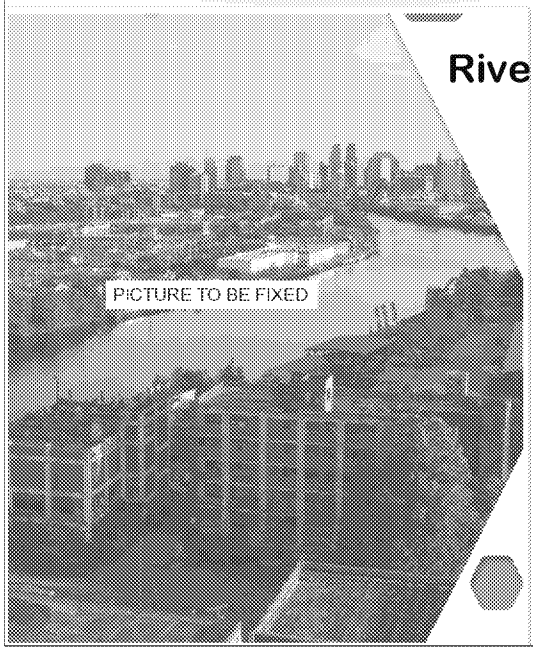


Riverside Industrial Park Superfund Site

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

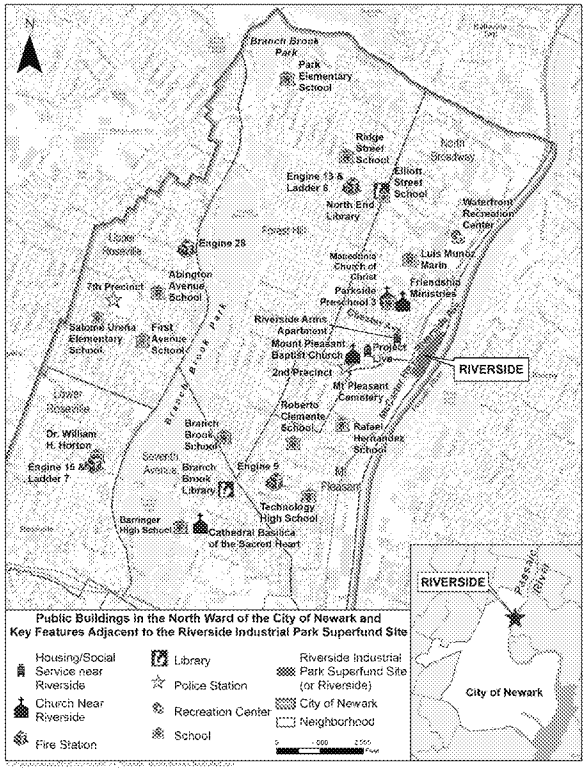
Josh Smeraldi
Remedial Project Manager
290 Broadway
New York, NY 10007
Phone: 212-637-4302
Email: smeraldi.josh@epa.gov

Shereen Kandil
Community Involvement Coordinator
290 Broadway
New York, NY 10007
Phone: 212-637-4333
Email: kandil.shereen@epa.gov

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.

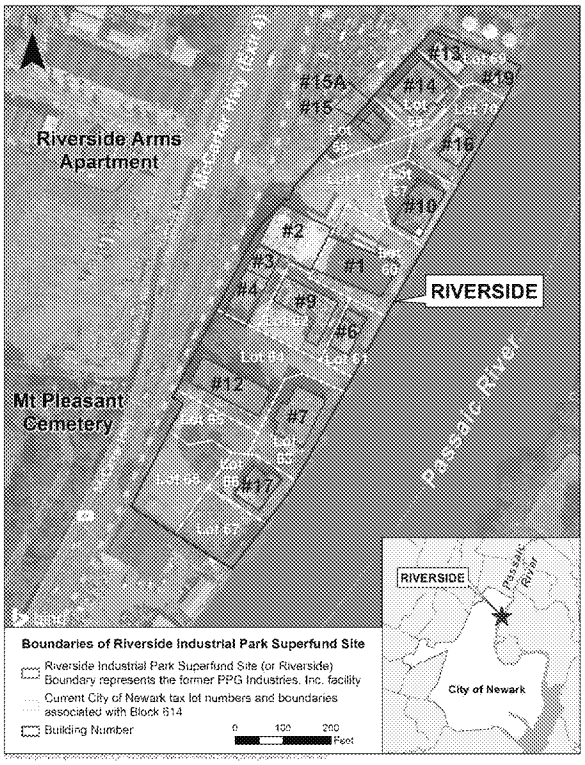
Location of Riverside Industrial Park in Your Community

- ❑ 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

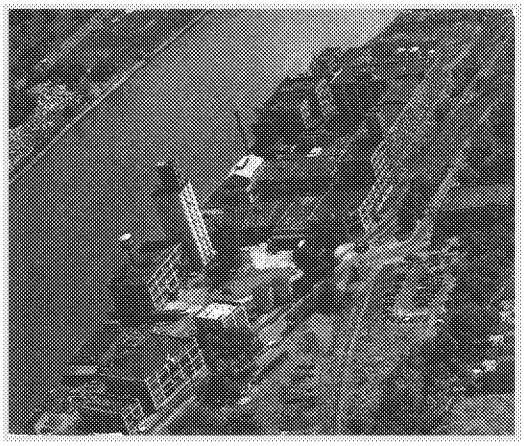


Map of Riverside Industrial Park

- 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

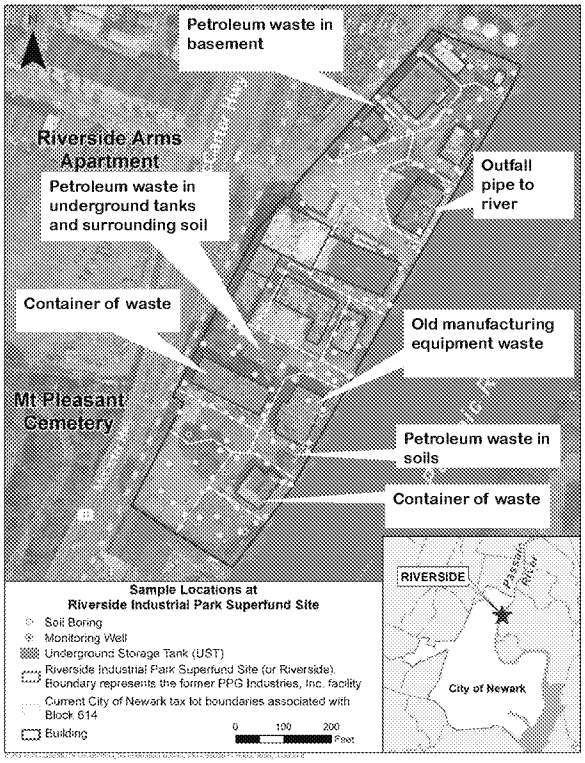
- 1903 Patton Paint Company constructed its ~~their~~ plant at the Site and began operations ~~on land reclaimed from the river~~
  - The plant used metals as pigment including lead-based raw materials
- 1920 Patton Paint Company merged with Pittsburgh Plate and Glass Company, which has been known as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

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



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 containsed contaminants that could potentially enter buildings as vapors in the future.

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

Ex. 5 AC/DP

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

Ex. 5 AC/DP

Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

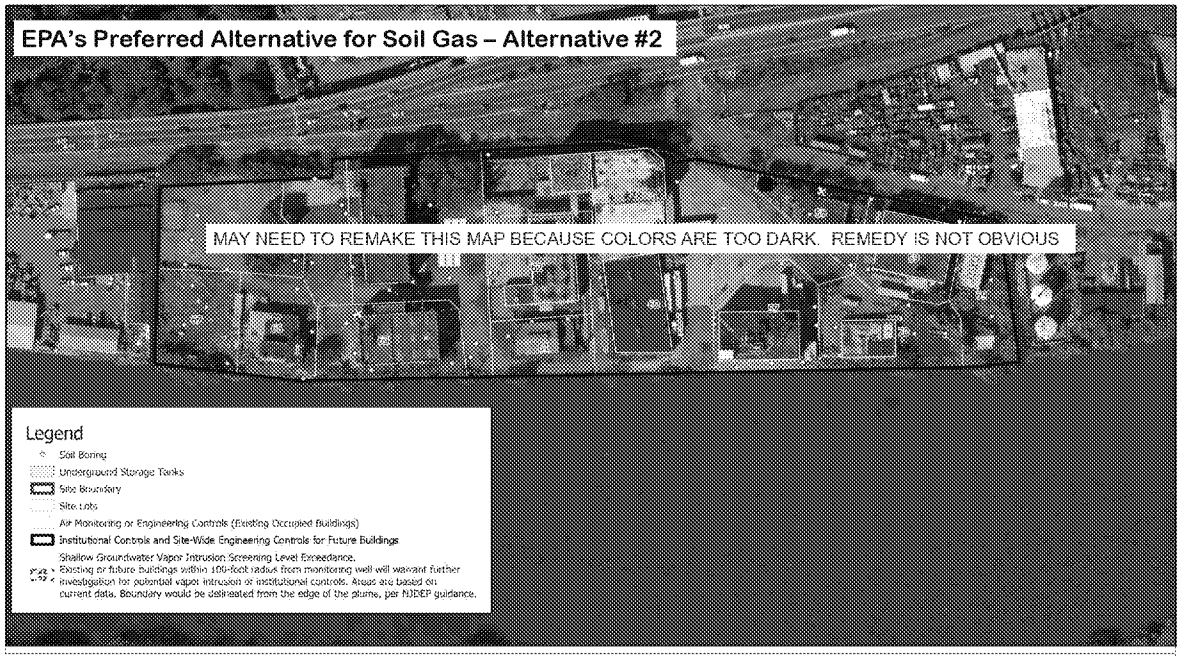
- Deed notices to restrict use
- Air monitoring in existing occupied buildings
- Future buildings would be constructed with controls
- Continue investigation on vapor intrusion

Alternative 3

- Same as Alternative 2, except soils within 100 feet of occupied buildings would be treated

How do the Soil Gas Alternatives Compare?

Ex. 5 AC/DP


EPA's Preferred Alternative for Soil Gas – Alternative #2
MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK. REMEDY IS NOT OBVIOUS

JOB NO.: 0013020
DATE: June, 2020
Lbsch = 100 feet
SHEET: OF
FIGURE 5-13

PRELIMINARY INDUSTRIAL PARK
SUSTAINABLE SITE

Newark, New Jersey

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

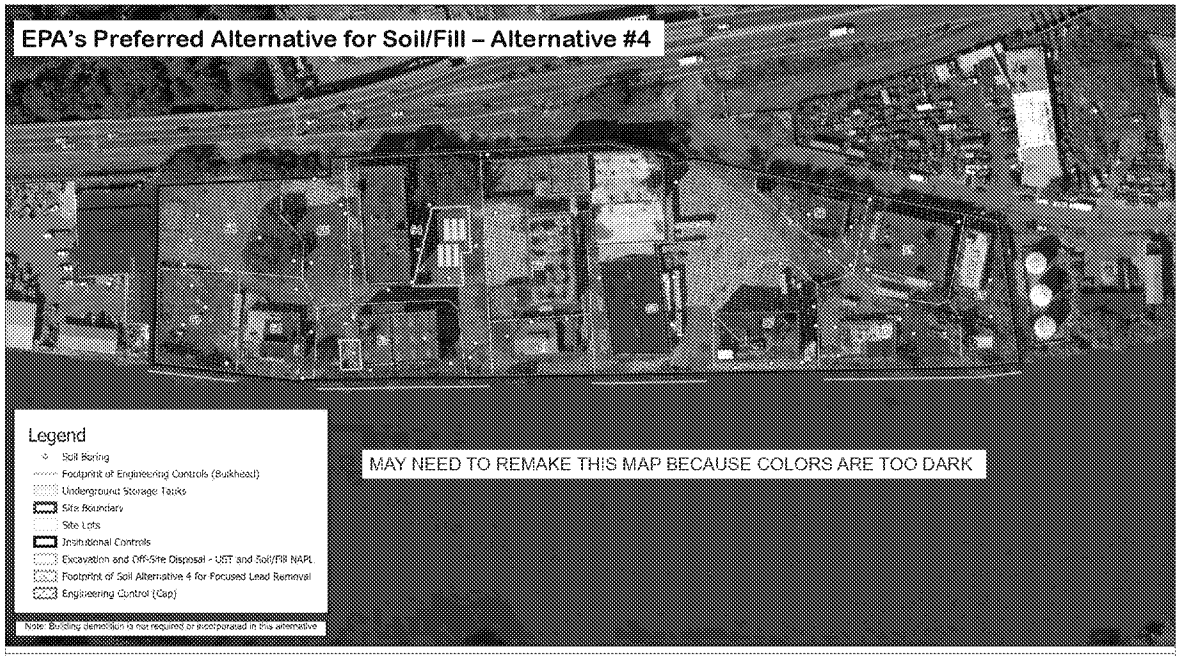
Special Reference
Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

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)

How do the Soil/Fill Alternatives Compare?

Ex. 5 AC/DP


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

JOB NO.: 0213020
DATE: June, 2020
Length = 100 feet
SHEET: OF
FIGURE 5-3

PRESERVE INDUSTRIAL PARK
[illegible]

Newark, New Jersey

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

Spatial Reference
Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

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?

Ex. 5 AC/DP

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
Remedial Project Manager
290 Broadway
New York, NY 10007
Phone: 212-637-4302
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