

Universal Oil Products

Proposed Plan Fact Sheet | December 2018

The U.S. Environmental Protection Agency (EPA) is seeking public comment on a Proposed Plan to remove contaminated sediment from the waterways at the Universal Oil Products Superfund Site (UOP) located in East Rutherford, New Jersey. The Proposed Plan describes remedial alternatives for a proposed interim action to prevent the movement of contaminated sediment into the surrounding marshes and downstream waterways. EPA expects that the proposed interim action will be adequately protective of people's health and the environment until a final Record of Decision is issued for UOP.

Site Description

UOP is located near the intersection of Route 17 and Paterson Plank Road in the Borough of East Rutherford, Bergen County, New Jersey (refer to site map on Page 3). UOP consists of approximately 75 acres of upland property and marshes. Highways and light industrial and commercial properties surround UOP. EPA divided UOP into two distinct areas to assist with site management. These areas are referred to as Operable Units:

- **Operable Unit 01 (OU1)** consists of upland soil and shallow groundwater
- **Operable Unit 02 (OU2)** consists of the former lagoon area, low-lying marshes, and waterway channels located on the east and west side of Murray Hill Parkway between OU1 and Berry's Creek

This Proposed Plan focuses on the waterway sediment that is located on the west side of Murray Hill Parkway, in Ackermans Creek, its tributaries, the Ackermans South Area, and the former lagoon area. This area is known as the "UOP Project Area."

Coordination with BCSA

UOP is geographically located within the watershed that forms the Berry's Creek Study Area (BCSA), which is part of the Ventron/Velsicol Superfund Site. EPA anticipates that the UOP interim action will be coordinated with the BCSA interim action. The Potentially Responsible Party (PRP) for UOP will be responsible for interim actions in areas west of Murray Hill Parkway. The BCSA PRP Group will be responsible for interim actions east of Murray Hill Parkway and along Berry's Creek (refer to site map on Page 3), pursuant to the Record of Decision issued by EPA on September 25, 2018 for the Ventron/Velsicol Superfund Site.

SITE HISTORY

The upland portion of UOP is the former location of the Union Ink Company facility and the former Trubeck Laboratories, Inc. (Trubeck) facility, which operated from **1930 through 1979**. Trubeck was a chemical manufacturing and solvent recovery facility. Beginning in **1956**, Trubeck constructed and operated a wastewater treatment plant and two wastewater holding lagoons, which were located in the current OU2 marsh area. During Trubeck's operations, seepage from the wastewater lagoons and routine handling of products and wastes resulted in the release of various hazardous substances to upland soils, groundwater, tidal marshes, and waterways of Ackermans Creek. Universal Oil Products Company purchased the facility from Trubeck in **1963** and became the owner-operator. Between **1975 and 1979**, the Signal Companies, Inc. acquired UOP, Inc. In **1985**, The Signal Companies merged with Allied Corporation, becoming Allied Signal, Inc. Following a merger and a series of name changes, Honeywell International became the property owner in **2002**.

Honeywell began a remedial investigation to examine the nature and extent of contamination in the waterways and marshes in **2005**. Two actions were undertaken in the marshes in **2005 and 2007** to accommodate the construction and placement of the New Jersey Transit rail line and right-of-way to connect the Pascack Valley rail line with the Meadowlands Sports Complex. Contaminated soil and sediment in the rail line construction areas were excavated and disposed off-site. While a portion of the UOP property was transferred to the New Jersey Sports and Exposition Authority, responsibility for site cleanup remains with Honeywell. In **2013**, EPA removed heavily-contaminated sediment that was encountered in the former wastewater lagoons and adjacent areas. All necessary investigations were completed in **2018**.

Basis for Action

The risk assessments showed an unacceptable risk to people's health and the environment posed by PCBs in the waterway sediment. Based on these findings, EPA evaluated several options for addressing the contaminated waterway sediment. The objectives of the Proposed Plan are to reduce exposure of people and wildlife to contaminated waterway sediment and to reduce resuspension and transport of contaminated sediment to adjacent marshes and downstream areas through source control.

Comparison of Alternatives

EPA uses nine criteria to evaluate remedial alternatives (refer to chart on the right). EPA is inviting public comment to help evaluate the ninth criterion, which is community acceptance. The four alternatives considered by EPA are described in the table below. Other than No Action (Alternative 1), common elements among the remedial alternatives are: implementation of the BCSA interim action on the east side of Murray Hill Parkway, implementation of a post-construction monitoring program, continuation of the New Jersey fish consumption advisories, and maintenance of the backfill in the waterway. Another common element will be the implementation of a groundwater monitoring program to assess whether shallow contaminated groundwater is discharging to the waterways, and impacting the benthic invertebrate community. The active alternatives include bank-to-bank excavation, so the only significant difference between the alternatives is the depth of excavation.

Nine Criteria for Remedial Alternatives Evaluation

1	Overall Protection of Human Health and the Environment
2	Compliance with Applicable or Relevant and Appropriate Requirements
3	Long-term Effectiveness and Permanence
4	Reduction of Toxicity, Mobility, or Volume of Contaminants through Treatment
5	Short-term Effectiveness
6	Implementability
7	Cost
8	State Acceptance
9	Community Acceptance

	Description	Volume of Sediment Removal and Backfill (Ea.)	Estimated Present Value	Estimated Construction Time
Alternative 1	No Action provides a baseline for comparison to other alternatives. Alternative 1 does not include any remedial actions within the waterways, monitoring, or institutional controls.	None	-	-
Alternative 2	The removal of 1 foot of waterway sediment and placement of backfill to the existing surface sediment elevation would reduce human and ecological exposure pathways and mitigate the potential for contaminated surface sediment resuspension and transport.	12,200 cubic yards	\$14.6 million	8.5 months
Alternative 3	The removal of 2 feet of waterway sediment (where most of the contaminated sediment is located) and placement of backfill to the existing surface sediment elevation is the same general approach as Alternative 2, but would remove a greater amount of sediment from the waterway.	16,300 cubic yards	\$18.2 million	11.5 months
Alternative 4	The removal of all waterway sediment to the native clay layer (approximately 3 feet) and placement of backfill to the existing surface sediment elevation would eliminate the source of contamination to the marshes, as well as remove the human and ecological exposure pathways.	19,600 cubic yards	\$21.6 million	14 months

Details of EPA's Preferred Alternative

EPA's Preferred Alternative for the UOP Project Area is Alternative 3 (removal of 2 feet of waterway sediment and backfill to existing sediment surface elevation). The footprint of the interim action will include Ackermans Creek, its tributaries, the Ackermans South Area, and the area of the previous excavation. The estimated cost of the Preferred Alternative is \$18.2 million for removing approximately 16,300 cubic yards of sediment. EPA does not prefer complete removal of the contaminated sediment because it would not reduce the risk substantially more than the 2-foot excavation and backfill alternative.

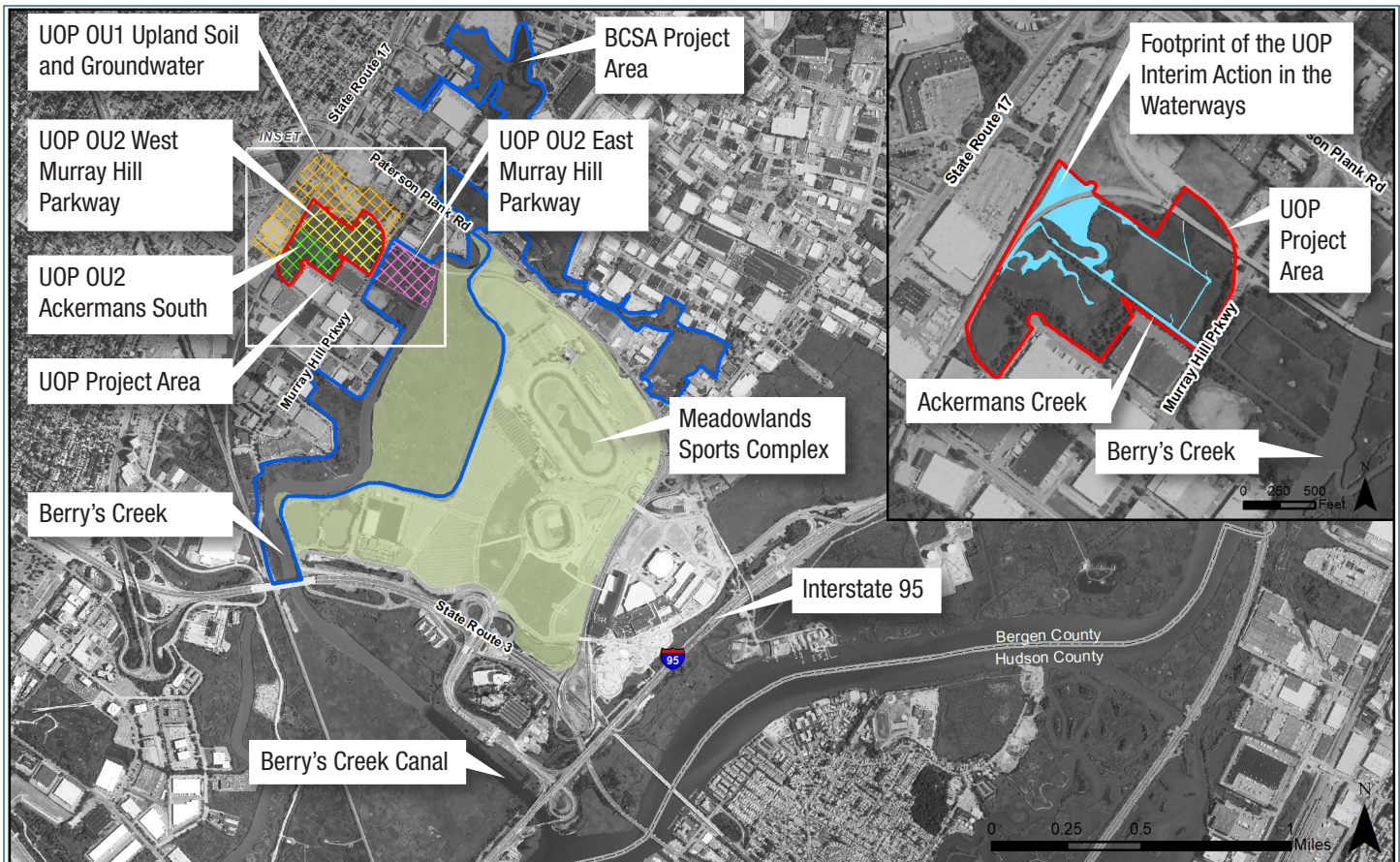
Since the Proposed Plan proposes an interim source control remedial action, additional evaluations will be necessary for EPA to decide on a final waterway sediment remedy.

EPA, in consultation with the State of New Jersey, will evaluate further actions to address tidal marshes and discharging groundwater, if required.

EPA's Preferred Alternative includes:

- 1 Bank-to-bank removal and off-site disposal of 2 feet of waterway sediment and subsequent placement of backfill to the existing sediment surface elevation.
- 2 Dewatering, treatment, transportation, and off-site disposal of approximately 16,300 cubic yards of sediment removed from the waterways.
- 3 Groundwater monitoring during the remedial design to assess whether contaminated shallow groundwater is discharging to the waterways. If the presence of volatile organic compounds in the groundwater discharge presents an unacceptable risk to the benthic community in UOP OU2, an appropriate response will be selected in the future.
- 4 Institutional controls, such as the existing New Jersey fish consumption advisories.
- 5 Maintenance of backfill in the waterway.
- 6 A post-construction performance monitoring program to monitor the success of the proposed interim source control remedial action in the surrounding ecosystem and the adjacent marshes and waterways that are hydrologically connected to the UOP Project Area.

Figure 1 Site Map of UOP Project Area and BCSA Project Area



Public Comment

EPA relies on public input to ensure the concerns of the community are considered in selecting an effective remedy for each Superfund site. The public comment period is open from **December 3, 2018 to January 23, 2019**. The administrative record and Information Repositories, which include the Remedial Investigation, Risk Assessment, and Feasibility Study Reports, are located at the East Rutherford Memorial Library, Wood-Ridge Memorial Library, and EPA's Records Center.

EPA will hold a public meeting at 6:30 p.m. on **Wednesday, January 9, 2019** at:

Hasbrouck Heights Free Public Library
320 Boulevard
Hasbrouck Heights, NJ 07604

Representatives from EPA will present the details of the Proposed Plan at a public meeting and answer any questions the public may have regarding the preferred interim remedy. **The meeting will include an informal poster session beginning at 6:30 p.m. at the Hasbrouck Heights Library. A formal presentation and question/answer session will follow from 7:00 until approximately 8:30 p.m.** During this time, a court stenographer will record the presentations and public comments.

After EPA has received comments and questions during the public comment period, EPA will summarize the comments and provide responses in the Responsiveness Summary. The Record of Decision for this phase of work will be published by EPA to select the interim action for the UOP Project Area and provide the rationale for EPA's selection.

View Proposed Plan and Supporting Materials

EPA encourages the public to review the Proposed Plan, supporting documents, and the administrative record, which are available at the Information Repositories listed below or on EPA's website for UOP:

<https://www.epa.gov/superfund/universal-oil>

Additional information on BCSA is available online at:

www.epa.gov/superfund/ventron-velsicol

Information Repositories:

Wood-Ridge Memorial Library

231 Hackensack Street
Wood-Ridge, NJ 07075

East Rutherford Memorial Library

143 Boiling Springs Ave
East Rutherford, NJ 07073

EPA Records Center

290 Broadway - 18th floor
New York, NY 10007

How to Submit Formal Comments

Comments submitted during this period will be part of EPA's official administrative record for the remedy. EPA encourages public participation.

Submit comments via mail or email by January 23, 2019 to:

Eugenia Naranjo

Remedial Project Manager
290 Broadway - 19th floor
New York, NY 10007
PH: 212-637-3956
naranjo.eugenia@epa.gov

If you have any questions or would like additional information regarding the site, please contact one of the project contacts listed below:

Keep in touch with the project online:

EPA UOP website:

<https://www.epa.gov/superfund/universal-oil>

Follow EPA Region 2 on  Twitter at: <http://twitter.com/eparegion2>

and  Facebook at: <http://facebook.com/eparegion2>

Project Contacts

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](https://www.epa.gov/superfund/superfund-task-force)