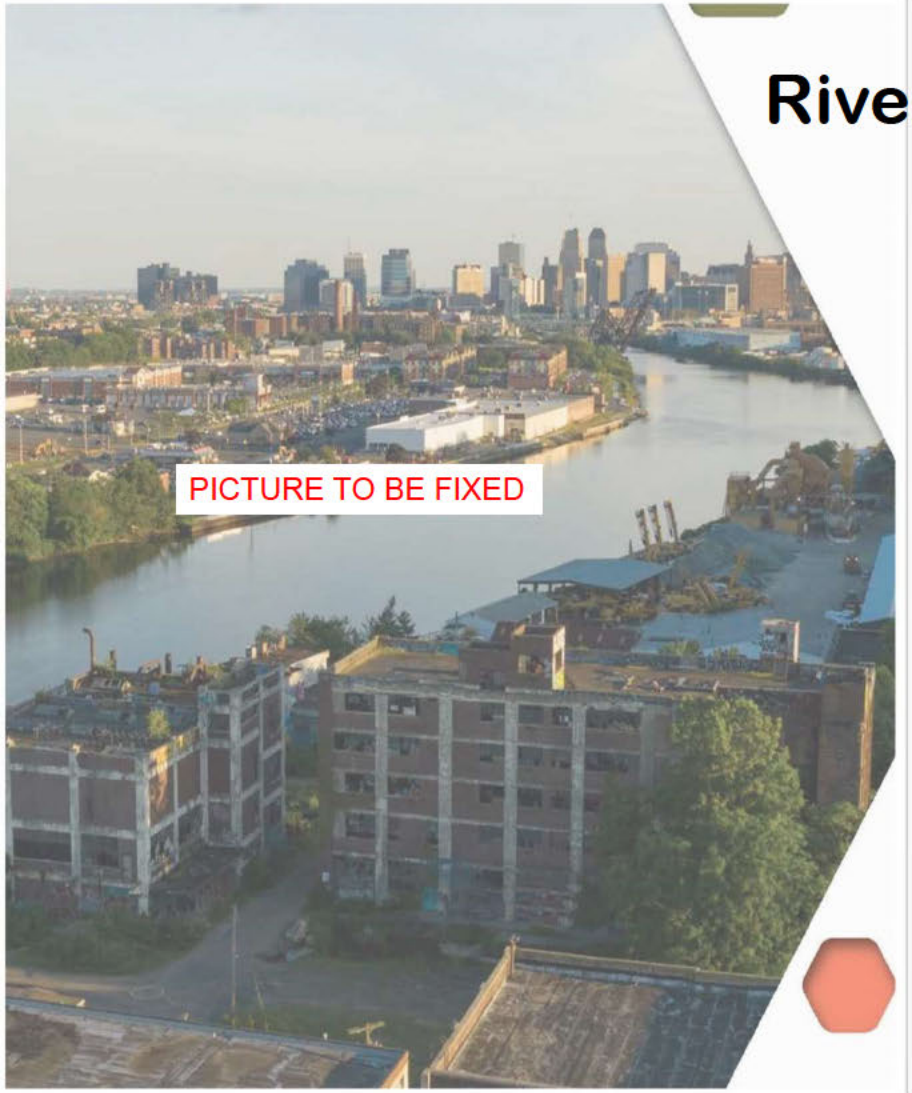

Riverside Industrial Park Superfund Site

Proposed Plan
Virtual Public Meeting

Wednesday, August 5, 2020
7:00 PM to 9:00 PM

Call Number: 315-565-0493
Code: 304001388#

Who's Who at EPA

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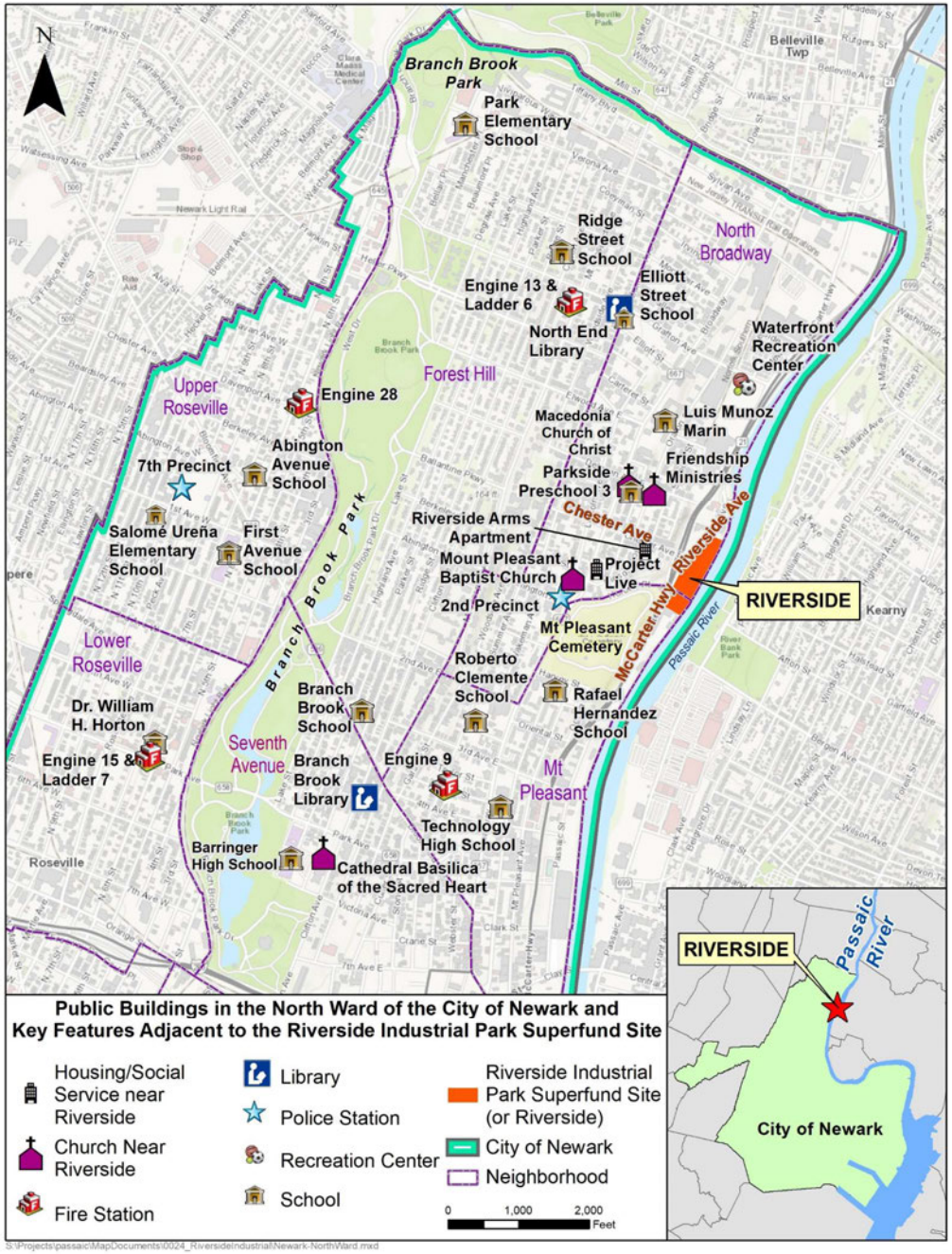
EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy for ~~the~~ a Superfund site. EPA encourages the public to review the Proposed Plan and submit comments.

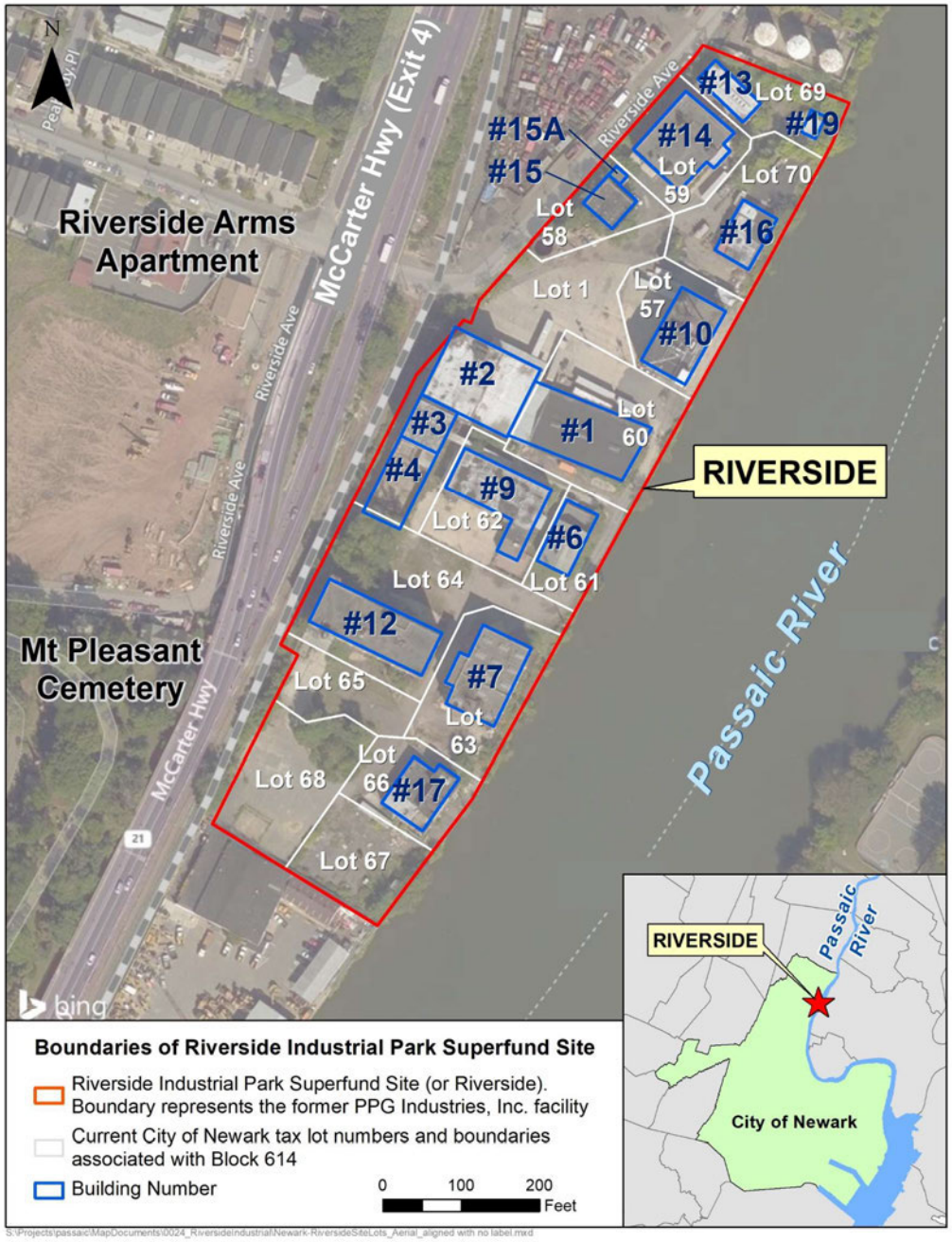
Location of Riverside Industrial Park in Your Community

- ❑ Located in City of Newark, North Ward, off Chester Avenue
- ❑ Bordered by the Passaic River on the east and Riverside Avenue and McCarter Highway (Exit 4) on the west
- ❑ Near the Mount Pleasant Cemetery

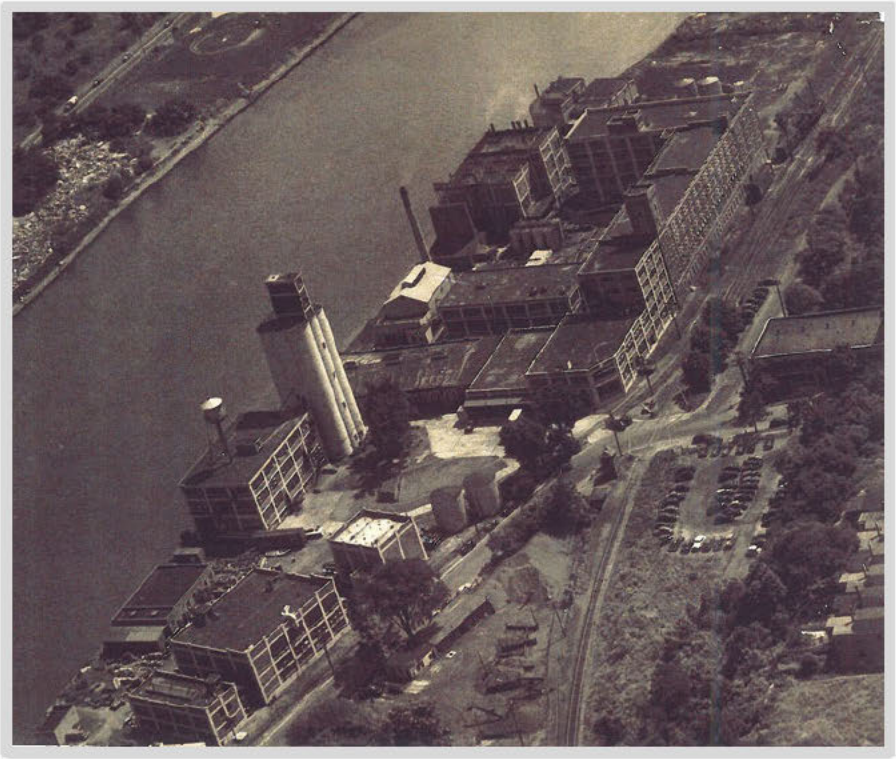


Map of Riverside Industrial Park

- Blue lines outline the buildings; white lines outline the tax lots ~~numbers~~
- Site is a 7.6-acre industrial/commercial complex
- North side consists of active businesses; south side is mostly vacant
- Anticipated future use of property is to remain industrial



Time Line of Riverside Industrial Park



Patton Paint Company, circa 1955

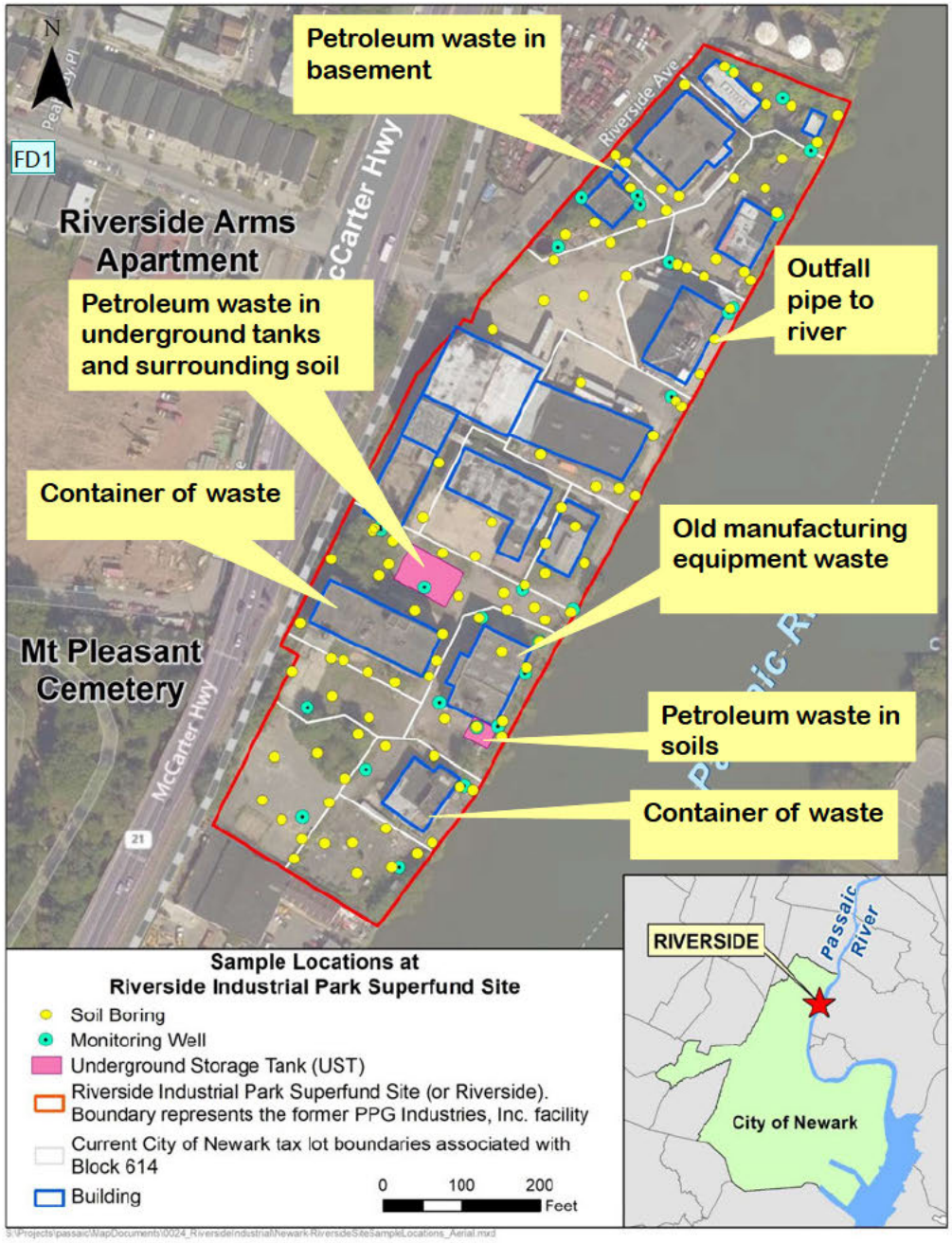
- 1903 Patton Paint Company constructed its ~~their~~ plant on land reclaimed from the river
  - The plant used metals as pigment including lead-based raw materials
- 1920 Patton Paint Company merged with Pittsburgh Plate and Glass, which has been known as PPG since 1968
- 1971 PPG ceased operations at the Site

Following PPG, Various Companies Operated (and continue to operate) at Site from 1971 to 2020

- Frey Industries, Inc. / Jobar
- Baron Blakeslee, Inc.
- Universal International Industries
- Samax Enterprises
- HABA International, Inc. / Davion Inc.
- Roloc Film Processing
- Gilbert Tire Corporation
- Chemical Compounds, Inc. / Celcor Associates, LLC
- Teluca
- Gloss Tex Industries, Inc.
- Ardmore, Inc.
- Monaco RR Construction Company
- Federal Refining Company
- Midwest Construction Company

Listed on EPA's National Priority List in ~~2014~~2013. Following agreement with PPG study conducted in 2017.

- Soil samples
- Groundwater samples
- Indoor air samples
- Sample waste containers and tanks
- Sample contents of manholes



[redacted]

The Risk Assessments Concluded:

- Human health
  - Soils ~~had~~ pose unacceptable risk to constructions workers, utility workers, outdoor workers, trespassers, and child visitors due to metals and VOCs.
  - Indoor air ~~had~~ poses unacceptable risk to indoor workers due to VOCs.
  - Groundwater ~~and~~ poses unacceptable risk due to VOCs and SVOCs (*groundwater is not a source of drinking water*).
- Ecological
  - Found unacceptable risk to terrestrial or land-based species due to contaminated soil (metals, VOCs, and sVOCs).

The Remedial Investigation Study Concluded:

- Soils were contaminated with lead at levels that exceeded EPA's acceptable range.
- Soils were also contaminated (see next slide) above New Jersey's acceptable levels for an industrial/commercial property.
- Groundwater was contaminated above New Jersey's acceptable levels.
- While there is no current risk to indoor workers on-site, the soil or groundwater FD3 contain~~sed~~ contaminants that could potentially enter buildings as vapors in the future.

Slide 9

FD3 "or groundwater" is on next slide
Fischer, Douglas, 7/28/2020

Contaminants of Concern

Soil

- Metals
- PCB
- Volatile Organic Compounds (example: benzene)
- Semi-Volatile Organic Compounds (example: hydrocarbon)

Ground water

- Metals
- Volatile Organic Compounds (example: acetone)
- Semi-Volatile Organic Compounds (example: hydrocarbon)

Groundwater is currently not used as drinking water.

Soil Gas

- Volatile Organic Compounds (example: naphthalene)

Soil gas is vapor originating from soil or groundwater that that can potentially migrate into buildings.

EPA's Objectives for the Cleanup

- **Soil/Fill**
  - Minimize contaminant concentrations
  - Minimize exposure to contaminated soil
  - Minimize off-site transport of contaminated soil
  - Minimize leaching of contaminants to groundwater and river
- **Groundwater**
  - Minimize contaminant concentrations and restore groundwater quality
  - Prevent exposure to contaminated groundwater
  - Minimize migration of contaminated groundwater
- **Soil Gas**
  - Minimize contaminants in soil gas that may migrate to indoor air
- **Waste**
  - Secure or remove waste
  - Prevent an uncontrolled release
  - Minimize exposure to waste material
- **Sewer Water**
  - Prevent exposure to contaminants in sewer water~~material in manhole~~
  - Minimize contaminant concentrations
  - Prevent ~~an uncontrolled release~~ discharge of sewer water to surface water

Nine Evaluation Criteria

Threshold Criteria

1. Overall protection of human health and the environment
2. Compliance with ARARs (applicable or relevant and appropriate ~~standards~~requirements)

Primary Balancing Criteria

3. Long-term effectiveness and permanence
4. Reduction of toxicity, mobility or volume
5. Short-term effectiveness
6. Implementability
7. Cost

Modifying Criteria

8. State acceptance
9. Community acceptance

Waste Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal~~: V~~ of various containers, underground storage tanks (including content in tanks and surrounding soil), and ~~petroleum~~ liquid waste (light non-aqueous phase liquid (LNAPL)) in basement of Building 15 FD5

[redacted]

[redacted]

Sewer Water Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal~~: D~~ of deposited solids and water in inactive manhole and power-wash connecting inactive sewer line

[redacted]

Soil Gas Alternatives that EPA Considered

Alternative 1	Alternative 2	Alternative 3
• No action taken • Required by EPA for comparison	• Deed notices to restrict use • Air monitoring in existing occupied buildings • Future buildings would be constructed with controls • Continue investigation on vapor intrusion	• Same as Alternative 2, except soils within 100 feet of occupied buildings would be treated

How do the Soil Gas Alternatives Compare?

[redacted]

EPA's Preferred Alternative for Soil Gas – Alternative #2

JOB NO.: 0013620 DATE: June, 2020 1 inch = 100 feet SHEET: OF	RIVERSIDE INDUSTRIAL PARK SUPERFUND SITE	Soil Gas Alternative 2 - Institutional Controls, Air Monitoring or Engineering Controls (Existing Occupied Buildings) and Site-Wide Engineering Controls (Future Buildings)	© 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS
FIGURE 5-13	Newark, New Jersey		Spatial Reference Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

N

0 25 50 100 Feet

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk.

Soil/Fill Alternatives that EPA Considered

Alternative 1	Alternative 3	Alternative 4	Alternative 5
• No action taken • Required by EPA for comparison	• Same as Alternative 2 • Plus site-wide asphalt cap • Repair of bulkhead	• Same as Alternative 3 • Plus removal of lead in soil around Building 7	• Same as Alternative 3 • Plus stabilization in place (using cement)

FD4

[redacted]

How do the Soil/Fill Alternatives Compare?

[redacted]

EPA's Preferred Alternative for Soil/Fill – Alternative #4

Legend

- Soil Boring
- Footprint of Engineering Controls (Bulkhead)
- Underground Storage Tanks
- Site Boundary
- Site Lots
- Insitutional Controls
- Excavation and Off-Site Disposal - UST and Soil/Fill NAPL
- Footprint of Soil Alternative 4 for Focused Lead Removal
- Engineering Control (Cap)

Note: Building demolition is not required or incorporated in this alternative

MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK

JOB NO.: 0013620 DATE: June, 2020 1 inch = 100 feet SHEET: OF	RIVERSIDE INDUSTRIAL PARK SUPERFUND SITE	Soil Alternative 4 - Institutional Controls, Engineering Controls, Focused Removal with Off-Site Disposal of Lead and NAPL Removal	© 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS
FIGURE 5-3	Newark, New Jersey		Spatial Reference Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

N

0 25 50 100 Feet

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk.

Groundwater Alternatives that EPA Considered

Alternative 1	Alternative 2	Alternative 3	Alternative 4
• No action taken • Required by EPA for comparison	• Deed notices to restrict use • River wall to prevent migration • Pump groundwater and treat for disposal	• Deed notices to restrict use • Injections to treat groundwater	• Deed notices to restrict use • Pump groundwater and treat for disposal • Periodic injections to treat groundwater as needed

How do the Groundwater Alternatives Compare?

[redacted]

Need to include a better groundwater map for public

Summary of EPA's Preferred Alternative

- Waste Alternative 2: includes removal and disposal of underground storage tanks, LNAPL ~~petroleum~~, and containerized waste
- Sewer Water Alternative 2: includes cleaning out and closing inactive manhole and associated inactive sewer line
- Soil Gas Alternative 2: includes air monitoring in occupied buildings and requires future buildings to be constructed with controls
- Soil/Fill Alternative 4: includes excavation of lead-contaminated soils around Building #7 with off-site disposal along with a site-wide cap and bulkhead repairs
- Groundwater Alternative 4: includes site-wide pumping system to extract and treat groundwater for disposal with periodic injections

Summary of EPA's Preferred Alternative

Type	Estimated Cost	Construction Time
Waste	$1,580,700	1-2 months
Sewer Water	$24,900	~~Less than~~ 1 month
Soil Gas	$449,800	1-2 months (plus continuous monitoring)
Soil/Fill	$12,633,300	8-12 months
Groundwater	$24,234,400	8-10 months (plus operation and maintenance)

Total for remedy $38,923,100

Public comment period on Proposed Plan until August 21, 2020

Josh Smeraldi
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Email: smeraldi.josh@epa.gov

EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy for a ~~the~~ Superfund site. EPA encourages the public to review the Proposed Plan and submit comments.

EPA Website: www.epa.gov/ superfund/riverside-industrial

Slide 26

FD6 remove space after the backslash
Fischer, Douglas, 7/28/2020