the POETs will be handled by NJDEP.

## Water Supply

The NJ Department of Environmental Protection (NJDEP) mapped all of the potable well test results to determine the extent of volatile organic contamination in the wells. Using the area of currently known contamination and the ground water flow direction, NJDEP delineated the Project Area shown in Attachment A. This area encompasses 81 lots of which 69 are developed and using wells as a potable supply. A list of the Blocks and lots is included.

NJDEP conducted a water supply alternative analysis in which long term water supply alternatives were evaluated for developed properties in the Project Area. The three alternatives evaluated are as follows:

- Installation of Deeper Wells
- Long Term Use of POET Systems
- Connection to Public Water System

Three alternative water supplies were evaluated to determine their feasibility, reliability and cost. The alternatives considered were the installation of deeper wells, the long-term use of POETs and the connection to a public water system. The installation of deeper wells was not considered to be a feasible alternative due to the likelihood of future recontamination of the wells. Both the use of POETs and the connection to public water were considered to be feasible alternatives. The chart below summarizes the alternatives which were reviewed for the Project Area.

<u>ALTERNATIVE</u>	<u>FEASIBLE</u>	<u>RELIABLE</u>	<u>COST</u> (Net Present Worth)
1. DEEPER WELLS	YES	NO	NA
2. POETS	YES	YES	\$2,105,438
3. PUBLIC WATER	YES	YES	\$1,228,362

Based on the potable well data and the assumptions made in NJDEP's Alternative Water Supply Analysis Report, the most reliable and cost effective water supply alternative for the Project Area would be Alternative #3, the connection to the public water supply system. The cost of this alternative is estimated to be \$1,228,362. The Analysis Report will be available at the Borough Hall or a copy can be mailed upon request. Comments can be directed to NJDEP at the address on the reverse side.

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## Environmental Investigation

### Monitoring Wells

Four monitor wells were installed on the Skyline Service Center property on July 6, 2004. The wells were sampled on July 26, 2004. Results included (all results in ppb):

<u>Well</u>	<u>Depth</u>	<u>MTBE</u>	<u>TBA</u>
MW1	25-35'	320	1,500
MW2	10-15'	48	650
MW3	2-4'	ND	ND
MW4	2-11'	66	120

### Surface Water

A seep near 16 Wildwood Terrace was sampled in August 2004. No MTBE or TBA was detected. The only volatile organic contaminant detected in the seep was 1.7 ppb of Toluene. The seep was sampled again on November 17; preliminary results indicated that there was no volatile organic compounds present. High Mountain Brook was sampled at four locations in early September 2004. The preliminary results indicated that no volatile organic compounds were detected in the four samples.

### Site Inspection

A Standard Compliance Inspection of the Skyline Service Center was conducted on July 15, 2004. This included an examination of the three in-service underground storage tanks. An administrative violation related to the registration of the tanks was corrected in the field that day. The inspection also identified readings of organic vapors between the primary and secondary walls of the tanks. A vacuum test was required to insure that the system was sound. Since the field screening equipment does not discriminate between gasoline vapors and any organic vapors that may come from the resins used to manufacture the fiberglass tanks, the vacuum test is the best way to insure the system is tight. The vacuum test was completed on July 16 and the tanks were found to be tight.

### Remedial Investigation

NJDEP will be handling the remedial investigation of the Skyline Service Center site. The need for additional monitoring wells and other environmental sampling will be evaluated as part of this investigation.

## Have Comments or Need More Information?

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