

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

This 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

Red Brick Building

In October 2005 NJNG began field activities to delineate the extent of trichloroethene (TCE) and perchloroethylene (PCE) contamination in the soil beneath the concrete pad where the red brick building was located, and ground water sampling to evaluate potential ground water impacts. NJNG was scheduled to submit a Remedial Action Work Plan (RAWP) to address the subsurface soils in November 2005. However, NJNG did not begin the field activities for this area of the site until October and the NJDEP is currently working with NJNG regarding an acceptable due date for the RAWP. The remedy would essentially consist of removing the remaining concrete slabs, any underground storage tanks (if they exist), and contaminated soil, followed by capping the area consistent with the rest of the site. If ground water impacts are found, they will be addressed as part of the site-wide ground water remedial action.

Soil Gas Investigation

In August 2005 NJNG submitted a Sub-Slab Sampling Remedial Investigation Work Plan (RIWP), which detailed proposals to investigate potential vapor intrusion at the Talco and Atlantic Plumbing Supply Company (APSC) buildings. NJDEP conditionally approved the RIWP on September 20, 2005 and the sampling for the Talco property is completed. NJDEP expects to receive a Remedial Investigation Report (RIR) summarizing the findings of the soil gas investigation for the Talco property in early 2006. However, a court order issued as a result of the litigation between NJNG and APSC states that NJNG cannot have access to the APSC

^{*} 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.

property until APSC vacates the property, which should occur in September 2006 according to the court order. Remedial efforts will commence after this date.

Ground Water Investigation

In September 2005 NJDEP conditionally approved NJNG's Remedial Investigation Work Plan/Ground Water Pilot Test Work Plan, which contained proposals to delineate the dense non-aqueous phase liquid (DNAPL) and conduct ground water treatment studies. NJDEP issued a letter on October 27, 2005 informing NJNG that they were not in compliance with the Administrative Consent Order when field activities did not proceed in accordance with the approved schedule. However, NJNG plans to mobilize its contractor during the week of December 5, 2005 and still expect to meet their deadline of March 6, 2005 for submission of a combined Remedial Investigation Report/Remedial Action Work Plan to address site-wide ground water issues.

On-Site Portion of Troutmans Creek

Remediation of the southern on-site portion of the Troutmans Creek is pending since this work cannot be implemented until NJNG is allowed access to the APSC property. As noted above, these efforts will start after September 2006.

2) Troutmans Creek

NJDEP has finished reviewing the RIR that NJNG submitted in August 2005, which summarized the results of the sampling it conducted at Troutmans Creek since March 2004. NJDEP issued a letter on November 17, 2005 that required NJNG to submit an Interim Remedial Action Work Plan within 90 days detailing its proposals to implement the following:

- a. complete remediation of the corrugated metal pipe culvert in accordance with NJDEP's conditional approval letter dated 11/3/04;
- b. remove all contaminated sediments from the concrete box culvert beneath Seaview Avenue continuing north with in the creek channel to the southern end of the Joline Avenue bridge (at a minimum);
- c. remove the free/residual product from the creek and the creek banks.

In addition, NJDEP required NJNG to submit an Ecological Risk Assessment (ERA) within 90 days, including but not limited to conducting a benthic community survey, sediment toxicity testing and collecting of sediment samples for analysis of site-related contaminants. The ERA is necessary to complete the Remedial Investigation and satisfy NJDEP's Technical Requirements of Site Remediation.

3) Off-Site Residential Areas

NJDEP collected soil samples from the right-of-ways along Long Branch Avenue, Seaview Avenue and Ellis Avenue and from Grant Court in May 2005. These samples were analyzed for volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons and metals. NJDEP expects to issue an RIR detailing its findings in late December 2005 or early January 2006.

4) Seaview Manor

NJDEP is completing its review of the Remedial Action Report (RAR) for Block 400, Lot 7. The RAR describes the restricted and unrestricted use remedial actions that were completed at this parcel. NJDEP expects to finish reviewing this RAR in late December 2005. A separate RAR for the remainder of the parcels will be submitted in January 2006, with the exception of the culvert (see below).

In order to meet its timeframes for allowing residents to return to their community, the Long Branch Housing Authority (LBHA) began constructing the foundations of the new Seaview Manor Housing complex in late October/early November on Block 400, Lot 7, before NJDEP finished reviewing the RAR for this area. NJDEP has sent a letter advising LBHA that construction activities must be limited to the area that was subject to unrestricted use remedial action and the area that was not impacted by the former plant's operations. NJDEP further advised LBHA that its developer and/or contractor should not enter onto or disturb the portion of Block 400 Lot 7 that was subject to a restricted use remedial action without NJDEP's oversight.

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 occur in the spring and summer of 2006.