

New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection (NJDEP)
Site Remediation & Waste Management Program
February 2006

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

NJNG continues to evaluate trichloroethene (TCE) and perchloroethylene (PCE) contamination in the soil beneath the concrete pad where the red brick building was located, as well as potential ground water impacts. NJNG submitted a Remedial Investigation Report (RIR) that summarizes the findings of its investigation of the soil and ground water in February 2006. NJDEP is evaluating the RIR and preparing comments. NJNG has proposed deferring submission of the Remedial Action Work Plan (RAWP) for this area until after NJDEP approved the RIR. NJDEP is drafting a response to this proposal, which will be sent in early March 2006.

The remedy would essentially consist of removing the remaining concrete slabs, underground storage tanks (if any 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

NJNG is conducting a soil gas investigation to evaluate potential vapor intrusion at the Talco and Atlantic Plumbing Supply Company (APSC) buildings. NJNG recently finished sampling near the Talco property and submitted an RIR summarizing the findings of the soil gas investigation for this area in February 2006. NJDEP is currently reviewing the RIR and expects to issue

^{*} 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. For additional information, see NJDEP's Environmental Justice web page at <http://www.nj.gov/dep/ej>.



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comments in the spring of 2006. A court order issued as a result of the litigation between NJNG and APSC states that NJNG cannot have access to the APSC property until APSC vacates it, which should occur in September 2006. Investigative efforts at APSC will commence after this date.

Ground Water Investigation

In December 2005 NJNG's contractor began field activities to delineate the dense non-aqueous phase liquid (DNAPL) and conduct ground water treatment studies, pursuant to its Remedial Investigation Work Plan/Ground Water Pilot Test Work Plan. NJNG recently proposed submitting the RIR for this work by the March 6, 2006 due date and deferring submission of the RAWP until after NJDEP approves the RIR. NJDEP is drafting a response to this proposal, which will be sent in early March 2006.

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 required NJNG to submit an Interim Remedial Action Work Plan (IRAWP) in February 2006 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 within 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.

NJNG proposed submitting a draft RAWP instead of the IRAWP on February 20, 2006; however, NJDEP did not receive either a draft RAWP or IRAWP by this date. NJDEP is drafting a letter informing NJNG that they are out of compliance.

NJNG is also expected to submit an Ecological Risk Assessment (ERA), including, but not limited to, conducting a benthic community survey, sediment toxicity testing and collecting sediment samples for analysis of site-related contaminants. The ERA is necessary to complete the Remedial Investigation and satisfy NJDEP's "Technical Requirements for Site Remediation." NJNG has proposed submitting a draft ERA Work Plan by March 23, 2006. NJDEP finds the proposal acceptable and will send a letter agreeing to this schedule in early March 2006.

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 and analyzed the samples for volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons and metals. NJDEP is completing an RIR summarizing its findings and plans to submit copies to CCC members in March 2006.

The results of the off-site 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. Additional sampling will be required to complete the delineation at these areas.

4) Seaview Manor

NJDEP finished reviewing the Remedial Action Report (RAR) that NJNG submitted for Block 400, Lot 7 in December 2005 and issued a letter requesting that NJNG furnish additional information and documentation within 90 days. NJNG subsequently determined that the excavation for the unrestricted use remedial action was not implemented as approved. In January 2006 NJNG re-mobilized its contractors to finish excavating the contaminated soil at Block 400, Lot 7, and document their compliance with NJDEP's "Technical Requirements for Site Remediation" via submission of a revised RAR. The revised RAR was received in late January 2006 and the RAR for the remaining parcels (except the culvert) was received in February 2006. NJDEP is reviewing the documents and expects to issue comments in the spring of 2006.

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.