

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Caswell, Strauss & Co., Inc. - 1680 Oak Tree Road - PJ2 - Removal Polrep
Initial and Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region II

Subject: POLREP #1
Initial and Final
Caswell, Strauss & Co., Inc. - 1680 Oak Tree Road - PJ2
A296
Edison, NJ

To:
From: Kelli Lucarino, On-Scene Coordinator
Date: 12/10/2013
Reporting Period: September 2013 - December 2013

1. Introduction

1.1 Background

Site Number:	A296	Contract Number:	
D.O. Number:		Action Memo Date:	
Response Authority:	CERCLA	Response Type:	Emergency
Response Lead:	PRP	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	9/11/2013	Start Date:	9/11/2013
Demob Date:	10/30/2013	Completion Date:	12/3/2013
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Lead contaminated soil.

1.1.2 Site Description

The Site is located in a mixed residential/commercial neighborhood in Edison Township, Middlesex County, New Jersey. The property formerly owned by Caswell, Strauss & Company, Inc. is currently occupied by Extra Space Storage on the southern portion, a strip mall in the southwestern portion and ten single-family residential properties on Hilltop Road on the northern portion.

1.1.2.1 Location

The Site is located in a mixed residential/commercial neighborhood in Edison Township, Middlesex County, New Jersey. The James Madison Primary School is located one mile to the northwest of the Site. As of the 2010 Census, the population of Edison Township, New Jersey was approximately 100,000 people. The property formerly owned by the Caswell, Strauss & Company, Inc. encompasses approximately 9.63 acres that covers a large portion of Hilltop Road and the 1600 block of Oak Tree Road. The southern portion of the former Caswell, Strauss & Company, Inc. property is currently owned and operated by Extra Space Storage, an active self-storage business, located at 1660 Oak Tree Road. The northern portion of the land formerly owned by Caswell, Strauss & Company, Inc. is currently owned and occupied by ten single-family residential properties on Hilltop Road. The south western portion of the land formerly owned by Caswell, Strauss & Company, Inc. is presently privately owned and occupied by a three unit strip mall. The residential properties on Libby Court and Henry Street, as well as the commercial property located at 1680 Oak Tree Road, are adjacent to the property formerly owned by the Caswell, Strauss & Company, Inc.

1.1.2.2 Description of Threat

The contaminant identified at the Site is lead which is a hazardous substance as defined by Section 101(14) of CERCLA and is listed in 40 CFR, Table 302.4. Analytical data from samples collected at the property located at 1680 Oak Tree Road indicate that lead is present in the surface and subsurface soils at concentrations greater than the commercial soil screening criteria of 800 ppm and is considered to be a public health hazard.

Lead is a cumulative poison where increasing amounts can build up in the body eventually reaching a point where symptoms and disability occur. Particularly sensitive populations include children and pregnant

women, because of the fetal transfer of lead. Cognitive deficits are associated with fetal and childhood exposure to lead. An increase in blood pressure is the most sensitive adverse health effect from lead exposure in adults. Effects of kidney, nervous system, and heme-forming elements are associated with increasing blood lead concentrations, both in children and adults. Other symptoms include decreased physical fitness, fatigue, sleep disturbance, aching bones, abdominal pains and decreased appetite.

The relationship between soil lead concentrations and the consequent impact on blood levels in children has been studied through numerous epidemiological studies. Based on these epidemiological studies, it is generally believed that persistent exposure to soil-born lead results in an increase in blood lead levels (in children) of 1 to 9 ug/dl per 1,000 ppm lead in soil. Although this relationship may become less significant as exposure durations decrease and soil lead levels increase, it nonetheless provides compelling evidence of the potential lead hazard associated with the excessive lead concentrations found in soil at the Site.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

The Site was referred to the Environmental Protection Agency by the New Jersey Department of Environmental Protection in November 2011. In June 2012, EPA conducted a sampling event at the 1680 Oak Tree Road property. EPA's RST 2 contractor advanced 26 soil borings and collected samples from the 0-2", 2-6", 6-12", 12-18" and 18-24" depth intervals. Samples were screened on site with an XRF and 10% of the samples were sent to a fixed lab for total lead analysis. Sample results indicated lead concentrations on the property exceeded the 800 ppm soil screening criteria for commercial properties.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

After several discussions with the property owner, the property owner decided it would be best to complete the work under NJDEP's LSRP (Licensed Site Remediation Professionals) program. EPA and NJDEP agreed to this approach, however, it was agreed that EPA would still monitor the removal work.

2.1.2 Response Actions to Date

In September 2013, the LSRP for the property owner (Langan Engineering) began work on the property by removing trees and other vegetation within the excavation areas. The LSRP excavated and removed a total of 209.3 tons of hazardous soil that was transported off-site for treatment and disposal and 2,306.54 tons of non-hazardous soil was transported off site for disposal. The LSRP excavated and remediated all contaminated areas to the residential soil screening criteria of 400 ppm or below. All excavated areas were backfilled and final grading was completed to minimize the amount of runoff to the adjacent residential properties. The current property owner is in the process of selling the property and arrangements have been made with the buyer for the re-vegetation work on the property.

The LSRP completed all excavation and remediation work on October 30, 2013 and provided a finalized copy of the final report to EPA on December 3, 2013. This completed EPA's involvement with the site.

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

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Treatment</i>	<i>Disposal</i>
Hazardous	Soil	209.3 T	stabilization	landfill
Non-hazardous	Soil	2306.54 T	NA	landfill

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1.1 Planned Response Activities

No further activities are anticipated.

2.2.1.2 Next Steps

No further activities are anticipated.

2.2.2 Issues

No issues were encountered during this reporting period.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

No health and safety issues were encountered during this reporting period.

2.5.2 Liaison Officer

NA

2.5.3 Information Officer

NA

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

NJDEP
EPA
Edison DOH
Air Products
Langan Engineering

4. Personnel On Site

No information available at this time.

5. Definition of Terms

ppm - parts per million

LSRP - Licensed Site Remediation Professionals

NJDEP - New Jersey Department of Environmental Protection

6. Additional sources of information

6.1 Internet location of additional information/report

www.epaosc.org/caswellstrauss

6.2 Reporting Schedule

7. Situational Reference Materials

No information available at this time.