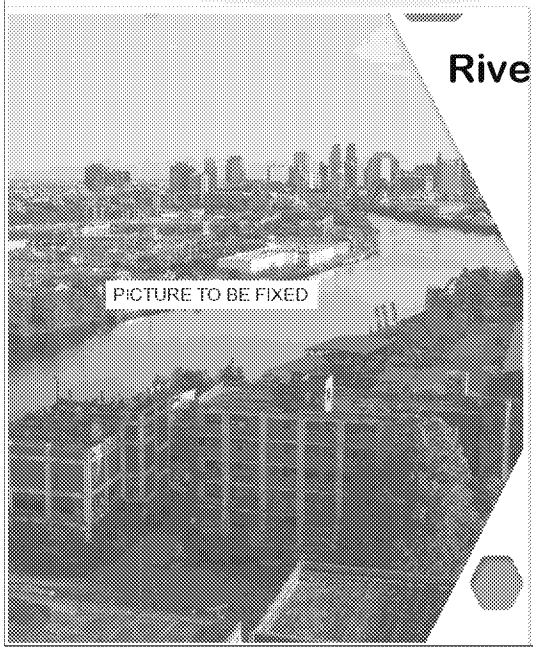

Riverside Industrial Park Superfund Site

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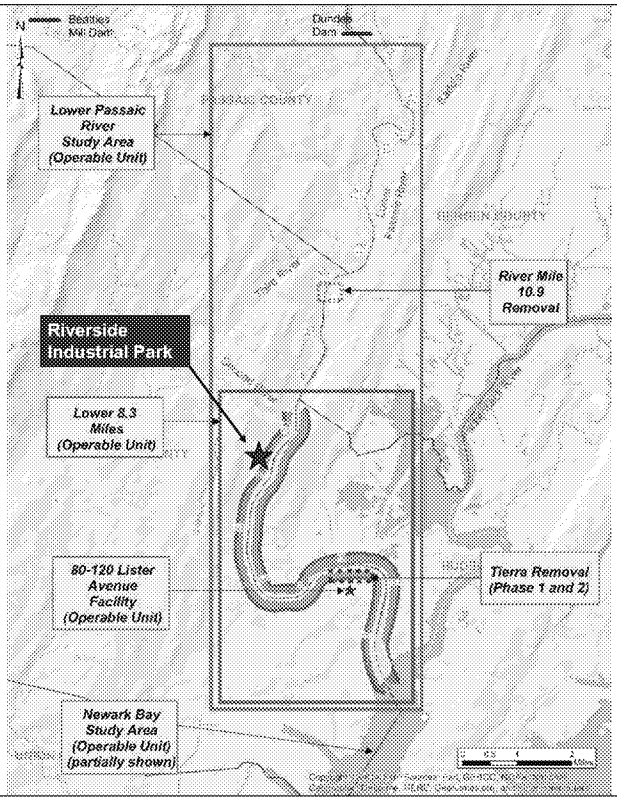
EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy for the Superfund site. EPA encourages the public to review the Proposed Plan and submit comments.

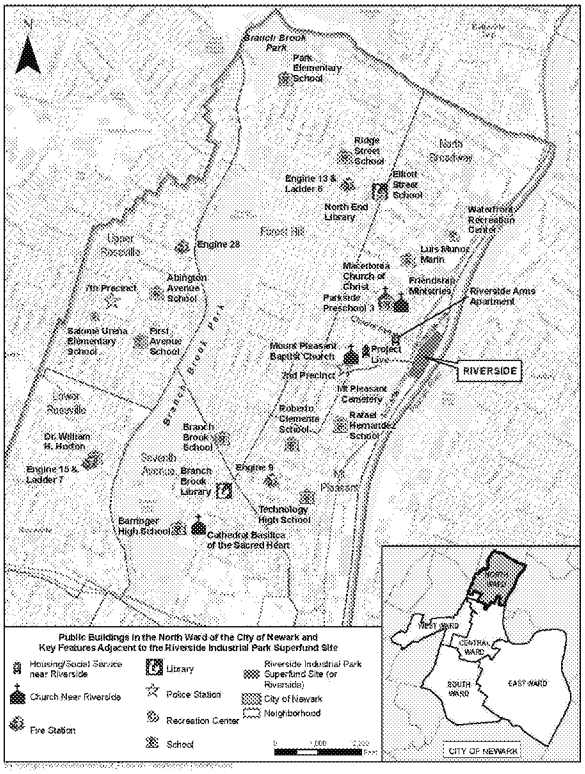
Location of Riverside Industrial Park along the Passaic River

- Located in City of Newark, North Ward
- Bordered by the Passaic River (RM 7.1)
- Site is 7.6 acres
- Currently a light industrial/commercial complex



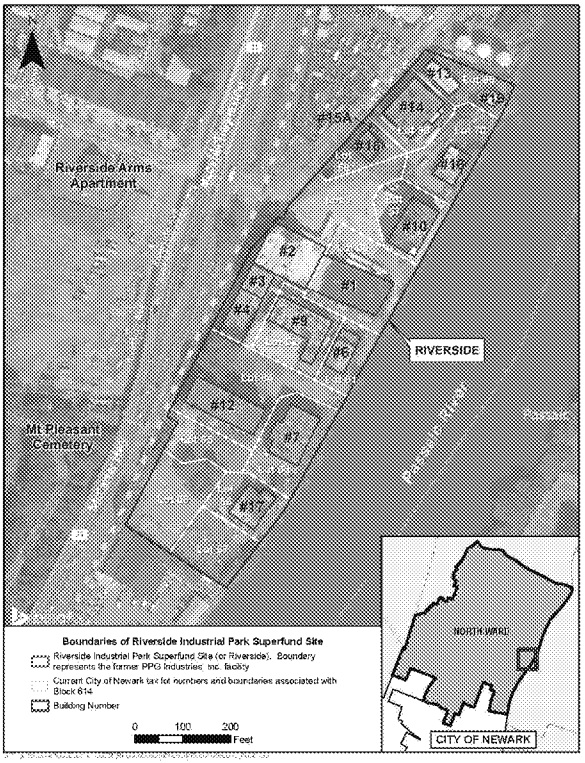
Location of Riverside Industrial Park in Your Community

- ❑ Located off Chester Avenue
- ❑ Bordered along Riverside Avenue and McCarter Highway (Exit 4)
- ❑ Near the Mount Pleasant Cemetery

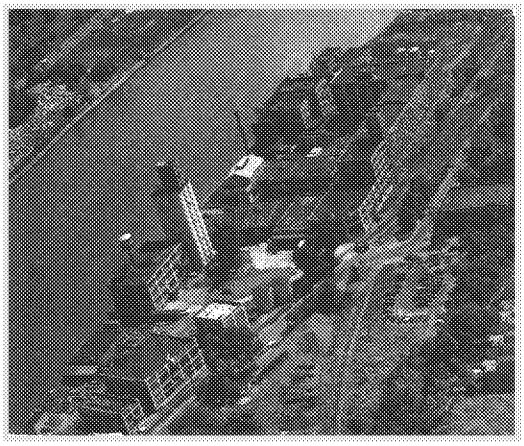


Map of Riverside Industrial Park

- Blue lines outline the buildings
- White lines outline the tax lot numbers
- Currently, north side consists of active light industrial/commercial businesses
- Currently, south side is mostly vacant



Time Line of Riverside Industrial Park



Patton Paint Company, circa 1955

- Approximately 1903 Patton Paint Company constructed their plant
- 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
- 1971-2020 Site was subdivided into 15 lots and used for various industrial/commercial businesses

Various Companies Operating at Site (Past or Current)

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

Contaminants of Concern

Soil

- Metals
- PCB
- Volatiles (example benzene)
- Semi-Volatiles (example hydrocarbon)

Ground water

- Metals
- Volatiles (example acetone)
- Semi-Volatiles (example hydrocarbon)

Groundwater is currently not used as drinking water.

Soil Gas

- Volatiles (example naphthalene)

Soil gas are vapors in the soil that can potentially migrate up into a building.

Ex. 5 Deliberative Process (DP)

EPA's Objectives for the Cleanup

- Soil
  - Minimize contaminant concentration
  - 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 that may migrate to indoor air
- Containerized Waste and Underground Storage Tanks
  - Secure or remove waste
  - Prevent an uncontrolled release
  - Minimize exposure to waste material
- Inactive Manhole and Sewer Line
  - Prevent exposure to material in manhole
  - Minimize contaminant concentration
  - Prevent an uncontrolled release

Possible Soil Alternatives that EPA Considered

Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
• No action taken • Required by EPA for comparison	• Deed notices to restrict land use • Fencing to prevent trespassing • Removal of petroleum in soil	• 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 with a cement

How do the Soil Alternatives Compare?

Ex. 5 Deliberative Process (DP)

EPA's Preferred Alternative for Soil – 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

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

~~Possible~~ 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 Deliberative Process (DP)

Need to include a better map

~~Possible~~ Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

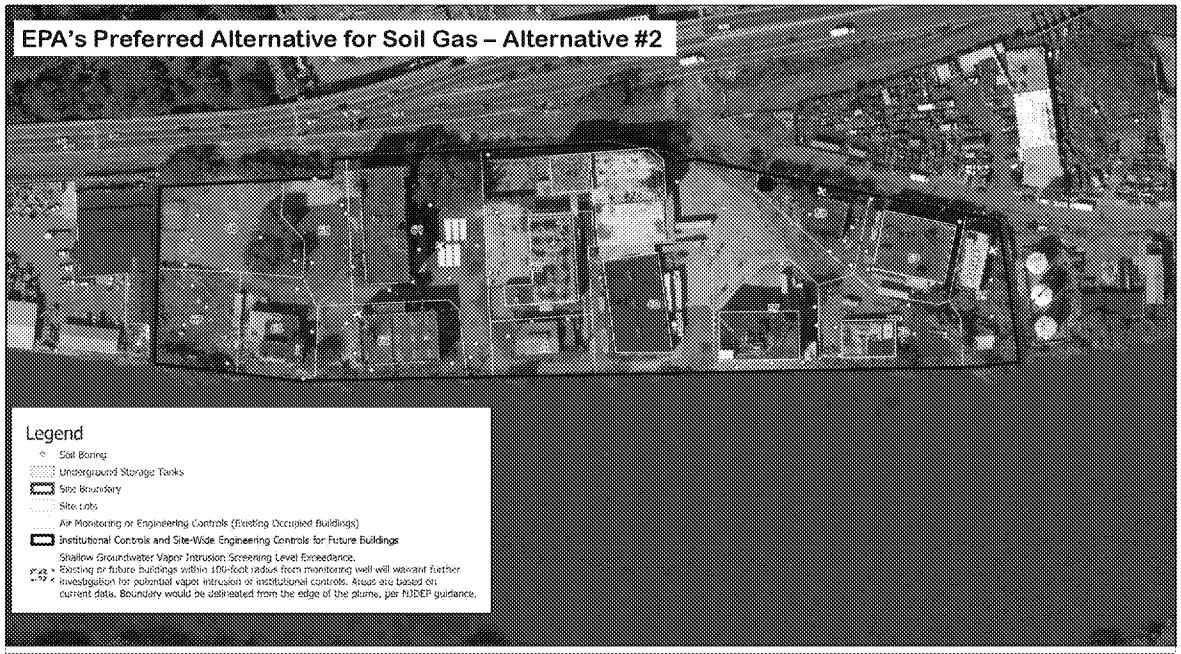
- Deed notices to restrict use
- Air monitoring in existing occupied buildings
- Future buildings would be constructed with controls
- Continue investigation on vapor intrusion

Alternative 3

- Same as Alternative 2, except soils within 100 feet of occupied buildings would be treated (cemented in place)

How do the Soil Gas Alternatives Compare?

Ex. 5 Deliberative Process (DP)


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

JOB NO.: 0013020
DATE: June, 2020
Linch = 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)

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

Possible Waste Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal: Various containers, underground storage tanks (including content in tanks and surrounding soil), and petroleum in basement of Building 15

~~Possible~~ Sewer Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal: Deposited ~~sedimentsolids~~ and water in inactive manhole and power-wash connecting inactive sewer line

Summary of EPA's Preferred Alternative

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

Summary of EPA's Preferred Alternative

Type	Estimated Cost	Construction Time
Soil	$13 million	8-12 months
Groundwater	$24 million	8-10 months (plus operation and maintenance)
Soil Gas	$450 thousand	1-2 months (plus continuous monitoring)
Waste Disposal	$1.6 million	1-2 months
~~Inactive Manhole and~~ Sewer	$25 thousand	Less than 1 month

Total for remedy $39 million

Public comment period on Proposed Plan until August 21, 2020

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