RIVERSIDE INDUSTRIAL PARK
NEWARK, NJ

Cleanup Activities

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Background

The Riverside Industrial Park Superfund site includes both current and former manufacturing and packaging facilities, some of which are vacant, at 29 Riverside Avenue in Newark, New Jersey. The 7.6-acre site is located in a mixed residential and commercial/~~heavy~~ industrial area. From 1902 to 1971, the property was used for paint, resins, linseed oil, and varnish manufacturing by Patton Paint Company, which merged into the Paint and Varnish Division of Pittsburgh Plate Glass Company in 1920. Pittsburgh Plate Glass Company changed its name to PPG Industries, Inc. (PPG) in 1968. Metal pigments, including lead, were brought to the site for manufacturing of paints. From 1971~~0s~~ to the present day, the site was subdivided into fifteen lots, ~~-~~and the property has been used by various companies for a variety of businesses from chemical packaging to chemical and cosmetics manufacturing. Although this is currently an active industrial park, there are several abandoned portions of the property, which are owned by the City of Newark through foreclosures.

~~-~~In October 2009, EPA and the New Jersey Department of Environmental Protection (NJDEP) responded to a reported oil spill into the Passaic River near the site. The effluent was observed coming from a pipe on the property, and the source was later traced to two basement storage tanks in a vacant building on the site. After investigating the discharge point and source, EPA initiated an emergency removal action to stop the discharge and secure the source. Further investigation of that immediate area within the site led to the discovery of multiple potentially immediate threats, including:

- ~~10~~ several abandoned 12,000- to 15,000-gallon underground storage tanks containing hazardous wastes in a tank farm adjacent to the vacant building,
- approximately one hundred 3,000- to 10,000-gallon above-ground storage tanks with a number of 55-gallon drums,
- smaller containers in two buildings on-site, and
- hazardous liquid and sludge in two basement vaults of one of the vacant buildings.

From 2009 through 2014, EPA's short-term cleanup program conducted several quick cleanup activities to eliminate the immediate threats identified as a result of the investigation of the oil spill into the Passaic River. After taking immediate action to protect human health and the environment and performing site investigations, EPA proposed the site for listing on the National Priorities List in September 2012. Riverside Industrial Park was finalized on the National Priorities List in May 2013. In May 2014, EPA entered into a legal agreement with PPG, one of the 18 Potentially Responsible Parties

identified at the site, to perform a Remedial Investigation/Feasibility Study (RI/FS). ~~The RI/FS is ongoing.~~ In 2017, EPA approved a Work Plan prepared by PPG for the RI/FS. PPG performed site-wide remedial investigation (RI) field work with EPA oversight between 2017 and 2019. During this time, EPA also conducted an additional emergency response action to remove debris, asbestos, and biohazard labeled medical waste illegally disposed on-site. In April 2020, EPA approved the RI Report documenting the nature and extent of contamination at the site. EPA approved the FS Report in July 2020, which lists preliminary remedial goals for contaminants in the soil and groundwater along with possible remedial alternatives. In July 2020, EPA issued the Proposed Plan with preferred remedial alternative to address soil, vapor intrusion, and groundwater contamination at the site along with on-site waste removal and cleaning and closing an inactive sewer line.

What Has Been Done to Clean Up the Site?

Immediate Actions: In 2009, a spill of oily material into the Passaic River was reported and traced back to a pipe on the property. EPA investigated and discovered that chemicals, including benzene, mercury, chromium, and arsenic, were improperly stored at the site. In assessing the areas of the site adjacent to the discharge source, EPA discovered multiple potentially immediate threats to human health and the environment, including numerous storage tanks, both above and below ground, containing a variety of hazardous industrial wastes and solvents. Two underground tanks and most of the other containers were removed by EPA in 2012. The two basement vaults were emptied of the hazardous liquid and sludge in 2014. Additional action was taken in 2017 to remove debris, asbestos, and biohazard labeled medical waste illegally disposed near Buildings #7 and #12.

Long-term Cleanup: Sampling during those initial investigations revealed that soil, groundwater, and storage tanks at the site are contaminated with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs). Certain VOCs are probable human carcinogens and PCBs are potential cancer-causing chemicals that persist in the environment and can affect the immune, reproductive, nervous, and endocrine systems of people and animals. ~~These risks are being assessed and EPA will determine what additional work is needed in order to reduce or eliminate potential threats from the site.~~

Following the RI, EPA determined that the soil and groundwater at Riverside were contaminated at levels that may cause potential risk to human health and the ecosystem either under current, foreseeable future, and hypothetical future land use scenarios in the absence of additional controls or remedial actions. Soil and groundwater contamination may also present unacceptable risk to future indoor workers from vapor intrusion into future buildings that may be constructed at Riverside. Relative to NJDEP's non-residential soil standards, EPA identified the following chemicals of potential concern (COPCs) in soil: metals (arsenic, copper, and lead), PCBs, VOCs, and SVOCs. Relative to NJDEP's groundwater standards, EPA also identified the following chemicals of potential concern (COPCs) in groundwater: metals (arsenic, lead, and selenium), VOCs, and SVOCs. Surface soils also contained elevated concentrations of VOCs, SVOCs, PCBs, metals, and dioxins that could pose unacceptable risks to wildlife. PPG also identified containerized waste at Riverside along with free petroleum product in underground storage tanks and surrounding soils as well as pooled petroleum within Building #15. EPA is working in conjunction with NJDEP to address an unregulated discharge to the Passaic River from a pipe along the bulkhead adjacent to Building #10.

What Is the Current Site Status?

~~The site is being addressed in two stages: immediate actions and a long-term remedial phase focused on cleanup of the entire site.~~

~~From 2009 through 2014, EPA took immediate actions to prevent any further discharge into the river by plugging discharge pipes and securing the source. EPA also took immediate actions to eliminate the immediate threats identified during the investigations of the areas adjacent to the source of the discharge.~~

~~Additional site investigations and planning for the site's long-term cleanup are ongoing.~~

EPA released the Proposed Plan for Riverside in July 2020. The Proposed Plan identifies EPA's preferred alternative for the cleanup at Riverside. The preferred alternative addresses contaminated soils and groundwater as well as other media to prevent or reduce human health and wildlife exposures.

- **Soil**: Includes a focused excavation of Lead-contaminated soils and petroleum around the perimeter of Building #7 with off-site disposal. The alternative also includes an engineered cap and bulkhead replacement to contain any remaining contaminants and prevent further exposures. Deed notices will be modified to restrict future land use, and fencing will be installed to prevent trespassing. This alternative will prevent or reduce leaching of contaminants to the groundwater, and it will prevent or reduce erosion and transport of contaminated soils to the Passaic River.
- **Groundwater**: Includes a site-wide pumping system to extract contaminated groundwater for treatment and off-site disposal. Based on water quality, EPA may choose to implement periodic injections to assist with the remediation of the groundwater. This alternative will restore groundwater quality, and it will prevent or reduce transport of contaminants to the Passaic River.
- **Vapor Intrusion**: Includes air monitoring in existing, occupied buildings. It also requires future buildings to be constructed with a vapor barrier or other technology to seal the ground surface underneath the new building slab to prevent vapor intrusion.
- **Waste**: Includes removal of underground storage tanks near Building #12, petroleum located inside Building #15A, and containerized waste. Waste would be transferred to vehicles for off-site disposal or recycling. This alternative will prevent uncontrolled releases of waste to the environment and prevent exposure.
- **Inactive Sewer Pipe:** Includes cleaning out and power-washing an inactive manhole and sewer pipe located between Building #9 and the former Building #4. The deposited sediments and remaining water in the manhole will be transferred to vehicles for off-site disposal or recycling. This alternative will prevent uncontrolled releases of waste to the environment and prevent exposure.

A public comment period follows the issuance of the Proposed Plan. EPA will document the selected cleanup remedy and respond to public comments in the Record of Decision.

Operable Units

Below, EPA has provided a list of the remedial actions selected pertaining to each operable unit.

EPA issues Records of Decision (RODs) to explain which cleanup methods will be used at Superfund National Priorities List sites. EPA has two primary documents that it may use to identify changes to the remedies selected in RODs. EPA uses a ROD Amendment when it needs to make a fundamental change to the remedy. EPA publishes an Explanation of Significant Differences (ESD) for significant changes. During cleanup, complex sites may be divided into several distinct areas to make the response more efficient. These areas, called operable units (OUs), may address geographic areas, specific problems, or medium (e.g., groundwater, soil) where a specific action is required. The remedies are displayed for the OU numbers indicated in the original decision document. OU numbers may change over time.

EPA is working to improve data quality. The information presented on this page is undergoing review for accuracy and completeness, and may be subject to change.

OU ID	Name	Decision Document	Cleanup Technologies Selected in the Decision Document
00	SITEWIDE	Not applicable	
01	ENTIRE SITE	~~No decision document~~ Proposed Plan	

Cleanup Progress

On this page:

- Site Milestones
- Cleanup Schedule by Operable Unit

Cleaning up Superfund sites is a complex, multi-phase process. Learn more:

- Superfund Cleanup Process
- A community guide to EPA's Superfund program (PDF)(12 pp, 454 KB)

Site Milestones

Milestone	Date(s)
Initial Assessment Completed	02/08/2010
Proposed to the National Priorities List	09/18/2012
Finalized on the National Priorities List	05/24/2013
Remedial Investigation Started	05/09/2014
Remedy Selected	~~Nov~~ Estimated September 2020
Remedial Action Started	Not Yet Achieved
Construction Completed	Not Yet Achieved
Deleted from National Priorities List	Not Yet Achieved
Most Recent Five-Year Review	Not Yet Achieved
Site Ready for Reuse and Redevelopment	Not Yet Achieved

Cleanup Schedule by Operable Unit

During cleanup, a site can be divided into a number of distinct areas depending on its complexity. These areas, called operable units (OUs), may address geographic areas, specific problems, or areas where a specific action is required. Examples of typical operable units include construction of a groundwater pump and treatment system or construction of a cap over a landfill.

Select an operable unit. After making a selection, press go to filter the table by operable unit.
[dropdown menu by OU]

Search: [by column]

Milestone	Start Date	Completion Date
OU 00 - SITEWIDE		
Removal (EPA Performed)	12/10/1999	03/02/2000
Removal (EPA Performed)	11/11/2009	11/13/2009
Removal (EPA Performed)	10/17/2011	08/22/2014
Removal (EPA Performed)	09/11/2017	12/20/2017
Removal (EPA Performed)	05/08/2018	07/27/2018
OU 01 - ENTIRE SITE		
Administrative Order of Consent (EPA Performed)		05/09/2014
Combined Remedial Investigation/Feasibility Study (PRP Performed, EPA Oversight)	05/09/2014	~~Estimated Sep - Nov~~ July 2020
Record of Decision		Estimated September ~~- Nov~~ 2020
Remedial Design	Estimated Jul - Sep 2021	

Showing 1 to 9 of 9 entries
NOTE: Dates and estimated dates will not display for all milestones. Estimated dates only display for milestones planned within the next three fiscal years. Estimated dates and start dates will not display for the following enforcement milestones: Administrative Order of Consent, Consent Decree and Unilateral Administrative Order. Start dates will not display for the following document milestones: Five-Year Review, Record of Decision, Record of Decision Amendment, Explanation of Significant Differences and Partial NPL Deletion.
DISCLAIMER: The data on this page are derived from the Superfund Enterprise Management System and are solely for informational purposes. The data cannot be relied upon to create any substantive or procedural rights or requirements enforceable by any party in litigation with any member of the public, states, tribes, the United States or any federal agency. EPA reserves the right to change these data at any time without public notice.

Health & Environment
On this page:

- What Are the Risks at the Site?
- Contaminant Information
- Performance Measures

What Are the Risks at the Site?
Following the RI, EPA determined that the soil and groundwater at Riverside were contaminated at levels that may cause potential risk to human health and the ecosystem either under current, foreseeable future, and hypothetical future land use scenarios in the absence of additional controls or remedial actions. Soil and groundwater contamination may also present unacceptable risk to future

indoor workers from vapor intrusion into future buildings that may be constructed at Riverside. Relative to NJDEP's non-residential soil standards, EPA identified the following chemicals of potential concern (COPCs) in soil: metals (arsenic, copper, and lead), polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). Relative to NJDEP's groundwater standards, EPA also identified the following COPCs in groundwater: metals (arsenic, lead, and selenium), VOCs, and SVOCs. Surface soils also contained elevated concentrations of VOCs, SVOCs, PCBs, metals, and dioxins that could pose unacceptable risks to wildlife. ~~The immediate cleanup actions have reduced some of the risks associated with the site. The RI/FS will determine what additional work needs to occur to reduce or eliminate the remaining risks~~

Contaminant List

~~No Contaminants data available for the site.~~

Preliminary Remedial Goals (PRGs) established for the site-related soil contaminants of concern (COCs) are identified in Table 1.

Table 1: Site PRGs for Soil

Soil COC	PRG (milligrams/kilogram, (mg/kg))
Lead	800
Copper	526
Naphthalene (Vapor Intrusion)*	0.62
Naphthalene (Soil)*	17
Trichloroethylene	0.02
Total Xylenes	6.5
Arsenic	19
Total PCBs	1
Benzene	5
Benzo(a)anthracene	17
Benzo(a)pyrene	2
Benzo(b)fluoranthene	17
Dibenz(a,h)anthracene	2
Vinyl chloride	2

*Naphthalene has two PRGs, one to address vapor intrusion and another to address soils. Where these two PRGs overlap in the remedial footprint the more conservative value will be used.

For the Site, NJDEP Groundwater Quality Standards (GWQS) are equal to, or more stringent than the maximum contaminant loads (MCLs) and have been selected as the PRGs for site-related COCs in groundwater (Table 2).

Table 2: Site PRGs for Groundwater	
Groundwater COCs	**PRG (micrograms/liter (ug/L))**
Lead	5
Acetone	6,000
Benzene	1
Ethylbenzene	700
Methylene chloride	3
Tetrachloroethylene	1
Toluene	600
Trichloroethylene	1
Vinyl chloride	1
Total Xylene	1,000
Cresol, p-	50
Benzo(a)anthracene	0.1
Benzo[b]fluoranthene	0.2
Bis(2-ethylhexyl)phthalate	3
Dioxane, 1,4-	0.4
Indeno(1,2,3-cd)pyrene	0.2
Methylnaphthalene, 2-	30
PRGs were not assigned for 1,1,2-Trichloroethane and Benzo[a]pyrene in groundwater. The presence of these contaminants in groundwater will be confirmed during the remedial design. As required, a site-related PRG will be assigned if the contaminant is verified to be associated with the underground storage tanks and non-aqueous phase liquid (NAPL)-impacted soils.	

Performance Measures

EPA uses performance measures to track environmental results at Superfund sites. If you have any questions or concerns about the measures at this site, please contact the site team members listed under Site Contacts.

Read more about Superfund Remedial Performance Measures.

Performance Measure	Status at this Superfund Site	What does this mean?
Human Exposure Under Control	[HYPERLINK "javascript:window.open(%22%22,%20%22Human%20Exposure%20Status%22,%20%22width=600,%20height=400,%20resizable=1,%20scrollbars=1%22).document.write(%22As%20of%20May%202020,%20there%20is%20insufficient%20information%20to%20determine%20the%20site-wide%20human%20exposure%20status%20at%20the%20Riverside%20Industrial%20Park%20Site.%20%20A%20Remedial%20Investigation/Feasibility%20Study%20(RI/FS)%20is%20currently%20being%20conducted%20to%20determine%20the%20nature%20and%20extent%20of%20contamination.%20Sampling%20of%20the%20wastes,%20soil%20and%20groundwater%20indicates%20the%20presence%20of%20numerous%20contaminants%20including%20polychlorinated%20biphenyls%20(PCBs),%20metals,%20volatile%20organic%20compounds%20(VOCs)%20and%20semi-volatile%20organic%20compounds%20(SVOCs).%20Once%20the%20RI%20is%20completed,%20a%20risk%20assessment%20will%20be%20prepared%20to%20determine%20the%20potential%20impact%20to%20human%20health%20and%20the%20environment.In%20addition,%20EPA%20currently%20ensures%20community%20participation%20throughout%20the%20remedial%20process%20by%20meeting%20with%20residents%20and%20affected%20stakeholders,%20issuing%20public%20notices%20and%20updating%20fact%20sheets%20which%20are%20available%20on%20the%20web.%20%20Additionally,%20an%20EPA%20Community%20Involvement%20Coordinator%20is%20assigned%20to%20the%20site%20and%20can%20address%20specific%20community%20concerns%20as%20they%20arise.%22);" \o "Insufficient data to determine human exposure control status"]-No	**Yes** means assessments indicate that across the entire site: 1.

Performance Measure	Status at this Superfund Site	What does this mean?
		2.

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?
		No means an unsafe level of contamination has been detected at the site and a reasonable expectation exists that people could be exposed. **Insufficient data**

Performance Measure	Status at this Superfund Site	What does this mean?
		means that, due to uncertainty regarding exposures, one cannot draw conclusions as to whether human exposures are controlled, typically because: 1.

Performance Measure	Status at this Superfund Site	What does this mean?
		2.

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?
Groundwater Migra	No~~Insufficient Data~~	**Yes** means EPA reviewed all information

Performance Measure	Status at this Superfund Site	What does this mean?
tion Under Control		n on known and reasonably expected groundwater contamination. EPA concluded the migration of contaminated groundwater is stabilized and there is no unacceptable discharge to surface

Performance Measure	Status at this Superfund Site	What does this mean?
		water. EPA will conduct monitoring to confirm that affected groundwater remains in the original area of contamination. **No** means EPA has reviewed all information on known and

Performance Measure	Status at this Superfund Site	What does this mean?
		reasonably expected groundwater contamination, and the migration of contaminated groundwater is not stabilized. **Insufficient data** means that due to uncertainty regarding contaminated

Performance Measure	Status at this Superfund Site	What does this mean?
		groundwater migration, EPA cannot draw conclusions as to whether the migration of contaminated groundwater is stabilized.
Construction Complete	No	**Yes** means the physical construction of the clean up is

Performance Measure	Status at this Superfund Site	What does this mean?
		complete for the **entire site**. **No** means either physical construction is not complete or actions are still needed to address contamination.
Sitewide Re	No	**Yes** means:

Performance Measure	Status at this Superfund Site	What does this mean?
ady for Anticipated Use		1.

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?
		2.

Performance Measure	Status at this Superfund Site	What does this mean?

Performance Measure	Status at this Superfund Site	What does this mean?
		3.

Performance Measure	Status at this Superfund Site	What does this mean?
		No means that one or more of these

Performance Measure	Status at this Superfund Site	What does this mean?
		three criteria have **not** been met. However, a site listed as **no** may still have redevelopment occurring on portions of the site and may be eligible for additional redevelopment.

Stay Updated, Get Involved

On this page:

- Announcements and Key Topics

Announcements and Key Topics

To View the Community Update Fact Sheet for June 2017: click here and to view the current Fact Sheet from July 2020: click here.

EPA has released its Proposed Plan for the Riverside Industrial Park Superfund Site, explaining EPA's preferred alternative for the cleanup at Riverside. EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy. The community is encouraged to review the Proposed Plan and submit comments.

Redevelopment

On this page:

- About the Superfund Redevelopment Initiative
- Economic Activity at the Site

About the Superfund Redevelopment Initiative

This nationally coordinated effort provides EPA and its partners with a process to return Superfund sites to productive use. Learn more at Superfund Redevelopment Initiative.

Economic Activity at the Site

As of December 2019, EPA had data on 10 on-site businesses. These businesses employed 80 people and generated an estimated $37,352,000 in annual sales revenue. View additional information about redevelopment economics at Superfund sites.

Site Documents & Data

On this page:

- Reports and Documents
- Administrative Records
- Site Data
- Public Information Repositories

Reports and Documents

Note: Large collections may take longer to load.

SPP Public Available Documents (1 documents)

SPP Technical Reports and Studies (1 documents)

Administrative Records

Note: Large collections may take longer to load.

FY2011 REMOVAL AR Update (7 documents)

FY2018 REMOVAL AR RV5 (5 documents)

Site Data

Other Site Name:

In addition to RIVERSIDE INDUSTRIAL PARK, this site has also been referred to as:
RIVERSIDE AVENUE SITE

National Priorities List Status: Final
The National Priorities List is intended primarily to guide EPA in determining which sites warrant further investigation. Learn more about the NPL.
City and State: NEWARK, NJ
County: ESSEX
Congressional District: 08
EPA ID: NJSFN0204232

Public Information Repositories
EPA provides space for the public to view records related to Superfund work at the site.
All documents and reports can be reviewed in person at the following ~~locations~~location:
~~Newark Public Library, New Jersey Reference Section, 5 Washington Street, Newark, New Jersey 07101, Phone: (973) 733-7784, Hours: Mon., Fri., Sat.: 9 a.m. – 5:15 p.m., Tues., Wed., Thurs.: 9 a.m. – 8:15 p.m.~~
U.S. EPA, Region 2, ~~Superfund Records Center,~~ 290 Broadway, 18th Floor, New York, NY 10007-1866, Phone: (212) 637-4308, Hours: Mon. – Fri.: 9 a.m. – 5 p.m.

Site Contacts
Do you still have questions about the site? If so, reach out to us.
Community Involvement Coordinator:
Shereen Kandil
(212) 637-4333
Remedial Project Manager:
Josh Smeraldi
(212) 637-4302