

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
MC Canfield Site - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region II

Subject: POLREP #7
MC Canfield Site
A21T
Newark, NJ
Latitude: 40.7410985 Longitude: -74.1835304

To:
From: Cris D'Onofrio, OSC
Date: 1/9/2015
Reporting Period: 11/17/14 - 12/18/14

1. Introduction

1.1 Background

Site Number:	A21T	Contract Number:	
D.O. Number:		Action Memo Date:	9/26/2013
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	7/10/2014	Start Date:	7/14/2014
Demob Date:		Completion Date:	
CERCLIS ID:	NJN000206557	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Lead contaminated soil on residential properties.

1.1.2 Site Description

The Site is located within the Society Hill Phase 3 condominium complex which is bounded by Norfolk, Wickliff, W. Market and Warren Streets in Newark, Essex County, New Jersey. A church borders Site property and is located in the center of the northern portion of the Site; an unused school borders the northeast property boundary and an abandoned warehouse is located at the eastern edge of the Site.

1.1.2.1 Location

The Site is located in an urban, mixed residential, light industrial neighborhood and is within the University Heights District of Newark that includes Rutgers University, the New Jersey Institute of Technology, the University of Medicine and Dentistry and the Essex County College campuses. The Essex County Vocational-Technical High School borders the southeast corner of the Site.

Topographically, the Site is located at approximately 108 feet above sea level and is located at 40° 44' 29.47" N latitude, 74° 10' 58.97" W longitude.

1.1.2.2 Description of Threat

The contaminant identified at the Site is lead in soil. Lead 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 from the Site indicate that lead is present in the surface and subsurface soils at concentrations greater than the removal screening level of 400 ppm and is considered to be a public health hazard. Lead concentrations as high as 13,000 ppm have been documented as present within the top 24 inches of soil on Site.

Conditions at the Site meet the requirements for implementation of a CERCLA removal action. The potential release for hazardous substances from the Site present a threat to the public health and welfare as defined by Section 300.415(b) (2) of the NCP.

See POLREP 1 for further information of the threat.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

See POLREP 1 for further information.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Excavation operations were completed during this reporting period. All areas designated for excavation under this EPA removal action were remediated.

During this reporting period, excavation activities were conducted in Area 2. Initially, Area 2 was planned to be excavated to the 1 foot depth below existing grade. However, post-excavation sampling indicated over 1,000 ppm lead in several portions of Area 2. In order to remain protective of public health, it was necessary to complete excavations to the 2 foot below existing grade depth in most sections of Area 2. Additionally, several shrubs and 3 large shade trees had to be removed in order to complete the removal of higher level lead contaminated soils.

Contaminated soils were excavated from all designated areas except under sidewalks, driveways and central air conditioner units. Post excavation sampling was conducted in accordance with the NJDEP Technical Requirements for Site Remediation. Orange snow fence was placed at the bottom of the excavations to demarcate between clean backfill and contaminated soils left in place. Excavations were backfilled with a combination of bank-run and topsoil. Approximately 6-12 inches of topsoil were applied in areas designated for sod; additional topsoil was placed as needed in areas designated for large shrub and tree plantings. Sprinkler system, sod, shrub and tree installations have been completed with the exception of one tree that is currently unavailable. This tree will be planted as soon as it becomes available and/or when weather conditions are appropriate for planting.

As part of daily operations, EPA/ERRS backfilled all excavated areas daily as feasible to ensure that lead contaminated soil being left in place was covered at the end of each work shift. This was done to minimize the potential for fugitive contaminant migration and the concomitant exposure risk to the public. Excavated areas were backfilled with a combination of bank-run and top soil. Snow fence was placed at the bottom of all excavations prior to backfilling to demarcate the boundary between clean fill and any lead contaminated soil being left in place. Sod, shrubs and the sprinkler system were installed as needed to restore all impacted areas to pre-excavation conditions. Because of space restrictions and the lack of an appropriate staging area, excavated soil was direct-loaded into 30 cubic yard roll-off containers. EPA also restricted the number of roll-offs delivered per day in order to ensure the safety of residents, to minimize the potential negative impacts to the community, and to manage the logistics in accordance with the excavation plan.

Real-time air monitoring using data rams and the VIPER system was conducted during excavation activities to ensure worker health and safety and the safety of the general public. Air samples were collected daily for laboratory analysis in the event that air monitoring indicated dust levels above the Site 8 hour action level of 30 ug/m3. Additional samples were laboratory analyzed periodically to confirm real-time monitoring results. A water truck was used as needed to minimize the potential for dust generation during excavation. There were no exceedences of any air action levels during the entire EPA remediation effort.

The ERRS crew was temporarily demobilized for the Thanksgiving Holiday on 11/21/14 and remobilized on 12/1/14. Excavation was completed as of 11/19/14 when the last roll-off of contaminated soil was shipped for disposal. A total of 15 thirty-cubic yard roll-off containers of contaminated soil (264.6 total tons) were shipped for disposal during this reporting period. The majority of site restoration activities including backfilling, sod installations, shrub and tree planting, sprinkler system installation, site clean-up and punch list items were completed as of 12/18/14. Demobilization of ERRS equipment, crew and site facilities was completed on 12/18/14. One crepe myrtle tree remains to be planted before site restoration is fully complete. This tree will be planted as soon as it becomes available and/or when weather conditions are appropriate for planting.

The NJDEP completed their supplemental delineation sampling in Areas 2 and 3 during this reporting period. EPA has been coordinating closely with the NJDEP to facilitate a NJDEP-funded cleanup that is being planned to follow the EPA Removal Action. The NJDEP will be conducting excavation activities in portions of Areas 2 and 3 that were not physically remediated by EPA. The NJDEP cleanup objective is to reduce lead concentrations to below the NJDEP Cleanup Criteria of 400 ppm in surface soils on a Site-wide basis as feasible.

2.1.2 Response Actions to Date

The site was referred to EPA by the NJDEP in November 2011. EPA conducted several sampling events in support of preparing an RSE for the site. The RSE was finalized in July 2012. EPA conducted delineation sampling in April/May 2013 in support of Action Memorandum development. The Action Memorandum was signed by the RA on September 26, 2013 for a total project ceiling of \$2,251,136.00 and included the 2 month and \$2 million exemptions.

EPA has conducted two Public Meetings on 1/16/13 and 6/26/14 to discuss the results of the EPA investigations and the planned cleanup activities. No other response actions were previously taken.

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

EPA identified and contacted two PRPs to request their participation in this response action. Both PRPs declined to participate in a timely fashion, resulting in EPA initiating a fund-lead action. EPA continues to investigate the viability of cost recovery for this Removal Action.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
Non-Hazardous Waste - Lead contaminated soil and debris	Soil	1,685.9 tons	NA	NA	Conestoga Landfill Morgantown, PA

Non-Hazardous Waste - Lead contaminated soil and debris	Soil	105.5 tons	NA	NA	TESI Landfill Bethlehem, PA
Total Shipped to Date	Soil	1,791.4 tons	---	---	---

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1.1 Planned Response Activities

Three areas of concern were identified in the Action Memorandum as being eligible for a response action. The following actions were planned for this response:

- **Excavate in Areas 1 and 2:** Excavation in Areas 1 and 2 has been completed.
- **Coordination** with NJDEP continues in order to provide a smooth transition for an NJDEP clean-up action that is currently being planned.
- **Documentation** of site activities including post excavation sampling and clear identification of areas where lead contaminated soil will be left in place is ongoing. An environmental report that documents the extent of excavations and post-excavation sampling results is currently under development.
- **Development and coordination of institutional controls** in concert with the NJDEP as needed to address contaminated soils being left in place. The institutional controls will be implemented by NJDEP and the Society Hill Phase 3 Condominium Association under NJDEP oversight. Institutional controls will likely include public education, a notification process for contractors conducting intrusive work, maintenance of good grass cover and a deed notice obtained through and issued in accordance with the NJDEP.
- **Site restoration** to include backfilling with suitable fill and top soil, replacement of the sprinkler system and installation of sod, shrubs and flowers in keeping with existing landscaping at the Society Hill Phase 3 property. Site restoration is complete with the exception of one tree which will be planted as soon as feasible.

2.2.1.2 Next Steps

- Continue coordinating the details of the long term management of the Site with the NJDEP and the Society Hill Phase 3 Condominium Association.
- Submit a final report to the NJDEP that documents the limits of all EPA excavations and post-excavation sampling results.
- Conduct a public meeting with the NJDEP for Society Hill Phase 3 condominium residents to provide a progress report on EPA activities to date and to inform the residents of the NJDEP plan moving forward.

2.2.2 Issues

- The NJDEP will be remediating portions of Area 2 and Area 3 in accordance with NJDEP requirements. EPA and NJDEP are currently coordinating to develop a plan for a smooth transition of remediation activities and long term monitoring and institutional controls.

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

No information available at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

The NJDEP will be excavating lead contaminated soils from portions of Areas 2 and 3 that are not being addressed by the EPA Removal Action. The NJDEP has completed additional delineation sampling in portions of Areas 2 and 3. Results will be used to facilitate the planned NJDEP cleanup. The current NJDEP cleanup goal is to reduce lead concentrations in surface soils on a Site-wide basis to below the 400 ppm NJDEP cleanup criteria as feasible.

NJDEP and EPA are coordinating closely to facilitate a smooth transition of the planned NJDEP cleanup and to ensure the effectiveness of long-term institutional controls to be implemented for the protection of the public health from lead-contaminated soils being left in place.

4. Personnel On Site

1 OSC
6 ERRS
1 RST; 2 as needed to conduct additional sampling investigation work.

As of 12/18/14, all site personnel have been demobilized.

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.