

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

This monthly 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

NJNG's contractor finished removing the debris from the red brick building in April, and only the concrete slab remains. A geophysical investigation of the area beneath the slab revealed underground piping; however, due to depth limitations of the ground penetrating radar and interference from the metal bars that reinforce the concrete, the determination whether there are any underground tanks will have to be done when NJNG removes the slab. NJNG will dismantle the slab in stages, removing any contaminated soil that is found and evaluating the area for underground tanks. If underground storage tanks are discovered during this process, they will be registered with NJDEP, properly closed, and post-excavation sampling will be conducted. If no underground tanks are discovered, post-remediation soil sampling will still be conducted by NJNG. Any excavated areas will be filled with layers of stone, geo-textile fabric and clean soil in a manner consistent with the remedial action performed at the rest of the MGP.

NJNG's contractor completed the fieldwork portion of the well point investigation during April. The investigation involved installing temporary well points at several locations at the southeastern side of the plant and collecting ground water samples for analysis of volatile organic compounds. The information obtained from the investigation will allow NJNG to define the extent of the ground water contamination and evaluate the potential for vapor intrusion at the Talco and APSC buildings and aid in the development of a Ground Water Remedial Action Work Plan (RAWP) for the site. NJNG will incorporate the findings of the well point investigation into a Final Ground Water Monitoring Report, which is due in October 2005. NJNG is scheduled to submit a Ground Water RAWP for the site in late 2005.

* 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.

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. NJDEP previously approved a Remedial Action Work Plan (RAWP) that proposed a restricted use remedial action subject to NJNG obtaining the property owner's consent. However, the owner did not consent, therefore NJDEP required NJNG to submit an unrestricted use RAWP for the APSC property. NJNG submitted the second RAWP on February 15, 2005 and the NJDEP issued a conditional approval letter on April 5, 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

NJNG collected surface water and sediment samples from Troutmans Creek between Seaview Avenue and Joline Avenue and halfway between Joline Avenue and Atlantic Avenue between November 2004 and February 2005. NJNG also plans to collect soil samples from the creek banks between Seaview Avenue and Joline Avenue between May 4-13, 2005. This phase of the sampling was delayed several months due to difficulties encountered while negotiating access with property owners that live adjacent to the creek. NJNG recently requested an extension for submitting the sampling report for Troutmans Creek, citing delays resulting from access issues and freezing weather. NJDEP has approved the request and the sampling report is now due on August 8, 2005.

NJDEP is evaluating the analytical data from surface water and sediment samples that it collected from the creek between Joline Avenue and Atlantic Avenue in December 2004 and now expects to issue a preliminary report on its findings in May 2005. NJDEP is also working with Edison Wetlands Association (EWA) to develop a plan to re-sample sediments between Seaview Avenue and Joline Avenue.

3) Off-Site Residential Areas

NJDEP is moving forward with plans to collect soil samples from various locations around the site in order to address concerns expressed by community members about potential off-site soil contamination. Soil samples will be collected from the right-of-ways along Long Branch Avenue, Seaview Avenue and Ellis Avenue and from Grant Court. NJDEP has completed a Scope of Work for this project and expects to begin collecting the soil samples at the end of May. NJDEP expects to issue a report detailing its findings in the late summer or early fall.

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 in January 2006.

Remedial Activities Conducted in April 2005

- Continued to de-water portions of Block 400 Lot 7. To date approximately 10,190,000 gallons of ground water have been pumped, treated at the on-site wastewater treatment plant

(WWTP) to remove contaminants, and discharged to the Long Branch Sewerage Authority (LBSA).

- Continued to excavate contaminated soil to a depth of two feet from portions of Block 400 Lot 6 situated east of the WWTP, followed by backfilling with certified clean fill.
- Continued to excavate contaminated soil to depths of two feet, four feet or twelve feet below grade, depending on specific area, of the southern portion of Block 400, Lot 7, followed by backfilling with clean soil.
- Continued to excavate contaminated soil to a depth of twelve feet on the northern portion of Block 400, Lot 7.
- Continued on-site processing/handling of contaminated soil for subsequent transport to off-site treatment facility. To date approximately 12,000 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 May 2005

- De-water Block 400, Lot 7, followed by on-site treatment and discharge to LBSA.
- Excavate and backfill remaining portions of Block 400 Lot 6.
- Excavate and backfill remaining portions of Block 400 Lot 7.
- Excavate contaminated soil from Grant Court, followed by backfilling with clean soil and property restoration.
- Process/handle contaminated soil on site, followed by transport to off-site treatment facility.
- Conduct land surveying, dust suppression, odor control and air monitoring.
- Decontaminate heavy equipment and trucks.

Other Upcoming Remedial Activities

After Block 400 Lots 6 & 7 are remediated, NJNG will proceed to remediate the utility easement (Block 400 Lot 5.01) east of Block 400 Lot 6, the LBSA property (Block 401 Lot 23), and the culvert area that connects the on-site portion of Troutmans Creek to the off-site portion of Troutmans Creek north of Seaview Avenue.