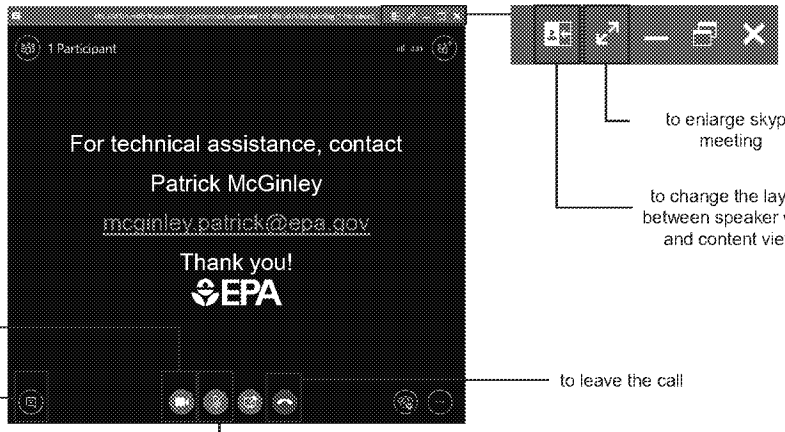
Skype Meeting Controls



to enlarge skype meeting

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to turn on and off your video

to ask question and share comments

please include your name and affiliation before question/comments! Ex: Jane Doe, resident, Where is the Riverside site located?

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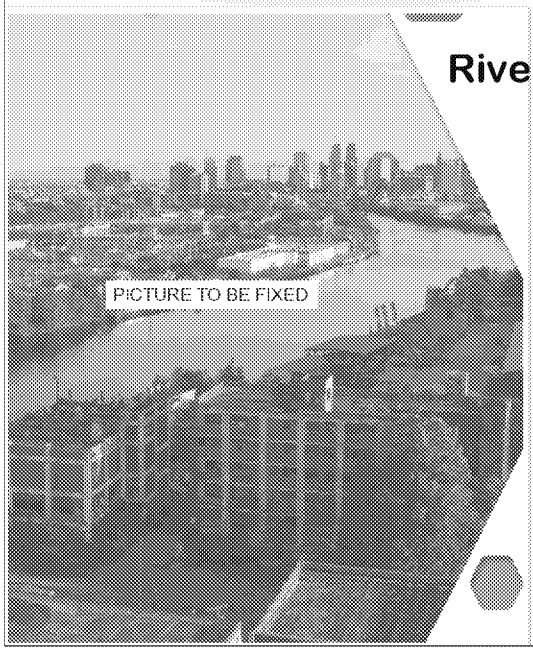

Riverside Industrial Park Superfund Site

Proposed Plan
Virtual Public Meeting

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

Agenda

Introductions . . . . . .Shereen Kandil

Presentation. . . . . Josh Smeraldi

Questions and Comments . . . . . EPA Team

Closing Comments . . . . . .Shereen Kandil

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.

Meet Our Team

Agenda

Introductions . . . . . .Shereen Kandil

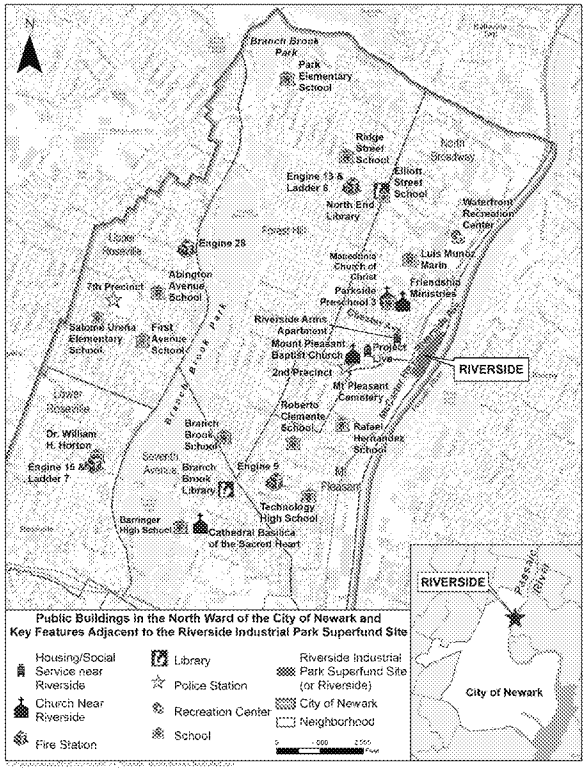
Presentation. . . . . Josh Smeraldi

Questions and Comments . . . . . EPA Team

Closing Comments . . . . . Shereen Kandil

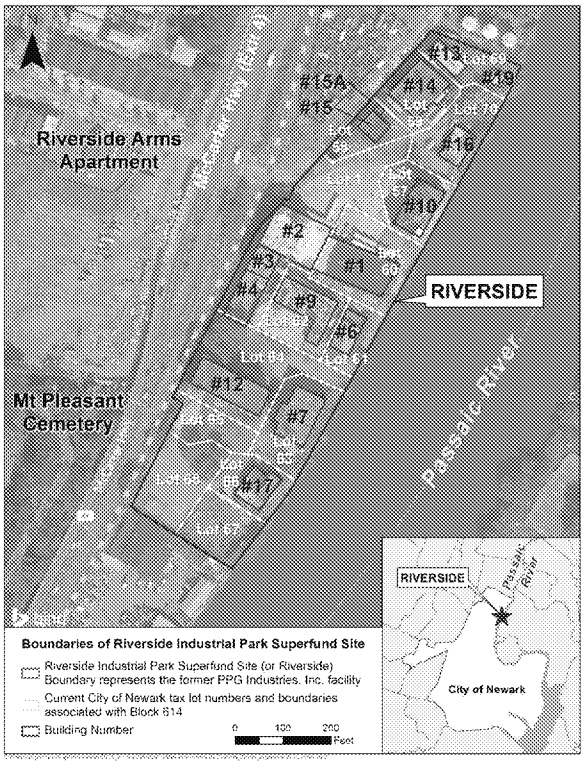
Location of Riverside Industrial Park in Your Community

- ❑ 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

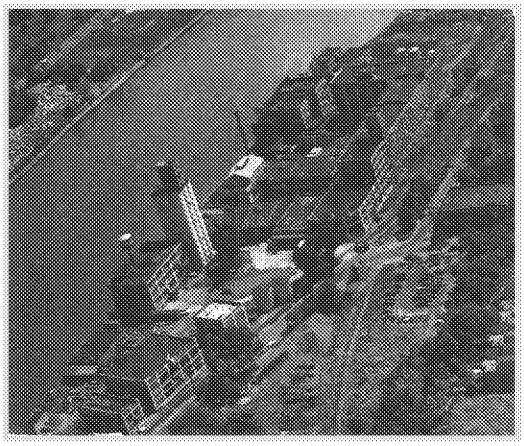


Map of Riverside Industrial Park

- Blue lines outline the buildings; white lines outline the tax lots
- 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



Timeline of Riverside Industrial Park



Patton Paint Company, circa 1955

- 1903 Patton Paint Company constructed its plant at the Site and began operations
  - 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 Site

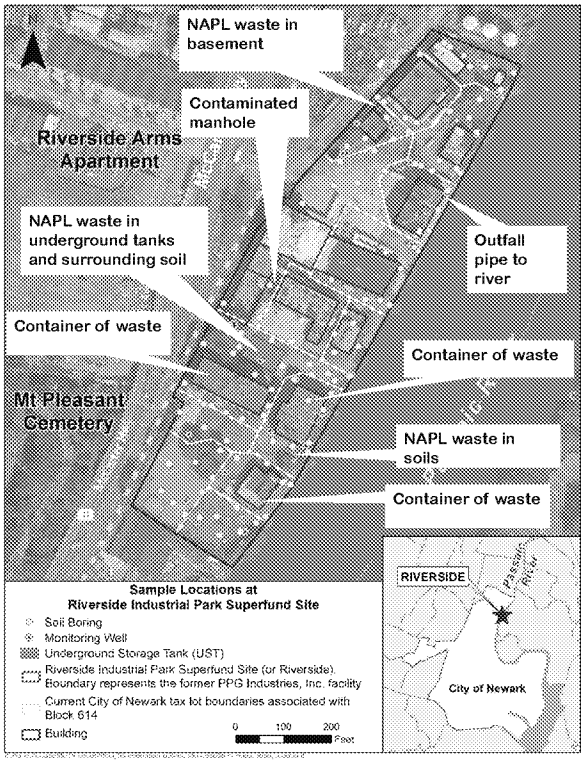
Following PPG, Various Companies Operated at Site from 1971 to 2020 – Some Continue to Operate

- 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 2013. In 2014, EPA reached agreement with PPG to conduct study.

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

Non-aqueous phase liquid or **NAPL** are liquid contaminants that do not easily mix with water and remain in a separate phase in the subsurface



The Risk Assessments Concluded:

- Human health
  - For current use, soils pose unacceptable risk to outdoor workers, construction workers, trespassers, or child visitors due to lead in soils
  - For future use, soils pose unacceptable risk to constructions workers, utility workers, outdoor workers, indoor worker, trespassers, and child visitors due to metals and volatile organic compounds (VOCs).
  - Indoor air poses a *potential* unacceptable risk to indoor workers due to VOCs (there is no unacceptable risk to currently occupied buildings).
  - Groundwater poses unacceptable risk due to metals, VOCs and semi-volatile organic compounds (SVOCs). However, the groundwater is not a source of drinking water.
- Ecological
  - Found unacceptable risk to terrestrial or land-based species due to exposure to contaminated soil.

The Remedial Investigation Study Concluded:

- Soils were also contaminated at levels that exceeded EPA's acceptable range and 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 contains 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: Benzo[a]pyrene)

Ground water

Metals

Volatile Organic Compounds
(example: acetone)

Semi-Volatile Organic Compounds
(example: Benzo[a]pyrene)

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

- Waste
  - Secure or remove waste
  - Prevent an uncontrolled release
  - Minimize exposure to waste material and light non-aqueous phase liquid (LNAPL)
- Sewer Water
  - Prevent exposure to contaminants in sewer water
  - Minimize contaminant concentrations
  - Prevent discharge of sewer water to surface water
- Soil Gas
  - Minimize contaminants in soil gas that may migrate to indoor air
  - 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
  - Minimize discharge of contaminated groundwater 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 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 of various containers, underground storage tanks (including content in tanks and surrounding soil), and liquid waste (LNAPL) in basement of Building 15

Ex. 5 Deliberative Process (DP)

Sewer Water Alternatives that EPA Considered

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

Ex. 5 Deliberative Process (DP)

Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

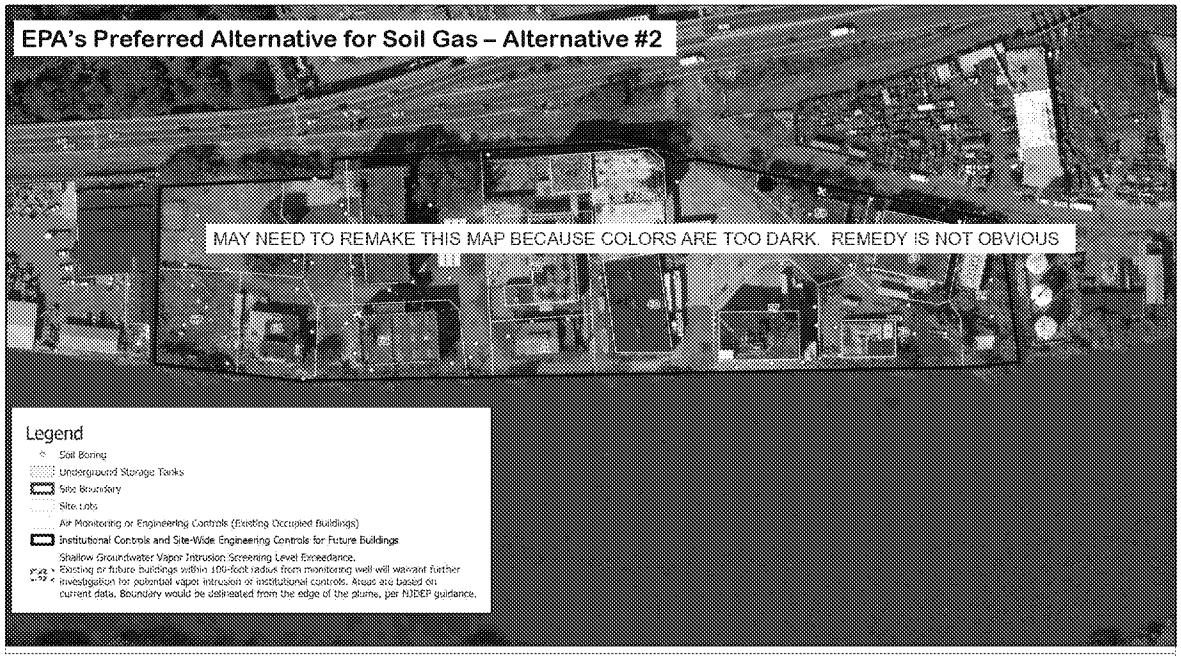
- Deed notices to restrict use
- Air monitoring in existing occupied buildings
- Future buildings would be constructed with controls
- Continue investigation on vapor intrusion

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 Deliberative Process (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)

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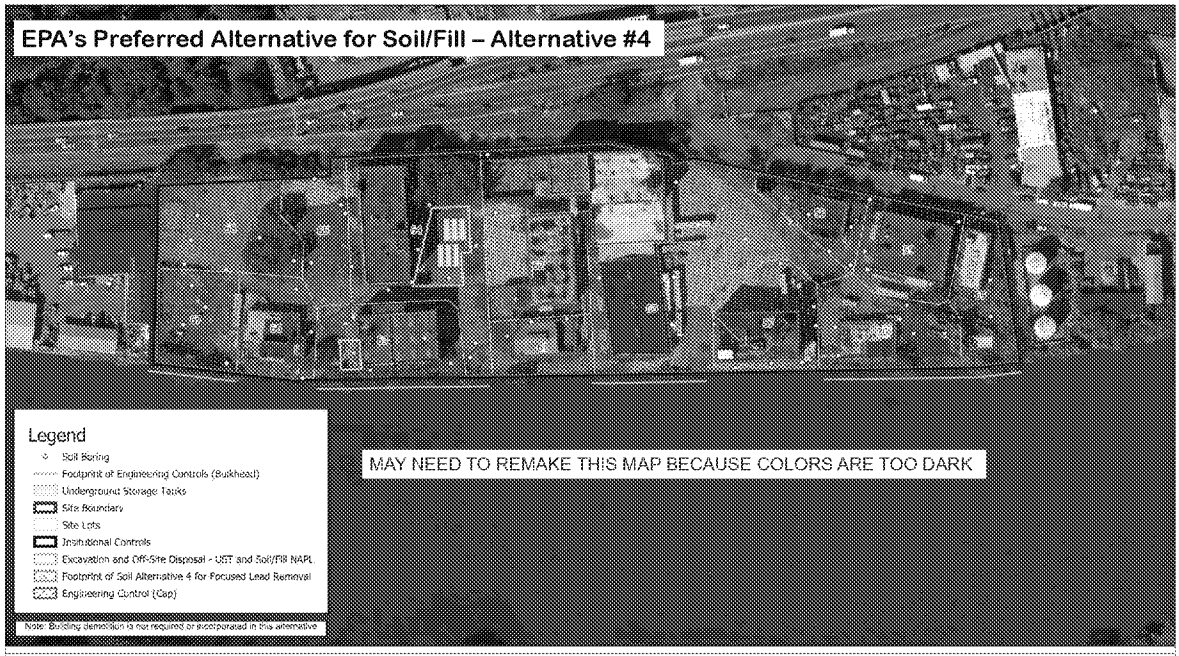
Special Reference
Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

Soil/Fill Alternatives that EPA Considered

Alternative 1	Alternative 3	Alternative 4	Alternative 5
• No action taken • Required by EPA for comparison • *Note: Alternative 2 was screened out*	• Deed notices to restrict land use • Fencing to prevent trespassing • Removal of LNAPL in soil • Site-wide 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 Deliberative Process (DP)


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

JOB NO.: 0213020
DATE: June, 2020
Linch = 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

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 groundwater map for public

Summary of EPA's Preferred Alternative

- Waste Alternative 2: includes removal and disposal of underground storage tanks, LNAPL, 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	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

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Questions and Comments

Please keep your lines muted

Chat box ⟶ Phone lines

- To unmute phone use (*6)
- To unmute computer mic please follow the skype control shown on next slide

Categorically (elected officials, residents, businesses, general public) and in alphabetical order (A-G, H-N, O-T, U-Z). *For example: residents with last names A-G*

Before your question/comments, please state your name and affiliation followed by your question or comment. *For example: "Jane Doe, resident: Where is the Riverside site located?"*

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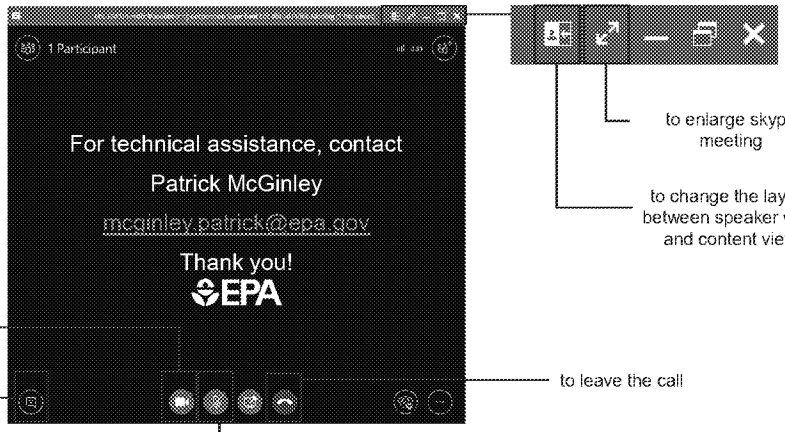

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Public comment period on Proposed Plan ends August 21, 2020

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All information related to the Riverside Industrial Park Superfund site can be found electronically at:
www.epa.gov/superfund/riverside-industrial

or by contacting Shereen Kandil

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Thank you!