

U.S. ENVIRONMENTAL PROTECTION AGENCY  
POLLUTION/SITUATION REPORT  
White Swan Laundry and Cleaners Site - Removal Polrep  
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region II

**Subject:** **POLREP #2**  
**Final POLREP- Completion of Action- RV1**  
**White Swan Laundry and Cleaners Site**  
**RX**  
**Wall Township, NJ**  
**Latitude: 40.1336900 Longitude: -74.0373500**

**To:** Gez Bushra, ERRD  
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**From:** Shawna Hoppe, OSC

**Date:** 5/27/2010

**Reporting Period:** 05/28/2009-08/16/2010

**1. Introduction**

**1.1 Background**

<b>Site Number:</b>	RX	<b>Contract Number:</b>	EP-W-04-054
<b>D.O. Number:</b>	026	<b>Action Memo Date:</b>	12/20/2002
<b>Response Authority:</b>	CERCLA	<b>Response Type:</b>	Time-Critical
<b>Response Lead:</b>	EPA	<b>Incident Category:</b>	Removal Action
<b>NPL Status:</b>	NPL	<b>Operable Unit:</b>	
<b>Mobilization Date:</b>	6/4/2009	<b>Start Date:</b>	12/21/2001
<b>Demob Date:</b>	12/11/2009	<b>Completion Date:</b>	12/11/2009
<b>CERCLIS ID:</b>	NJSFN0204241	<b>RCRIS ID:</b>	
<b>ERNS No.:</b>		<b>State Notification:</b>	
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

**1.1.1 Incident Category**

Residential neighborhood being impacted by a contaminated groundwater plume causing vapor intrusion into residences

**1.1.2 Site Description**

**1.1.2.1 Location (40.1318193 N, -74.0358876 W)**

The White Swan Laundry and Cleaners Site is an area of shallow groundwater contamination located in portions of Wall Township, Sea Girt Borough, and Manasquan Township in Monmouth County, New Jersey. The Site is primarily residential with a few commercial properties.

**1.1.2.2 Description of Threat**

The Site is a primarily residential neighborhood and consists of a shallow groundwater plume of tetrachloroethene (PCE) and trichloroethene (TCE) which is approximately 2.5 miles long and one mile wide and extends from Wall Township into Manasquan Township and Sea Girt Borough. Over one thousand residential properties are believed to be in this plume. Several surface water bodies are present on or border the Site. Judas Creek lies in the southeast area of the Site and discharges to Stockton Lake. Hannabrand Brook and Wreck Pond lie in the northern area of the Site. Both of these bodies of water discharge to Old Mill Pond to the northeast and all eventually discharge into the Atlantic Ocean to the east.

**1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results**

In 1997, the Monmouth County Health Department (MCHD) was notified that private testing of several irrigation wells on Magnolia Avenue in Wall Township had shown the wells were contaminated with elevated levels of PCE. PCE is a volatile organic compound that is commonly used as a degreasing agent and dry cleaning solvent. Subsequently, sampling of other private irrigation wells in the area by MCHD indicated widespread PCE contamination in the shallow ground water, as well as lower levels of TCE, a decomposition product of PCE.

Between 1999 and 2000, the New Jersey Department of Environmental Protection (NJDEP) and MCHD conducted a joint study to determine the extent of PCE and TCE in the ground water and evaluate the risk for contamination of Sea Girt's municipal supply wells. The study revealed that a plume of shallow groundwater contamination approximately 2.5 miles long and a mile wide extended from Wall Township into Manasquan Township and Sea Girt Borough and continued to the Atlantic coast. Over one thousand homes are believed to be present over this plume.

During the period from 1998 to 2000, NJDEP conducted a Preliminary Assessment and Site Investigation (PA/SI) to identify sources of groundwater contamination. Two defunct dry cleaners, Sun Cleaners on Route 35 and White Swan Laundry and Cleaners, which is now owned by Bank of America, on Sea Girt Avenue, have been identified as potential sources of the PCE contamination.

EPA received a written request from NJDEP to evaluate the Site for removal action eligibility on December 4, 2001. EPA began a vapor intrusion investigation in December 2001, which led to the installation of nine sub-slab depressurization systems (SDS). NJDEP continued the vapor intrusion investigation and installed 20 additional SDS. The Site was listed on the National Priorities List (NPL) in September 2004.

## **2. Current Activities**

### **2.1 Operations Section**

#### **2.1.1 Narrative**

During the ongoing vapor intrusion investigation, conducted by EPA New Jersey Remediation Branch (NJRB) in 2009, two additional locations were identified with elevated levels of PCE in sub-slab and indoor air which posed an unacceptable risk to public health or welfare. One location was a residential location and one was a lodge/motel, in which the owners reside.

#### **2.1.2 Response Actions to Date**

An initial site visit was conducted on June 4, 2009, by EPA and their contractor WRS Infrastructure. The SDS installation at the residential location was completed on September 15, 2009. Due to the discovery of asbestos pipe wrapping in poor condition in the two crawlspaces of the lodge, a SDS was installed only in the center portion of the basement on September 15, 2009. Before the vapor barrier and SDS could be installed in each of the crawlspaces, the asbestos pipe wrapping had to be abated or repaired. Approximately 180 bags of asbestos-containing material were removed from the two crawlspaces and 500 feet of asbestos pipe wrapping was rewrapped or repaired. The asbestos pipe wrapping abatement was completed on December 1, 2009. Confirmation samples, collected by a third party consultant and analyzed for asbestos using transmission electron microscopy (TEM), did not reveal any asbestos structures in the indoor air. A 30-mil poly vapor barrier was installed into each crawlspace at the lodge/motel and two additional extraction points, one in each crawlspace, were added to the SDS system. Installation was completed on December 11, 2009.

Confirmation sampling was conducted by EPA Division of Environmental Science and Assessment (DESA)

at both the residential and commercial locations in March 9, 2010. The results at the residential location showed that PCE in indoor air was not detected at the residential location and was detected at levels between 2.30 µg/m<sup>3</sup> and 3.07 µg/m<sup>3</sup>. This is below EPA's indoor air removal action level (RAL) for PCE of 41 µg/m<sup>3</sup>.

**2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)**

Two defunct dry cleaners, Sun Cleaners on Route 35 and White Swan Laundry and Cleaners on Sea Girt Avenue, have been identified as potential sources of the PCE contamination.

In 2001, Bank of America, who purchased the former White Swan Cleaners property, conducted investigations on the property and identified high concentrations of PCE in the soils and groundwater. They removed the septic tanks, seepage fields and associated soils.

**2.1.4 Progress Metrics**

180 bags of asbestos-containing material were removed from two crawl spaces at the lodge and disposed of at G.R.O.W.S., Inc in Morrisville, PA.

<i><b>Waste Stream</b></i>	<i><b>Medium</b></i>	<i><b>Quantity</b></i>	<i><b>Manifest #</b></i>	<i><b>Treatment</b></i>	<i><b>Disposal</b></i>
Asbestos-Containing Material	Bags	180	263164	None	G.R.O.W.S.

**2.2 Planning Section**

**2.2.1 Anticipated Activities**

**2.2.1.1 Planned Response Activities**

No additional removal response activities are planned at the Site. Remedial activities continue.

**2.2.1.2 Next Steps**

The vapor intrusion investigation is ongoing and there is a potential that other residential locations overlying the groundwater plume may be impacted by the VOC vapors in the future, but no further removal action is planned. NJRB is coordinating with the residents for additional air sampling. This may result in the need for installation of additional SDS.

**2.2.2 Issues**

Currently, there are no known issues at the Site.

**2.3 Logistics Section**

A logistics section was not activated for this response. No logistical challenges or issues were encountered during this reporting period.

**2.4 Finance Section**

**2.4.1 Narrative**

The above accounting expenditures is an estimate based on figures known to the OSC at the time this report was written. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

**Estimated Costs \***

	<b>Budgeted</b>	<b>Total To Date</b>	<b>Remaining</b>	<b>% Remaining</b>
<b>Extramural Costs</b>				
ERRS - Cleanup Contractor	\$275,080.00	\$164,938.79	\$110,141.21	40.04%
TAT/START	\$100,196.00	\$95,000.00	\$5,196.00	5.19%
<b>Intramural Costs</b>				

<b>Total Site Costs</b>	\$375,276.00	\$259,938.79	\$115,337.21	30.73%
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\* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

## **2.5 Other Command Staff**

### **2.5.1 Safety Officer**

No safety challenges were encountered during this reporting period.

### **2.6 Liaison Officer**

A liaison officer was not activated for this response.

### **2.7 Information Officer**

#### **2.7.1 Public Information Officer**

#### **2.7.2 Community Involvement Coordinator**

The Community Involvement Coordinator for the Site is Cecilia Echols.

## **3. Participating Entities**

### **3.1 Unified Command**

Unified Command is not relevant to this response.

### **3.2 Cooperating Agencies**

The Monmouth County Health Department (MCHD) and New Jersey Department of Environmental Protection (NJDEP) have been involved in the Site since 1998.

## **4. Personnel On Site**

Currently, no personnel are working on the Site.

## **5. Definition of Terms**

Vapor Intrusion- when chemicals or petroleum products are spilled on the ground or leak from underground storage tanks, they can give off gases, or vapors that can get inside buildings. Common products that can cause vapor intrusion are gasoline or diesel fuel, dry cleaning solvents and industrial degreasers. The vapors move through the soil and seep through the cracks in basements, foundations, sewer lines and other openings. Vapor intrusion is a concern because vapors can build up to a point where the health of residents or workers in those buildings could be at risk. Some vapors, such as those associated with petroleum products, have a gasoline odor. Others are odor free.

Tetrachloroethene (AKA: Tetrachloroethylene, Perchloroethylene, PCE)- A manufactured chemical used for dry cleaning and metal degreasing.

Trichloroethene ( AKA: Trichloroethylene, TCE)- A manufactured chemical used in metal degreasing

## **6. Additional sources of information**

### **6.1 Internet location of additional information/report**

[www.epaosc.org/whiteswan](http://www.epaosc.org/whiteswan)

### **6.2 Reporting Schedule**

The VI investigation is on-going and there is a potential that other residential locations overlying the groundwater plume may be impacted by the VOC vapors in the future, but no further removal action is planned. The Remedial Project Manager (RPM) is coordinating with the residents to conduct additional air sampling. This may result in the need for installation of additional SDS. This is the Final Pollution Report for this Removal Action.

## **7. Situational Reference Materials**

None