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IN RE: EPA SUPERFUND PROGRAM: BORIT
ASBESTOS, AMBLER, PA

EPA PUBLIC MEETING

* * * * *

BEFORE: Gina Soscia, Community
Involvement Coordinator
Claire Baldwin, Facilitator
Jill Lowe, EPA Remedial Project
Manager

HEARING: Friday, January 10, 2017
6:15 p.m.

LOCATION: Ambler Borough Hall
Gymnasium
131 Rosemary Avenue
Ambler, PA 19002

Reporter: Stacey Jacovinich

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WITNESSES: Frank DeRuosi, Donna
Reinhart, Ron Chamrin,
Susan Curry, Mary Aversa,
Beth Pilling, Stephen
Maroldo, Jennifer Zega, Sal
Boccuti, Fred Conner,
Sharon Vargas

A P P E A R A N C E S

ALSO PRESENT:

CARRIE DEITZEL

BOB ADAMS

ED CURTIS

Ambler Borough Council Members

FRED CONNER

MAYOR JEANNE SORG

DR. HORACE STRAND

EDUARDO ROVIRA

LUCINDA PYPE

ADRIENNE DONAGHUE , CDM SMITH

DAWN IOVEN, TOXICOLOGIST

COLIN WADE

TIM CHERRY

RAGESH PATEL

Pennsylvania Department of
Environmental Protection (PADEP)

A P P E A R A N C E S (c o n t .)

L O R A W E R N E R

A G E N C Y F O R T O X I C S U B S T A N C E S A N D
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NONE OFFERED

P R O C E E D I N G S

MS. SOSCIA:

Thank you for being here. We recognize this is a difficult hour of the day. Many of you are coming straight from work. So thank you so much for taking the time out of your day to be here tonight, and for taking such an active interest in your community.

For those of you who don't know me, my name is Gina Soscia, I'm Community Involvement Coordinator for the Environmental Protection Agency. And I'm taking over this site from my colleague, Carrie Deitzel, who is sitting right here at the sign in table. Carrie will be retiring next month. So we'd just like to thank Carrie for all the time and dedication she's given to this site. And congratulate her as she approaches retirement. So thank you. Thank you.

So the purpose of

1 tonights meeting is to go over EPAs
2 proposed cleanup plan for the BoRit
3 asbestos Superfund Site.

4 So just give you a little
5 rundown of how the meeting is going to
6 go. This meeting will be
7 professionally facilitated by Claire
8 Baldwin ---

9 MS. BALDWIN:

10 I am the facilitator.

11 MS. SOSCIA:

12 --- of CDM Smith. And
13 then I'll introduce her in just a
14 moment. And after Claire speaks to
15 you, then we're going to hear a
16 presentation from our Remedial Project
17 Manager, Jill Lowe. And then once
18 Jill finishes her presentation, we
19 will open up the floor for comments.

20 Now, tonight's a little
21 special. We do have a stenographer
22 here. So when you make a comment,
23 please offer your name and your
24 comment will be part of the official
25 record for the site. It will actually

1 be part of the record of decision,
2 which is the next step for the site.
3 And Jill will go into detail as to the
4 record of decision document.

5 And to let you know, if
6 you do not offer a comment verbally
7 tonight, there is still many ways to
8 submit comments. We did extend the
9 comment period until March 3rd. So
10 you may submit comments until March
11 3rd. And we're accepting comments via
12 mail or e-mail. There's information
13 right here on the poster as to how to
14 go about submitting comments. And
15 Jill will provide you more information
16 in our presentation today.

17 I'd like to say that
18 we're all really happy to be at this
19 point. It's been a long road. We've
20 been working on this site for ten
21 years. And there's a lot of people
22 that have been working right along
23 side of us. We have many state,
24 local, nonprofit and community
25 partners that have been working along

1 side of us this whole time.

2 And I won't go into
3 detail as to all their names. We do
4 have a list of all of our partners
5 here on the sign in table. But I did
6 want to recognize some people tonight.
7 I'd like to recognize the BoRit
8 Community Advisory Group, all the past
9 and present members that ventured here
10 tonight. And at this point, I'd like
11 to introduce Cochair of the CAG, as we
12 call it, Bob Adams.

13 MR. ADAMS:

14 Hi everybody. I'd like
15 to once again thank Carrie Deitzel for
16 all the work she's put in, and the
17 views she's taken and all that. We
18 really do appreciate all the help that
19 she's given us.

20 I just want to tell you
21 a little bit about CAG. I don't know
22 how much most of you know about what
23 has been going on, but this all
24 started about ten years ago --- not
25 quite ten years ago. And the EPA

1 formed the Community Advisory Group.
2 That's their --- part of their process
3 to make sure that the community has
4 good input into the whole Superfund
5 process, and to make sure that their
6 needs are heard, at least.

7 So we have members from
8 business communities, various --- the
9 business community, all of --- you
10 know, Ambler --- various Ambler
11 community groups, West Ambler Civic
12 Association, West Ambler American
13 Legion, Mercer Hill, Upper Dublin,
14 Whitpain. They're all listed on that
15 poster over there, if you really want
16 to look at them.

17 So there's a big group of
18 members who, you know, really
19 committed a lot of time to this
20 process. As I said, it's been ten
21 years since we were in charge of them.
22 We educated ourselves. We had people
23 come in and speak to us on these
24 issues. And we've had health experts
25 to address, you know, specific issues

1 as they came up. And the EPA was
2 really helpful with that.

3 They have a program
4 called TASC, which provides experts to
5 advise us on the matter that we
6 request to be advised on. And
they

7 pay for them. I think that's kind of
8 a conflict. But they organized us,
9 too. And we're certainly not in their
10 pocket and so ---. In fact, I don't
11 see it that way.

12 We debated the issues.
13 We still don't all agree on most of
14 --- a lot of things. But we really,
15 over the years managed to stick
16 together as a group and provide a lot
17 of input to the EPA, as they went
18 through, not only the Superfund
19 process ---. But there's a parallel
20 process called removal process,
21 which is what you've been seeing for
22 the last ten years. They've been
23 making the site safe on the
24 short-term, while the Superfund
25 investigation --- the EPA is working

1 on that took place. So that was the
2 removal process.

3 But the Superfund
4 process is called the remedial
5 process. So it's just technical words
6 that they use, don't necessarily
7 reflect what's going on.

8 All right. We have a
9 website that you can --- when you go
10 home, you can look up anything you
11 want that's happened during this
12 process. We have all the documents
13 that have been sent to us, that we've
14 created, that others have written.
15 They're all available on that website.
16 And that's boritcag.org, all one word.

17 We'll be meeting on
18 January 18 as a group, and having a
19 special meeting to discuss this
20 proposal and try to decide what our
21 response will be. And then we'll meet
22 again on February 1st at our regular
23 meeting time at Upper Dublin, one of
24 the big rooms at the Upper Dublin
25 Township Building.

1 I think you know. But
2 if you want to respond about this
3 project, if you have comments you want
4 to the make, they've got to be in by
5 March 3rd. So bear that in mind. And
6 thank you all for coming out.

7 How about if all the CAG
8 members just stand up, please.

9 MS. SOSCIA:

10 They want you to stand
11 up.

12 MR. ADAMS:

13 They really put some
14 time in. And they deserve your
15 applause. Thank you.

16 MS. SOSCIA:

17 Thank you, Bob. And I'd
18 also like to recognize Sharon Vargas,
19 the other Cochair for the CAG. Thank
20 you to all of you for your dedication
21 to the site and to taking time to
22 attend all of our meetings. We do
23 appreciate it.

24 We'd also like to thank
25 Upper Dublin Township for allowing us

1 to use space for these CAG meetings.
2 We'd also like to thank Whitpain
3 Township and Daniel Dowling American
4 Legion Post for allowing us to use
5 your space for many outreach
6 activities that we've conducted for
7 the site, and as well as Ambler
8 Borough for allowing us to use this
9 space this evening.

10 I'd just like to
11 recognize some elected officials that
12 are in the room this evening. From
13 Ambler Borough we have Mayor Jeanne
14 Sorg. And I apologize in advance, if
15 I'm mispronouncing anybody's name.
16 Some Ambler Borough Council Members,
17 Sal Pasceri, Ed Curtis, Frank DeRuosi,
18 and Nancy Deininger, as well as the
19 Borough Manager Mary Aversa. So thank
20 you all so much for being here with us
21 this evening.

22 And at this point, I
23 will --- one more thing. Sorry. If
24 you would not like to make your
25 comment verbally tonight but still

1 want to offer a comment, we do have
2 some note cards up here with pens and
3 pencils. If you'd like, please come
4 up, grab a card and you can hand your
5 card to one of us. And we'll be sure
6 that your comment is read in a public
7 forum this evening.

8 If you raise your hand,
9 Nancy will come around with a card for
10 you. All right. Thank you very much.
11 And at this point, I'll turn the game
12 over to Claire Baldwin.

13 MS. BALDWIN:

14 Well, welcome everybody.
15 It's great to be here and to see such
16 a good turnout. Process-wise, what
17 we're going to do when we get to the
18 commentary, after Jill has given the
19 presentation, is --- because the
20 stenographer is here --- I'm going to
21 have you guys come here, if you'd like
22 to. If you're not able to, I'll come
23 to you.

24 State your name for the
25 record so we can clearly capture it.

1 And then I'm going to try to keep
2 comments to just about three, four
3 minutes for your comment. And then
4 give EPA a chance to answer, so we get
5 through everybody's comment.

6 So what I would ask is
7 you think about your comments or your
8 questions that you may have. If it's
9 been asked before you, we'll tr
y and
10 go to the next statement. So if you
11 feel that I'm getting a little bit
12 close to you, it's because time is
13 getting a little bit tight. And I
14 want to make sure we get to everybody.
15 And then we can take additional
16 comments, if we'd like to, when we've
17 given everybody a chance to speak.

18 A few safety tips.
19 We've got exits here and there. And
20 here we've got bathroom facilities
21 there. And if you're going up by the
22 poster, there are some trip hazards,
23 we just put them down on the floor.
24 So just be conscientious so you don't
25 catch a heel and have a slip inside

1 the gym, which would be a problem.

2 And on a positive note,
3 when we got here today and set up, the
4 gym was full of --- a ton of really
5 fun, happy children rolling around and
6 running arounddoing theirhomework.
7 So I'm hoping that, you know, positive
8 spirit of working together can come
9 and help us with our comment
and our
10 work together tonight.

11 So with that, I'm going
12 to turn it over to Jill. Jill Lowe is
13 our EPA Project Manager. And she's
14 going to take us through the
15 informational portion of the evening.

16 MS. LOWE:

17 If I turn my mic on,
18 let's see ---. Can everyone hear me?
19 My mic is on? I feel like everybody
20 is so far away. But I'm going to echo
21 what Gina and Claire said---.Thank you
22 so much for coming out. It's great to
23 see so many familiar faces. Puts me
24 at ease.

25 Equally, it's great to

1 see so many new faces, because this is
2 a new phase, the time on it. And I
3 want you to hear our great story that
4 we have for you.

5 So before I go any
6 further though, you met the
7 community involvement team to help me
8 through this process. I'd like to
9 introduce some of my technical team.
10 This was truly a team effort. Without
11 the technical team, the asbestos site
12 and all the different variables, it
13 would be really hard to reach a
14 consensus and to really truly
15 understand what's going on at the
16 site.

17 So my technical team is
18 at the K1 table over there. We have
19 Dawn Ioven. She is the toxicologist.
20 And her major responsibility is human
21 health risk.

22 Bruce Pluta, he is the
23 site biologist. And he does
24 ecological risk. Herminio Concepcion
25 is not here today, he did the

1 groundwater. So he did the risk that
2 the groundwater may pose to the
3 community, and human health and the
4 environment.

5 Greg Voigt, he is the
6 Remedial Project Manager for the other
7 Superfund site in Ambler, the
8 Piles Site. We work together
9 coordinating ideas and technical
10 information. Joe McDowell, he's the
11 Senior Remedial Project Manager. He's
12 Mr. Asbestos, because he's involved in
13 everything having to do with asbestos.
14 I'm not going to say he's old, but
15 he's been involved in the site since
16 he's been a child. And he lives close
17 so it is like he's a member of the
18 community. And he knows most of the
19 people in here very well.

20 So that's our EPA side.
21 But as you've heard, we work with many
22 different people, the community and
23 different agencies.

24 I'd like to introduce
25 Lora Werner. She's with the Agency

1 for Toxic Substances and Disease
2 Registry. ATSDR, we got it. Yeah.
3 She works out of the EPA office and
4 she is primarily focused on public
5 health issues with the site. She's
6 also a member of the CAG.

7 We have Colin Wade, Tim
8 Cherry and Ragesh Patel from
9 Pennsylvania Department of
10 Environmental Protection. We work
11 hand-in-hand with them. It's
12 particularly important in a site like
13 BoRit, because it's being funded with
14 Superfund dollars, which we'll explain
15 a little bit more.

16 But once the
17 construction is complete when we
18 finish up the cleanup project that
19 we're going to do, they're going to
20 take over and be responsible through
21 the Superfund state contract for the
22 operations and maintenance of the site
23 as it moves forward.

24 Also like to introduce
25 Dr. Strand. He's one of our community

1 members that we work with at the site
2 out there. Eduardo Rovira, you all
3 have seen him, I'm sure, out there.
4 He's the gentleman that's out there
5 stabilizing the site with the cap
6 cover.

7 Let's see. Oh, Lucinda
8 Pype, and Adrian Donaghue and CDM
9 Smith. Without them, I don't know
10 where I would be. As the CAG members
11 know, we changed remedial Project
12 Managers. Lucinda stayed constant.
13 And she's a wealth of knowledge.

14 CDM Smith also has a lot of
15 experience with other EPA regions and
16 their asbestos site. So not only did
17 we have Dawn, who does the Human
18 Health Risk Assessment, we're able to
19 bring in an expert in asbestos Human
20 Health Risk Assessment through CDM
21 Smith.

22 So I think that's
23 everybody that was on my list. If I
24 forgot anyone, I apologize. I feel
25 like I'm at the Golden Globes and I

1 didn't get everyone mentioned.

2 So our meeting goals;
3 what are we going to --- what are we
4 going to accomplish? I want to the
5 talk about and teach you about the
6 preferred cleanup option that we're
7 proposing to the BoRit asbestos Site.

8 But the second goal of
9 this presentation is, as you've heard,
10 to get your comments. This is the
11 only time in the process that we take
12 your verbal comments, since we have a
13 stenographer, and it becomes part of
14 the legal record. We call it the
15 administrative record or the AR.
16 Which I'll show a website later on
17 that you can peruse.

18 And it contains all the
19 documents, notes, letters, everything
20 that we use to arrive at this
21 decision. So if you want to get into
22 it and delve into it, that's where you
23 would start reading all those
24 documents.

25 So the answers to the

1 comments that you provide will also be
2 documented, the questions and answers
3 in the record of decision, which is
4 the follow-on document to the Proposed
5 Remedial Action Plan, which is what
6 we're here to comment on.

7 So I know you're all
8 busy. It's a crazy time of year,
9 sports schedules and whatnot. So how
10 I've structured this is, I'm going to
11 get right to the point and tell you
12 what the preferred cleanup option is,
13 and tell you how you can comment.
14 Then I'm going to step back and go
15 into some more detail. So if you want
16 to stay for the details, that's great.
17 It's your choice. So here we go.

18 We need start out with,
19 where are we. Get our bearings. I
20 was back there, I couldn't see this.
21 This is that up there. So this is the
22 overhead of the BoRit site. The BoRit
23 site is contained in the yellow outline
24 there.

25 All right. We're

1 located currently, somewhere right
2 around here. I think that's Spring
3 Garden. This is the Railroad, Butler
4 Pike, West Maple, Mount Pleasant. The
5 American Legion is over here. The
6 McDonald's used to be a great place to
7 tell everybody to turn, was over here.

8 The site is bordered or has a
couple
9 creeks that border the site. There's
10 the Wissahickon Creek, which flows
11 this way, Tannery Run, which borders
12 this side. I don't know if that's at
13 west to east or east to west. And it
14 flows this way. And then Rose Valley
15 Creek, which runs through --- between
16 the Park Parcel and the Reservoir
17 Parcel.

18 The site is made up of
19 --- in addition to the three creeks,
20 three parcels in three different
21 townships. So we have the Park
22 Parcel. That is in Whitpain Township.
23 Why is the Park Parcel part of the
24 Superfund site? Because
25 asbestos-containing materials, pipe,

1 tiles and things like that were
2 disposed of on the property and it was
3 in the soil, buried in the ground and
4 some of it was exposed.

5 Reservoir Parcel. It is
6 in Upper Dublin Township. Again, why
7 is that part of the Superfund site?
8 Because asbestos-containing waste was
9 on the parcel, the berms of the
10 reservoir, these were holding all the
11 water in. And the water was not used
12 for drinking water but somehow got the
13 name reservoir.

14 It's made up with the
15 asbestos-containing materials. We'll
16 have pictures of that in a while, but
17 it's like pipes, and tiles, and
18 materials --- or material or I guess
19 stuff made out of asbestos. I should
20 have thought of the a better word for
21 that.

22 And then the Pile Parcel
23 here, that's the big parcel. It's
24 about 20 to 30 feet tall. The
25 asbestos on this parcel, it's in

1 Ambler Borough, is a little bit
2 different than the other parcels.
3 It's more of like a toothpaste
4 consistency. But it contains
5 asbestos. And it was used for making
6 products out of asbestos. So that's
7 our --- that's where we are. That's
8 the site.

9 Our preferred cleanup
10 option is the capping option. It will
11 help stabilize the site. As Bob so
12 eloquently pointed out, Eduardo has
13 been there for about ten years doing
14 the short-term protectiveness. He's
15 capping and stabilizing the site to
16 ensure that we have short-term
17 protectiveness.

18 The capping that he's
19 putting on, this is a little schematic
20 I have --- oh, that's not the
21 schematic I have. It is a geotextile
22 material. Now, that's actually not
23 it, that's a geocell.

24 Geotextile material is
25 like a cloth material maybe you would

1 use for gardening to ---. It's used
2 to make a stable surface to do the
3 rest of the work on. Two feet of
4 clean soil, topsoil and then a
5 vegetative cover. So we're planting
6 natural --- of course they're natural
7 plants, but like ---

8 MR. PLUTA:

9 Native species.

10 MS. LOWE:

11 --- native. Thank you.
12 That's why these people are in the
13 audience, to help me with my words
14 here.

15 So the preferred remedy,
16 although you see this up there, it's
17 really made up of two components. We
18 have the capping stabilization
19 component and we also have the
20 enhancement to ensure that we have
21 long-term protectiveness.

22 So those enhancements
23 include; confirmation sampling, land
24 use controls, long-term monitoring,
25 and maintenance and then five-year

1 reviews by the EPA. What is that?

2 So confirmation sampling.
3 Back before Eduardo got involved in
4 the site or it was brought to EPA that
5 there was an issue, so we came out and
6 did some investigative work. So
7 Eduardo, in the process he came out to
8 fix the Wissahickon Creek, the stream
9 banks because the asbestos-containing
10 material was eroding.

11 So the wind and the soil
12 was making the soil, and what was
13 holding the asbestos product
14 deteriorate and the asbestos-contained
15 material was falling into the creek.
16 And we didn't know if there was
17 asbestos in the soil also going into
18 the creek.

19 So Eduardo was charged
20 with stabilizing the stream bank and
21 making it protected in the short-term.
22 While he was doing that remedial, Bob
23 spoke about the two groups, was out
24 there doing an investigation to see if
25 there was a risk to human health and

1 the environment, and we looked for the
2 long-term.

3 So we were sampling and
4 sampling the stream banks, the water,
5 the sediment, the soils, the waste,
6 the air to see if there was a
7 long-term risk. And we were doing it
8 on areas where Eduardo had not been
9 working. So we did determine that
10 there was going to be a long-term risk
11 if the site was left the way it was.
12 So these factors will help maintain
13 the long-term protectiveness.

14 So the post-construction
15 sampling, we would go to the areas
16 where we identified risk and do the
17 same sampling but on top of the cap.
18 So see if the covering and the
19 distance, we cut off the pathway for
20 the asbestos to get to people, if that
21 makes a difference and does that leave
22 it protected for the long-run.

23 Land use controls. When
24 we put the cap on, it gave us
25 short-term protectiveness. We don't

1 want anyone to mess with the cap so we
2 have two-foot of soil. By
3 regulations, that's we want to keep or
4 we have concrete cable mats covers.
5 So we don't want people to mess with
6 it.

7 So the land use controls
8 are restrictions on development, and
9 what we can and can't do, and what you
10 can and can't do without EPA knowing
11 about it. Because there are some
12 things that you might be able to do.
13 But we want to make sure that our
14 money we invested to keep the
15 community protected, is not going to
16 waste by someone reusing it or not
17 taking care of it.

18 Long-term maintenance
19 and monitoring. We need to go out
20 there, again, in an effort to keep the
21 long-term protectiveness. You know,
22 what if we had a storm and something
23 erodes, that we don't think and
24 there's asbestos exposed, we need to
25 go and inspect.

1 So we're going to write
2 an Operations and Maintenance Plan,
3 it's in draft form now, and lay out
4 exactly what the State will have to
5 do. Now, they can work with the
6 owners of the properties to get them
7 to share some of the responsibility.
8 But for EPA, we assume that the State
9 will be signing on todo that
 work.

10 And we'll do --- share in conjunction,
11 some of the inspections. So we feel
12 that our investment was a wise
13 investment.

14 Five year reviews. This
15 is a portion of the law --- Superfund
16 Law. We're leaving the waste in place
17 so we have to do five-year reviews to
18 ensure that human health and the
19 environment is protected. Does that
20 mean that every five years we go out
21 and look at the site? No, it doesn't.
22 It means that every five years we
23 write a report that documents if it's
24 protected, what issues we found, how
25 we're going to fix it; gives a

1 timetable of when we're going to fix
2 it.

3 So it's really a
4 compilation of all the inspections we
5 do. Whether it's a quarterly basis, a
6 yearly basis, and we get the results,
7 and we put it into a report every five
8 years. And there's different
9 questions. And it's for public
10 consumption. So we put it out, we put
11 an ad in the paper, let people know
12 that we've written this five-year
13 review. And those go on through the
14 life of the Superfund site.

15 Now, let's go over some
16 pictures. I know my house, we're in
17 the midst of doing some
18 reconstruction. And it looks really
19 bad. And I know I'm going to be happy
20 that I took before pictures, so that
21 when it looks nice, I'll be able to
22 remember.

23 So before, this is
24 Wissahickon Creek. see these pipes
25 here, this area here, that's the

1 asbestos-containing materials,
2 asbestos. So that's before. This is
3 after the stabilization and capping
4 work. There's some riprap, I guess in
5 the area here and then the vegetative
6 cover. This is also Wissahickon Creek
7 during the process. Here's the
8 riprap. You could see we covered the
9 banks and we're hydroseeding right
10 here.

11 Tannery Run before.
12 Again, here's the asbestos. You could
13 see it's a little bit narrower than it
14 is here. Here's the cable concrete
15 mats, the vegetative cover and the
16 slopes. This is the pile over here
17 and the Sons of Italy is over here,
18 parking lot somewhere over there.

19 This is Rose Valley
20 Creek. You could see this over here
21 is the geotextile that they're putting
22 down. This is the cable concrete map.
23 Here we have an example of a --- one
24 of the cells, cable concrete mat. I
25 memorized the details so you're

1 getting them. They're mats. They
2 come in 16 by 8 sheets or 16 by 4
3 sheets. There's 72 blocks, 16 by 8
4 feet mat. Each block weighs 80
5 pounds. And they're held in place by
6 a 16th of an inch --- I think it is or
7 8th of an inch steel wire cable, so
8 ---. It's pretty protected. And
9 that's there to help with erosion. We
10 learn that the hard way with the
11 flooding. But these have been in
12 place and working very well.

13 The reservoir berms.
14 Again, here's the asbestos exposed and
15 here's what it looks like now
16 vegetated.

17 The pile parcel. You
18 could see the pile was a little bit
19 flat but had a lot more trees. This
20 is looking --- they're oriented the
21 same way. You could see the buildings
22 over here. Here's the pile. I could
23 drive by them. West Ambler closest to
24 the old McDonald's and this is the
25 reservoir down here. That's the pile.

1 When we had some wildlife, it looks
2 very nice.

3 This is, I have to say
4 one of my favorite photos because I
5 think I have a photo not standing in
6 front of the asbestos waste pile with
7 my mother. But I have very similar
8 pictures with my mother. So I could
9 think this is probably in the scope of
10 the 1960s. And this is the Park
11 Parcel after, Park Parcel before. And
12 this is all asbestos waste back here.

13 All right. Where can we
14 comment? These two, the public
15 library, the Ambler Branch and the
16 public reading room at EPA in
17 Philadelphia, if you want to travel
18 --- go there and sit down with a copy
19 of it, they have it in there.

20 This website it's pretty
21 easy to find it. When you go on the
22 website, it's in the upper left-hand
23 corner. There's two banners that
24 flip. And the fact sheet, the
25 proposed plan and --- are listed on

1 there. The bottom website takes you
2 to the administrative record. It's a
3 little more digging. You have to put
4 in the state and what you want to see
5 to go get that whole list of
6 documents, which you can click on and
7 see each one that we used to arrive at
8 this decision.

9 Allright. Where to
10 send your written comments to. Again,
11 this is the only time we're going to
12 take verbal comments, a little later
13 after the rest of my presentation.
14 But if you want to mail in comments,
15 there's a regular mail address that
16 comes to me and then we have the
17 e-mail address. They're on a facts
18 sheet. So if you want to remember it,
19 please pick up a facts sheet.

20 So for now we're done
21 with that phase, giving you what we're
22 going to do. If you don't mind, I'm
23 going to get a quick drink of water
24 and then we're going to go into more
25 detail of how we arrived at this.

1 All right. Site
2 history. How did we get there? From
3 1930 to the 1950s, Keasby and Mattison.
4 Used the BoRit site to dump
5 asbestos waste. It was --- parts of
6 the Whitpain Township Park was used as
7 a park, that closed in the early '80s,
8 I believe. And then EPA got
9 re-involved in the site in 2006 due to
10 community concern.

11 I'm sure you've heard
12 Gina talk about the community. We've
13 been working with the community and
14 involved the CAG. Although this is
15 the first official time to make your
16 comments be known, I feel that we have
17 been working back and forth.

18 I know since I've been the
19 project manager working with the CAG,
20 we've collaborated on some
21 investigative work and, you know, back
22 and forth on some ideas. So I think
23 it's been good we've worked a lot with
24 Whitpain Township. So although this
25 is an official comment period, we've

1 been working with you.

2 And in 2006, we heard
3 the community concerns and we came out
4 and did some site assessment work out
5 there. So we wanted to see if it
6 posed a risk to human health and the
7 environment. And we determined that
8 it did. It was a short-term risk and
9 we got Eduardo involved.

10 So in 2008, Eduardo
11 started his work stabilizing the
12 capping. As I said before, he started
13 at the Wissahickon Creek and he was
14 charged with just stabilizing the
15 creek berms I guess, or sides ---
16 banks I guess is the right word.

17 Now, you're probably
18 thinking well, you know, if he was out
19 there doing that, and it was just a
20 stream bank, how did he move forward.
21 Well, after the remedial project
22 program was identifying that there was
23 short-term risk in other areas, we saw
24 the asbestos on the Park and the Pile
25 Parcel. We expanded his charge to go

1 out, and stabilize and cap the other
2 areas that were posing a short-term
3 risk while we studied the long-term
4 risk and what other --- what we can do
5 to make sure that we can make it
6 protected for human health and the
7 environment.

8 So in 2009, the site
9 became a Superfund site. It
was

10 listed on the National Priorities
11 List. And that means that we could
12 use federal money to clean up the
13 site. One of them. And it means
14 that's why we're here today.

15 We issued the proposed
16 plan on December 4th. And as Gina
17 said originally, we issued it with a
18 60-day comment period. It's normally
19 a 30-day comment period. But we
20 issued it during the holiday season.
21 So we put it out with a 60-day comment
22 period and we've been asked by several
23 people and groups to extend it. So
24 we're extending it another 30-days to
25 make it a total of 90 days. And the

1 comment period ends on March 3rd.

2 All right. how did we
3 arrive at what we need to clean up?

4 So we did all the sampling and all the
5 different media, sediment, soils, air,
6 water. We sampled everything, surface
7 water. And we looked at the results.

8 And this is where Dawn comes in to
9 help and Bruce. And we come up with
10 this matrix of risk, what's at risk.
11 so the media that we determined of
12 concern is the waste --- the asbestos
13 waste and soil.

14 And then human health is
15 affected by the asbestos. That's the
16 only contaminant. We sampled for
17 everything, volatile organics,
18 minerals, semi-volatile organics,
19 pesticides, PCBs. We sampled for
20 everything. And human health was only
21 at risk from the asbestos. And it was
22 only a risk when we vigorously
23 activated the asbestos.

24 So we did something
25 called activity-based sampling. We

1 went on the site and pretended we were
2 mowing the site over and over. And we
3 had what we call an actor who had
4 sampling canisters in their breathing
5 zone as an adult and a child. And
6 that was where we determined that
7 there was a risk on the site, was when
8 you were vigorously trying to put the
9 asbestos into air from soil or from
10 the waste. And we know that, that was
11 a predetermined --- we knew that
12 asbestos is an issue when you breathe
13 it in. So we wanted to stop that from
14 happening.

15 You see that ecological
16 column here. Ecologist risk, usually
17 it happens at lower levels than at
18 human health risk. And we perceived
19 that the human health cleanup strategy
20 is going to also answer the ecological
21 protectiveness issue. And in this
22 case, it does. You could see there's
23 different chemicals that do pose an
24 issue to the ecological risks. So
25 that's the wildlife and plants. But

1 we feel that they're at a level that
2 the capping alternative with the
3 monitoring and confirmation sampling,
4 will address, satisfactorily, the
5 ecological risk.

6 Okay. So we looked at
7 all the remedial and we
8 only came up
9 with reservoir settings, and the waste
10 and the soil. I want to
11 explain,

12 although we looked at the groundwater
13 contamination and we sampled it, we
14 have six wells on-site. And they come
15 over here. I'll just point for
16 general reference. The wells are all
17 around the site.

18 And then we have one
19 off-site well, which we call
20 upgradient. And that's on the
21 Whitpain Township property on North
22 Maple, right about here. And it's
23 upgradient because the water flows
24 from here down to here.

25 We did multiple rounds
of sampling and we never detected
asbestos above what we call a maximum

1 contaminant level or the MCL. It's
2 the drinking water level. So if you
3 have public water, it's what your
4 public water supplier --- the level
5 that they can have of asbestos. We
6 never got anywhere close to that. So
7 we determined that asbestos wasn't any
8 problem or posing any risk. And Dawn
9 was doing risk assessment calculations
10 for that.

11 We did find volatile
12 organic compounds, which are pretty
13 common in the urban industrial
14 setting, cars, and repair shops, and
15 paint shops and all that light
16 industrial work that's in the area. We
17 found it in that upgradient well at
18 levels that were one order of
19 magnitude higher than we found it on
20 the site.

21 And we only found it on
22 the site in this one well over here.
23 It was about --- I think it was PCE
24 was the VOC and it was at a level of
25 25 parts per billion. But upgradient,

1 it was at a level of about 250 parts
2 per billion. So it's not
3 site-related, and therefore we're not
4 taking an action. But we have been in
5 discussions with Pennsylvania DEP and
6 our site assessment people to look and
7 see if we can determine if there's a
8 source of that contamination. It may
9 be an urban issue that has no source. But
 we're

10 looking into that. And we've been
11 working with the CAG on that issue.

12 The first round of
13 sampling that we did in the new
14 monitoring wells, we found bis(2-
15 ethylhexyl)phthalate. Well, I guess I
16 said it right. I don't know. Nobody
17 knows. But we could never replicate
18 that, so that is not considered a
19 contaminant of concern.

20 But we did have
21 detections of manganese, which is a
22 metal. It was in a well that was
23 located in the same well with the
24 VOCs over here. and then there was
25 one right in the corner over here.

1 Groundwater flows this way. So these
2 two wells are not connected
hydraulically and
3 logically. They don't come into contact
4 so there's not a plume of
5 contamination.

6 Manganese is a secondary
7 contaminant so it affects the
look,
8 the smell and taste of your water.
9 It's not an enforceable standard. So
10 for all those reasons, we determined
11 that groundwater is not affected by
12 the site and is not a media of concern we're
not
13 going to take an action for the
14 groundwater at the site.

15 A little bit more about
16 the risk assessment. How do we
17 develop the risk assessment? And the
18 big thing is the receptors or who is
19 going to come in contact with the
20 dangerous contaminants of asbestos,
21 that we know is a problem at the site.
22 So we work as the technical team and
23 we do a lot of receptors based on
24 anticipated future use. So we
25 anticipated, based on information that

1 we received from the CAG.

2 They did a reuse study,
3 information that we received from
4 Whitpain Township based on their
5 revitalization plan, that the reuse
6 scenario would be a recreation, reuse,
7 open space scenario. So that's
what

8 we did our risk assessment
based on.

9 So we determined that the receptors
10 would be a maintenance worker. Who's
11 going to go out there and fix the cap.
12 They would be the ones that may be
exposed. How
13 long that they would be out there,
14 would determine how much exposure they
15 have.

16 A recreational visitor.
17 The recreation, open space, the area,
18 you're going to have adults and
19 children going there. And also
20 commercial worker for the Park and
21 Pile Parcels.

22 So we use those
23 receptors that determine that there
24 was a long-term risk for human health,
25 if the asbestos soil and waste is

1 vigorously agitated and it got into
2 the breathing air. So we kept going
3 to find a way to make sure that didn't
4 happen.

5 We did do some off-site
6 risk. Although, it's off-site, not
7 part of the site, we sampled some
8 residential yards in the beginning of
9 our investigation and we also sampled
10 the Green Ribbon Trail. We did the
11 activity-based sampling on those
12 sites. And then we did the risk
13 assessment process, and we determined
14 that there was no off-site risk, so
15 the human health was protected in the
16 residential areas and on the Green
17 Ribbon Trail.

18 So now that we've gone
19 through this whole investigation and
20 risk assessment process, we have some
21 goals that we want --- that we need to
22 accomplish with our cleanup plan.
23 What do we want to do? We want to
24 prevent the inhalation of the asbestos
25 from the waste and the soil for

1 humans. And we also want to prevent
2 plant and wildlife from coming in
3 contact with asbestos and that other
4 list of contaminants. So those are
5 our goals for all of our cleanup
6 plans.

7 Here's our cleanup
8 options that we looked at. Now, if
9 you go into that administrative
10 record, the feasibility study, we list
11 a lot of different options that we
12 combined, or looked at or said, oh,
13 that would never work and eliminate
14 it. So we looked at, oh, probably
15 upwards of a dozen. Took a list that
16 the CAG had provided for us and used
17 that as a starting point for different
18 alternatives and technologies and then
19 added some that we had known about.
20 And we came up with these five
21 alternatives.

22 First, the no action
23 alternative. We have to assess that
24 as a baseline. so that would be as if
25 EPA never did anything there. How we

1 found the site in 2006. That wouldn't
2 be good, because we know that that is
3 not protective of human health and the
4 environment then. That's why we're
5 here.

6 The next option we
7 reviewed is the capping option ---
8 capping option, which we have
chosen
9 as our preferred option.

10 The next one is
11 excavation and off-site disposal. So
12 that would be digging up and removing
13 all the soil and asbestos down to the
14 bedrock, and shipping it off to a
15 disposable facility and bringing in
16 new fill to meet the grades that are
17 currently out there. That alternative
18 included about 70,000 truck loads of
19 asbestos and fill coming and going
20 from the site.

21 Heating/Solidification
22 in the proposed plan, it's called In
23 Situ Vitrification. So mainly it
24 means you take electrodes and put them
25 into the ground, heat up the

1 subsurface to like a solid structure,
2 a glass-like material. That has not
3 necessarily been proven on a scale
4 that EPA would need it done at BoRit.

5 But the asbestos for the most
part
6 would not have to be excavated to have
7 that option work.

8 The last option is the
9 high-temperature chemical
treatment.

10 Sort of like it sounds, which is an Ex
11 Situ. Where In Situ is in the ground
12 --- Ex Situ ---. So we would build
13 the treatment plant somewhere on the
14 BoRit site, dig up all the asbestos
15 waste and soil, put it through the
16 treatment facility. It makes sort of
17 like a lava like material, which would
18 go back on the site. And we would
19 need to bring additional truckloads of
20 soils, probably to meet the grades
21 that we currently have there. So
22 those were the ones we looked at.

23 Here's the cost of the
24 ones we looked at. Quite a range.
25 Why does the no action have a cost?

1 That's associated with --- we still
2 have to do some inspections and
3 monitoring. And we would have to
4 conduct the five year reviews, which
5 would always say that it's not
6 protective of the human health and the
7 environment.

8 The capping is \$27
9 million. But there should be a little
10 asteric by that. Eduardo, the capping
11 of stabilization effort that he has
12 been in charge of has already spent
13 \$25 million. So the cost left is the
14 \$2 million to implement the second
15 component of the preferred remedy,
16 which is the post-construction
17 sampling, the monitoring; putting the
18 land use control in place. So that's
19 the other two. And you can see the
20 other three are sort of in the same
21 general ballpark, which is expensive.

22 Criteria. How do we
23 evaluate? So we have these options.
24 And we need a systematic way to
25 evaluate it. So EPA has nine

1 evaluation criteria that are separated
2 into three different categories.

3 The first category is
4 threshold criteria. These are the two
5 criteria that an alternative must meet
6 or else we don't carry it through
7 anymore of the evaluation phase. So
8 it has to be protective when it's in
9 place, overall protective of human
10 health and the environment. The
11 capping is protective of human health
12 and the environment. And all the ones
13 with exception of the no action would be
14 protective of human health and the
15 environment.

16 The second threshold
17 criteria, compliance with applicable
18 regulations. What we don't want to
19 have happen is, in an effort of
20 cleaning up newer sites it create
21 sites somewhere else. So we have to
22 make sure that we follow all the
23 environmental regulations. And the
24 capping preferred alternative does
25 meet the regulations.

1 Then we get to the next
2 category, which is the balancing
3 criteria. There's five evaluation
4 criteria in the balancing criteria.
5 And this is really the meat of it.
6 Say the options are good in one and
7 bad in the other. And my job is to
8 weigh the risk and see which is the
9 best alternative.

10 So the balancing
11 criteria are long-term effectiveness,
12 we've been talking about that. The
13 second component of the cap remedy is
14 to ensure that there's long-term
15 protectiveness in the permanence of
16 the cleanup remedy.

17 Reduction of toxicity,
18 mobility or volume through treatment.
19 Treatment options would do that better
20 than the capping option. Short-term
21 effectiveness. Ours is effective in
22 the short-term. It's already in
23 place. We started doing it because it
24 had short-term protectiveness.

25 The excavation and

1 removal from the site. Vigorous,
2 stirring up of the asbestos puts it
3 into the air, puts it in the ground
4 and causes us a risk to human health
5 and the environment. So the
6 excavation and disposal, there's more
7 chance that you're going to be doing
8 that if you're digging it all up,

9 putting it in trucks and
shipping it

10 off-site. You also have some of the
11 risk involved in the truck on the road
12 and if they spill, what happens there.

13 Implementability. Can
14 you actually do this? The In Situ
15 solidification might be really good at
16 reducing the toxicity through
17 treatment. But can we implement it at
18 the BoRit site? It's never been
19 proven on such a large scale, with
20 such a non-homogenous makeup. So
21 there's all different things at the
22 site. Rocks and different types of
23 soil. So that would make it difficult
24 to implement.

25 And then the final balancing

1 criteria is cost. You know in today's
2 economy we do have to figure that in
3 as an element that we evaluate.

4 Modifying criteria. All
5 elements being equal, we go to state
6 acceptance. We've been working with
7 the State. We haven't received a
8 formal letter. But we do think that
9 they're in agreement with the
10 preferred remedy that EPA has, too.

11 And we're hoping that we
12 get community acceptance. We've been
13 working again, with the community a
14 lot. This is your time to state your
15 comments on the record to make it part
16 of the legal record. And your
17 comments --- we're going to try to
18 answer them. But they will be
19 answered in the record of decision in
20 a formal, which becomes part of the
21 administrative record. So that's how
22 we evaluate and how we arrived at our
23 chosen remedy.

24 Again, our preferred
25 cleanup remedy. Permanently cover all

1 the asbestos waste. You saw the
2 graphic. We talked about it. I'm
3 going to get into a little more
4 detail.

5 Number two, threshold
6 criteria, whereas we have to meet the
7 environmental regulations so we don't
8 put something into the environment
9 that's worse than what we started
10 with. And this is what we're charged
11 with.

12 So inactive waste
13 disposal areas. That's what the site
14 is, is regulated in the National
15 Emissions Standards for Hazardous Air
16 Pollutants. We call it NESHAPS.
17 There's many different sections it's a
18 large standard. There's many
19 different things that it applies to.
20 But since this sized down, a Preferred
21 Cleanup Act and meets NESHAPS ---
22 because these are the two criteria.

23 We've covered the
24 asbestos-containing material with at
25 least six inches of non-asbestos cover

1 and maintain a vegetative cover, or
2 you do the two feet covered asbestos
3 material --- with two feet of
4 non-asbestos material. We've sort of

5 done a hybrid of that to account
6 for the erosion and stuff. So this is
7 my graphic that we put together --- we
8 put together, Adrian put together.
9 And this is where we deviated from the
standard

10 you can't say it's one or the other,
11 but it's more than one and maybe less
12 than the other.

13 The Park and the Pile is
14 going to meet the geotextile, two feet
15 of the clean soil, topsoil, vegetative
16 cover which we will maintain. So
17 that's sort of a combo of both of
18 them.

19 Now, the stream banks.
20 Most places have CCM they all have the
21 geotextile, 10 to 15 inches of soil,
22 topsoil and then a vegetative cover.
23 Some of the areas, too --- berms are
24 lessening from the the flooding issues
25 and stuff. We did this scenario

1 covered with the CCMs, which are the
2 cable concrete mats, to prevent
3 erosion. You can come up and look
4 later.

5 We also used these
6 geocells on the slopes of the stream
7 banks. These are anchored down and
8 filled with soil. And again, it's a
9 protective measure to prevent the
10 erosion and prevent the asbestos from
11 being exposed.

12 Now, reservoir berms.
13 If you remember, they were made up
14 with the asbestos-containing material.
15 We contracted with the Army Corps of
16 Engineers to investigate the berms.
17 It's holding, I don't know what was
18 it, 23 million gallons of water in
19 there? That's a lot of water. What
20 if we have a lot of rain, and ---
21 that's more water. Will those berms
22 remain intact?

23 So the Army Corps of
24 Engineers investigated it and they
25 said, ah, not too great. So some of

1 the areas of the Reservoir Berm,
2 mostly this area down here by Rose
3 Valley and Wissahickon Creek, we did a
4 hybrid. We did the geotextile, two to
5 ten feet of soil, a clay liner in some
6 of the areas so the water can't go
7 through and nothing can go through the
8 topsoil and then a vegetative cover.
9 I have more pictures of that later.
10 You know, there's some areas that it
11 is very wide. We've done a lot of
12 covering.

13 A little bit more about
14 the second component. How we're going
15 to ensure long-term protection. All
16 right. I read this before. Let's
17 talk about it. Let's get into details as
18 far as our land use controls.

19 Those are the
20 restrictions. They are either deed
21 restrictions on the property or
22 covenants that we may enter into with
23 people. There's two different
24 categories of land use controls. The
25 first one are site-wide. So they're

1 applied throughout the site.
2 Basically any new development
3 needs to be coordinated with EPA and
4 Pennsylvania Department of
5 Environmental Protection so that we
6 know that our remedy and the
7 protectiveness is maintained.

8 Activities that disturb
9 the soil cap need to be run by us. We
10 would like things to go from our two-
11 foot cap, two-foot plus in some areas
12 and up if there's going to be
13 redevelopment. We really don't want
14 people playing in that area of the
15 two-foot cap.

16 And public access, we
17 want it to be restricted if there's a
18 major storm. We've had major storms
19 here. We have pictures of major
20 storms in this area that affected the
21 site. So in the Operations and
22 Maintenance Plan, we're going to
23 define what we consider a major storm.
24 How we're going to go about inspecting
25 and monitoring the site, fixing the

1 site if repairs need to be made. And
2 then we'll let the public back on when
3 we believe that it's fully --- believe
4 that it's protective of human health.

5 These are pictures that
6 are included in the proposed plan.

7 This is the Park Parcel. And you
8 could see some parcels, specific land
9 use controls that we'd want to put in
10 place. No trees on the steep slopes,
11 where geocells, these things were
12 used. We want to maintain vegetation
13 at the stream banks. That goes back
14 to the NESHAPS. So we're in
15 compliance and it's protected in the
16 long-term. And no trees on the slopes
17 up the Wissahickon, where the cable
18 concrete maps are located.

19 The Reservoir Parcel.
20 Again, treatment. We don't like the
21 tree thing. Because the trees, there
22 were a lot of trees. And they grew up
23 and they fell over. And then the
24 asbestos was exposed. So we don't
25 want that to happen again and make it

1 not protective.

2 And we're trying to grow
3 suitable vegetation in the shallower
4 portions of the reservoir. It's been
5 seeded. Most of you probably don't
6 realize, but we were in a pretty bad
7 no rain situation the past year. I
8 think the reservoir's down about 10 or
9 14 inches from where it was the
10 previous year. So we're having a
11 little bit of difficulty. But we keep
12 working with Bruce to get the
13 vegetations. We've had some college
14 students come out and try to do some
15 planting there and stuff. So we're
16 working to have a vegetative cover on
17 the reservoir.

18 The Asbestos Pile
19 Parcel. The Pile Parcel, again is the
20 one parcel that has --- it looks like
21 a landfill. It looks like we capped
22 something. It's about 20 to 30 feet
23 tall. The sides are a three to one
24 ratio, which is, you know, a normal
25 engineering landfill cap or any

1 capping that's the slope that you want
2 to go to, so you---. But we don't
3 want structures built on the slopes
4 there. Trees, again we don't want
5 them to be present. And we want to
6 maintain the vegetation and terrain
7 along the slopes.

8 Long-term maintenance.
9 These are some items that are going to
10 go in the Operations and Maintenance
11 Plans. Right now we're looking at
12 quarterly inspections. That's what
13 we're proposing. We're going to
14 propose an annual sampling. It's laid
15 out in the proposed plan.

16 For the first four years
17 we'll do annual sampling. Then we'll
18 do the five year review, do an
19 assessment to make sure it's
20 protective. And then we may adjust
21 based on the results we see. We'll be
22 working with Pennsylvania Department
23 of Environmental Protection to make
24 sure that they're onboard with our
25 sampling, and what we're doing and

1 that remains protective. And we can
2 prove that it's protective.

3 We're going to have
4 protocols for maintenance, and
5 repairs, routine. Greg, we've learned
6 a lot from having the other Superfund
7 sites and different information we've
8 worked with. EPA has a technical
9 review work group, TRW for asbestos.
10 We work with them and get their ideas,
11 find out what they're doing at other
12 asbestos sites. And we're going to
13 document it and put it so that --- pay
14 that property owner so everybody knows
15 what they're supposed to be doing.
16 They're all playing from the same
17 sheet. And then we'll have extreme
18 weather procedure and how to monitor
19 it. How to know you did it right and
20 when to let people back.

21 Why did we choose the
22 capping option as a preferred cleanup
23 option? One is because it prevents
24 long-term exposure and short-term
25 exposure at the site. It minimizes

1 disturbance. We left most of the
2 waste right in place. There was a few
3 exceptions where we gathered the waste
4 and put it in the waste cell on-site.
5 But mostly we left the waste on-site
6 and covered over it. It offers
7 opportunities for beneficial reuse of
8 recreation open space areas.

9 And then lastly, it's
10 the most cost-effective protective
11 remedy that we have. Why didn't we
12 choose the others? The other options
13 were not chosen because there's a
14 significant risk for some of the options
15 of asbestos exposure, of the excavation
16 alternative there and also for the
17 thermal treatment option because it's
18 Ex Situ. So you have to dig up the
19 asbestos and put it into the
20 processing.

21 It will cause long-term
22 disturbance. We heard the community
23 members. Enough is enough. One of
24 the excavation remedies may take
25 between 12 and 20 years to accomplish

1 if we were going dig up all the
2 asbestos and move it to another site.
3 And as I said, 70,000 trucks coming
4 and going. That's a lot of
5 disturbance for the neighborhood, that
6 lives there. A lot of wear and tear
7 on the --- both Whitpain, Upper Dublin
8 and Ambler Road. You're ready for the
9 wear and tear on the road.

10 It's the least
11 cost-effective of the options --- the
12 other options that we didn't choose,
13 the three treatment or excavation. It
14 raises significant feasibility. We
15 know we can excavate it. We have
16 Caterpillar equipment it's been workin
g and
17 putting the cap on. We could excavate
18 it. We don't know if we could
19 implement the treatment options
20 though, because they haven't been
21 proven on a large scale at a site like
22 BoRit, one that's so diverse and has
23 the asbestos-containing materials.

24 And the treatment
25 options, specifically the In Situ

1 vitrification would solidify the
2 ground. We have concerns with
3 flooding. We don't know that --- we
4 anticipate that that would reduce the
5 infiltration of the stormwater into
6 the ground, and may cause the flooding
7 to increase in the area.

8 All right. Again, let's
9 go through our pictures of the before
10 and after's real quick. Wissahickon
11 Creek, Tannery Run, Rose Valley, the
12 Reservoir Berms. I did add one
13 picture here. Here's the picture,
14 which I think illustrates the depth of
15 the cover material that we put out
16 there. I think with stepping down and
17 maintaining the three to one slope,
18 this is almost 45 feet across, I
19 think. So that's a lot of cover
20 material on the berms. They meet the
21 safety factor. They're going to hold
22 the water in. They're not going to
23 give way.

24 I also thought this was
25 good, you could see the vegetation

1 here. This is Wissahickon Creek, Rose
2 Valley. You can see the stone that
3 was put down. And this is the Park
4 Parcel under process. Thank you, Sal.
5 Great picture.

6 And this is another view
7 of the reservoir. this is from the
8 pile taken standing on the pile. This
9 is the fence that is along Maple
10 Avenue. Why did we put those --- the
11 island and the little rock places in
12 there? The before picture included a
13 lot of trees, habitat for the
14 wildlife. We took that down. So this
15 provided a place for the wildlife to
16 do their thing there, in place of the
17 trees.

18 The Pile Parcel before
19 and after. Wildflowers. A lot of
20 bigger pictures. And this is a before
21 and after aerial. This is the Pile
22 Reservoir, that's not asbestos. It's
23 cement. And this is the Park Parcel.
24 See the trees? And this is what it
25 looks like, I think that was a couple

1 months ago that was taken.

2 So again, this is where
3 you go to find it. On that first
4 website here, it looks like that. You
5 could click on the BoRit proposed
6 plan, facts for short, facts sheet and
7 the announcement for the public
8 meeting, sign up if you want to be on
9 the e-mail address. Or yo
u could go
10 to the other address here. And do a
11 little digging and find out the
12 information you would want.

13 Public comments. Please
14 mail them into me or send them via
15 e-mail. You could write them on the
16 index cards or now we're at the stage
17 where you could come up and ask Claire
18 and she'll handle the thing.

19 So before that, I think
20 there's a next step issue. The record
21 of decision, which is a legal document looks
a lot
22 like the proposed plan. It gets into
23 a little bit more detail, if you can
24 believe that. It will have a
25 responsiveness summary in it, which

1 will be a recap of all the questions
2 we receive here today, all the
3 questions we receive in writing with
4 the answers, and why we did what we
5 did and why we thought what we
6 thought. And that becomes a legal
7 basis for us to go out and put in
8 place, the preferred remedy.

9 Again, here's my contact
10 information and Gina's. But please
11 send your comments on this phase in
12 using the R3 BoRit comments or by mail
13 if you're not going to vocalize your
14 comments here today. So I'm going to
15 turn it over to the Claire.

16 MS. SOSCIA:

17 Thank you, Jill.

18 MS. BALDWIN:

19 That's responsive to the
20 cost. The last time I played catchup.
21 So with that being said, Jill, thank
22 you very much and to everybody who's
23 here. I'll support Jill in answering
24 your questions. I really appreciate
25 it. I'm going to ask Jill to be at

1 that podium speaker. So as the
2 speakers come up here, they're going
3 to comment or ask a question. We can
4 get this collective for the public
5 record and, if I could get your name.

6 And when you state it,
7 especially if you're representing a
8 group other than yourself, she can
9 capture that. And if she needs
10 clarification, she'll ask you for
11 that. And then Jill, if you have
12 questions for her, or comments --- she
13 can throw it over to the technical
14 team as she may need to.

15 I would like a couple of
16 elements or rules of conduct.
17 Obviously, be respectful of your
18 interview time. So the first thing
19 we're going to try and do is have us
20 give about three full minutes a
21 speaker with an answer. And if
22 someone before you has asked a
23 question that you have on your mind,
24 then move onto your next question
25 rather than having the same question

1 each time. Because we want to make
2 sure we get to everybody, if that
3 makes sense. So if it's already been
4 asked and answered, and you feel
5 comfortable with it, if you could move
6 onto the next question. That would be
7 go.

8 So with that being said,
9 let's open up the floor to --
- oh, I
10 can come to you, if you prefer. Does
11 anybody have a comment? Do you want
12 to come up here, sir? Thank you, sir.
13 Come on down. Can you tell us your
14 name for the record and ---?

15 MR. DERUOSI:

16 Frank DeRuosi. Do you
17 want me to spell that? D-E, capital
18 R-U-O-S-I. I just had a question with
19 regard to the capping option. I don't
20 think there's anyone in the Borough
21 that would say, hey, leave it in place
22 because we love it. We monitor it
23 like you do.

24 My question is; if we
25 choose to go with the capping group,

1 what long-term maintenance are we
2 looking at? Do we need to worry about
3 the capping eroding in five years, ten
4 years? I guess are we setting
5 ourselves up for continuance costs
6 with the capping option, would be my
7 question?

8 MS. LOWE:

9 Well, as I stated in the
10 beginning ---. As I started ---
11 stated in the beginning, it --- it's
12 the Superfund site that currently is
13 being paid for with taxpayer dollars.
14 So we work hand-in-hand with the
15 Pennsylvania Department of
16 Environmental Protection.

17 Their obligation under
18 Superfund Laws are --- is to enter
19 into a Superfund state contract with
20 us, which is a contract for them to be
21 responsible for the maintenance of the
22 site and to ensure that the cap
23 remains protective. We'll work with
24 them in establishing the Operation and
25 Maintenance Plan for the site. And

1 they'll be in charge of implementing
2 it.

3 Now, they can --- I
4 don't want to speak for them, but they
5 can work out deals, or covenants or
6 agreements with the property owners to
7 undertake some of that maintenance.
8 EPA would get involved if there were a
9 catastrophic failure. But we would
10 hope that didn't happen --- wouldn't
11 happen. And we'd be working to ensure
12 that the sites, and the Operations and
13 Maintenance Plan would provide, that
14 there would no --- be no failures or
15 anything like that.

16 So the State, EPA, would
17 work together with the property owners
18 to ensure that it is protected in the
19 short-term and the long-term.

20 MS. BALDWIN:

21 Thank you, Jill. Other
22 questions? Then I'll come to you
23 then. No worries.

24 MS. REINHART:

25 I'm Donna Reinhart. And

1 I have a concern about the capping as
2 it addresses the top of the piles and
3 not what's beneath. And I'm assuming
4 that the caps are more permeable,
5 which is the reason why you didn't
6 have solidification solution, because

7 in --- solidification
8 obviously is
9 going to increase the flooding chance.
10 So the caps would not incre
11 ase that.

12 And water flowing through could let
13 the asbestos travel into underground
14 water sources and continue on. So
15 that was my main concern.

16 MS. SOSCIA:

17 Okay. Thank you, ma'am.

18 MS. LOWE:

19 At the site, when we
20 investigated the risk, the only risk
21 we identified for human health is the
22 asbestos and the waste in soil getting
23 into the breathing air for humans.
24 It's a pretty typical risk that we
25 would assume. And it was under, as I
said, the vigorous activity of
disturbing the soil and the waste.

1 UPenn is doing
2 investigation of, does asbestos move
3 from the asbestos into the water. We
4 have no indications from our
5 groundwater sampling and investigation
6 that the asbestos was increasing
7 throughout --- you know, into the
8 groundwater or throughout the land.

9 Dawn was talking with
10 us. Dawn, our site toxicologist. And
11 she said if there would be a
12 presumptive remedy for asbestos, it
13 would be not to touch it and not to
14 move it. Because you don't want it to
15 get into the breathing zone.

16 We don't know ---. You
17 know, the toxicity in the drinking
18 water is not as big a risk or --- as
19 getting into the breathing zone.

20 Dawn, do you want to
21 clarify that a little more?

22 MS. IOVEN:

23 Sure. So asbestos, the
24 real risk associated with asbestos is
25 breathing it, getting it into your

1 lungs. There are studies that show
2 that there may be some risks
3 associated with ingestion. Right now,
4 the science doesn't provide us with a
5 way to evaluate what those risks are.
6 But what we do know for
7 sure, is that the inhalation pathway,
8 by far, poses the greatest risk to
9 people, the potential to inhale
10 asbestos.

11 In term of the
12 groundwater. We did groundwater
13 sampling at the site. And we look at
14 --- we looked at asbestos in
15 groundwater.

16 The measure that we have
17 to compare asbestos in groundwater to
18 is the maximum contaminant level.
19 That is the enforceable concentration
20 that public water suppliers cannot
21 exceed when they distribute water.
22 And that is seven million fibers per
23 liter, I believe --- seven million
24 fibers per liter. Yes. Okay. I
25 wasn't sure if the liter was the

1 bottom denominator.

2 We did not find asbestos
3 in excess of that in groundwater
4 samples that we collected from the
5 study. So it's highly unlikely that
6 with the cap in place, with the
7 geotextile liner that asbestos is
8 going to move through the soil or the
9 liner and impact groundwater.
10 Asbestos really does not move that
11 well through soil.

12 In terms of being soil,
13 asbestos fibers are pretty big.
14 Usually you see very small molecules
15 moving through the soil --- moving
16 through soil and groundwater. Or you
17 see chemicals that like to dissolve in
18 water, and move quickly through the
19 soil and into groundwater. We don't
20 really see that with asbestos. And
21 again, that's proven by the
22 groundwater samples that we took at
23 the scene, we didn't see any
24 exceedances of the primary drinking
25 water standard for asbestos.

1 MS. BALDWIN:

2 Other people that have
3 comments? This is your opportunity.
4 Come on down.

5 MR. CHAMRIN:

6 My name is Ron Chamrin,
7 C-H-A-M-R-I-N. Thank you everyone.
8 And thank you for the CAG, and
9 community for all the work you've done
10 and the EPA. I moved here in 2014, so
11 I'm relatively new. Thank you for all
12 the work you've done before. So I
13 just have some comments and some
14 questions. And I also have to say, I
15 have a degree in biology so I have
16 some background on this information.
17 And I also reviewed all the
18 information at the EPA website.

19 So I live with --- in my
20 community, my three small children
21 three, one and seven months a third of
22 a mile from the BoRit site. So we do
23 have a very --- we were close. We
24 have a lot of concerns. So my
25 comments are from that basis.

1 So option two, the
2 capping is the preferred --- my
3 preferred path forward. Option number
4 one, no action is absolutely
5 unacceptable. We must do some action.
6 options three, four and five.

 They
7 have potentially significant
8 environmental health impact.

9 And while you may
10 excavate, remove the material under
11 option three and may remove the
12 contaminants from the site, the risk
13 to the whole community by hauling away
14 the material through our streets, for
15 many years out weighs the benefits.

16 Options four and five
17 are using methods of remediation at
18 the first site in quantities large and
19 unique as BoRit, would be done
20 on-site. And so the duration of the
21 activities is suboptimal. This would
22 be unacceptable due to the long-term
23 environmental health risk posed to the
24 community. That leaves only option
25 two. I do take that woman's point

1 into consideration. I was unaware
2 about it. And that is the question
3 I'd like to have answered at a later
4 point.

5 But there's also concern
6 about --- with the long-term
 use of
7 the property, post-capping. It forces
8 the EPA mandates, un-environmental
9 factors and how you can maintain the
10 integrity of the cap. Not just the
11 parcel but the park, which may be
12 reopened and reused.

13 I'm unaware of these
14 studies that show what happens for the
15 use of the park --- people just use
16 it, can go and take --- walk out into
17 the parks of a little community. Any
18 heavy machinery that would be used to
19 do work in excavations and getting
20 that land ready to be reused. What
21 about dragging that material off-site,
22 is there any study and information for
23 that?

24 Correcting structures.
25 I saw some potential plans, what is

1 the impact and protection that would
2 be made for infrastructures to be put
3 on the park's site, to the cap to the
4 two feet minimum.

5 And then regarding the
6 inhalation of asbestos, you have
7 proposed one times ten to the fourth.
8 I think you should strengthen the
9 potential limited to concentrations of
10 one times ten to the sixth, which is
11 one in a million. So I know you have
12 a range. So I would like to see you
13 have a lower level of protection ---
14 strengthen your protection to ensure
15 that children, communities are
16 accurately protected. And thank you.

17 MS. BALDWIN:

18 Do you want to formally
19 submit your comments, sir?

20 MR. CHAMRIN:

21 I would like to submit
22 them.

23 MS. BALDWIN:

24 You can go ahead. Jill.

25 MS. LOWE:

1 Thank you for the
2 comments, that was great. A lot of
3 follow-up. And he's e-mailed us
4 earlier, saying he wanted to come and
5 state his comments. I'm glad he did.
6 The reuse of the site --- reuse of the
7 site, digging in the asbestos if you use
8 it as a park ---.

9 MS. BALDWIN:

10 Construction activity
11 related activity.

12 MS. LOWE:

13 Okay. So everything on
14 the site has been covered with the
15 geotextile, the two feet of the soil
16 and/or the other variations on the
17 slopes with the geocells or cable
18 concrete maps. So currently there is
19 no asbestos that's exposed. We have a
20 two-foot barrier. So as Dawn would
21 like to say, there is no pathway of
22 exposure. We're going to do the second
23 component of a preferred remedy, that
24 includes the post-closure sampling.
25 So we're going to go out to the site

1 and sample the top of the cap to
2 ensure that there's no longer --- that
3 it's protected and exposure is
4 nonexistent because we created a
5 barrier between the waste, and the
6 soil and what is currently out there.

7 So Eduardo, as he was
8 constructing it, none of the vehicles
9 or maintenance efforts were ever
10 driving over the asbestos. And if
11 they were, they were properly cleaned
12 and stuff so stuff ---. The barrier
13 was put in place. And that's where
14 people were doing their work from to
15 continue covering it.

16 We currently know by the
17 Whitpain Revitalization Group, that
18 Whitpain is considering reuse at the
19 site. But we don't have it formerly
20 entered into any agreements. This is
21 the first time they're also seeing the
22 land use restrictions.

23 On other sites, normally
24 we would enter into discussions with
25 the property owner and they would ask

1 for what we would call a comfort
2 letter, which would layout what they
3 can and cannot do at the site. And if
4 they don't do X, they become liable
5 for money that we --- they could
6 become liable for the money that we've
7 spent there. So that's a good
8 deterrent for them to continue to
9 ensure that the protectiveness, the
10 long-term protectiveness stays in
11 place.

12 The lands use controls,
13 we'll work with the property owners.
14 We don't want to see anything happen.
15 In the past, Whitpain has been very
16 open with their redevelopment ideas
17 and held lots of public meetings. And
18 so I can only anticipate that they
19 would continue to do that. And one of
20 the land use controls is to keep EPA
21 and Pennsylvania DEP involved in the
22 process. And we have people that will
23 be reviewing plans and making sure
24 that the structures are good.

25 One example that I like

1 to give. I think if you're reusing a
2 site, people are there. I'm a mom.
3 And if I were to go to a park and I
4 see hole that my son might be running
5 to first base, and break his ankle in,
6 I'm calling up Fred and Roman, saying
7 get out there and fix that
hole. So
8 the more eyes we have on the
site, I
9 think the better off we are.

10 We have people out there
11 seeing it, verses EPA and PA DEP out
12 there once a quarter. Even if it's
13 once a month, there's still a lot more
14 time that an exposure could occur. So
15 Superfund encourages the reuse of
16 these sites in a constructive matter.
17 I appreciate your concerns, that we
18 don't want the same thing to happen to
19 be back here again.

20 MS. BALDWIN:

21 Other folks who've got
22 comments? Come on down.

23 MS. CURRY:

24 I've got three
25 questions, three comments and three

1 requests. Susan Curry, C-U-R. This
2 has probably been information in the
3 CAG, and again, I haven't been
4 participating for a while. The risk
5 assessment, you have included
6 commercial workers. And I'm
7 wondering, who you were thinking those
8 might be, how long they would be
9 on-site and how frequently they would
10 be there?

11 MS. LOWE:

12 Okay. We're going to
13 stop. So we remember, Dawn is going
14 to answer that question for it.

15 MS. IOVEN:

16 There are typical
17 exposure scenarios that we evaluate in
18 the risk assessment, usually
19 residential and usually commercial.
20 they're the two that almost go as we
21 assess, when we're evaluating the
22 potential for risk.

23 Under a commercial
24 worker scenario, the default
25 assumptions are that a worker will be

1 on-site for 25 years exposed 250 days
2 a year to whatever is the soil ---
3 eating a hundred milligrams of soil
4 per day, either through direct contact
5 with soil or in a building, whatever
6 gets tracked into the
building. So
7 basically we're talking about a
8 250-day per year exposure for 25
9 years. That's a
traditional worker
10 exposure scenario.

11 MS. LOWE:

12 And so it's more of a
13 default than we anticipate a
14 commercial reuse.

15 MS. CURRY:

16 Thanks on that one. And
17 then the next one has to do with the
18 stream banks, which seem to me to be
19 the most susceptible to erosion and
20 storm water runoff. But they have a
21 lesser coverage. So why is --- what's
22 the strength of that?

23 MS. LOWE:

24 They have a smaller
25 amount of soil coverage because we ---

1 you have to balance the coverage you
2 have, with it then being --- going
3 into the stream where the water's
4 flowing. But they also have those
5 concrete cable maps, the geocells, the
6 geotextile, riprap in the areas
7 where the water is expected to
8 cause
9 erosion or for the --- you know, the
10 e
11 --- underneath to wash away
12 downstream. So it doesn't have the
13 same depth of soil. But I think we've
14 provided other protective measures,
15 also the stream banks have the
vegetative cover. And we'll maintain
that.

16 One thing that I haven't
17 mentioned in the Operations and
18 Maintenance Plan will be when to, how
19 to and how many times to mow that
20 vegetation and to make sure that it
21 keeps growing and form the barrier to
22 getting down into the asbestos
23 material.

24 MS. CURRY:

25 | Okay . So with regards

1 to the banks and the mowing, in the
2 wintertime the vegetation is down.
3 And if you have a storm event or if
4 there was a lot of precipitation, snow
5 and then it melted rapidly, we don't
6 have vegetation holding it in place so
7 well.

8 MS. LOWE:

9 Right. Bruce, can I ask
10 you to comment on that? We are trying
11 to plant the right things, quick
12 growers to start to establish the
13 vegetation quickly. Bruce is the
14 biologist.

15 MR. PLUTA:

16 Yeah, all the vegetation
17 that's in place on the stream banks
18 that's been put in the removal is not
19 the turf grass kind of thing. So the
20 rooting system is extending out a
21 couple of inches. It can extend down.
22 It mats, it interlocks. So even
23 though you don't have growth on the
24 surface, you have an active root layer
25 that maintains that vegetative

1 barrier .

2 MS. CURRY:

3 Glad to hear that. And
4 now I'm going to go into some of my
5 comments and requests. The EPA uses a
6 100-year storm standard rather than a
7 500-year storm standard, both for the
8 means of determining where the
9 floodplain is and for the means
of
10 determining how vigorous does your
11 remediation have to be to withstand
12 that kind of storm. So that's sort of
13 my comment.

14 In the past, the removal
15 actions have underestimated the power
16 of storms. And those measures have
17 since been improved. But I seem to
18 avoid another underestimation of the
19 ability of the --- whatever the
20 selective remedial actions are to
21 remain protective for the long-term
22 future.

23 And so my request is
24 that a higher standard of a 500-year
25 Storm and Flood Plan be adopted, and

1 that all remedial actions are designed
2 to be protected to that level and
3 implemented. So that's the first one.

4 The second one has to do
5 with sediment runoff. And my comment
6 is that the BoRit Superfund Site, it's
7 not just an asbestos mitigation
8 problem because it is located along
9 the Wissahickon Creek, which has TMDL
10 standards imposed on it. So
11 therefore, it's a sizable property
12 along the Wissahickon Creek, which is
13 subject to those TMDLs with respect to
14 the sediment.

15 On municipal properties,
16 you're responsible to have --- to take
17 some kind of measures to prevent and
18 reduce further runoff and sediment.

19 I think the BoRit
20 Superfund Site needs to be a
21 supermodel that represents best
22 management practices of how to manage
23 property in a way that fully addresses
24 sediment runoff, erosion and
25 related TMDL issues, such that they

1 will never contribute to those
2 problems with the Wissahickon Creek,
3 and be established at a hundred
4 percent confidence level not just, you
5 know, 80 percent or whatever it is.

6 So my request is that
7 the EPA look into how can they design
8 no sediment runoff into the
9 Wissahickon Creek at a hundred percent
10 confidence level. And that there be a
11 new section on the final Remediate ---
12 Remedial Action Plan added to detail
13 those best measurements that would be
14 completed, along with the specific
15 operations and maintenance and on
16 institutional controls to prevent
17 anything from the asbestos piles and
18 the Ambler parcel from eroding, or the
19 park parcel to the two creeks and the
20 --- any runoff from the stream bank
21 and reservoir banks from eroding that
22 would contribute. So that's a request
23 I have.

24 MS. BALDWIN:

25 So far you're all on

1 request, so I think that's good.

2 MS. CURRY:

3 This has to do with the
4 Ambler pile parcel. This parcel has
5 essentially been orphaned in my
6 opinion because no one wants --- is
7 available to advocate for its best
8 use. And they're not looking to be
9 liable for the liability that may
10 accompany it when EPA's finished.

11 As true as that may be,
12 there was a subgroup that Beth Pilling
13 participated in and they created a
future use

14 visioning document, which I know was
15 part of being turned over to EPA many
16 times. But I think it ---. I don't
17 know whether it's been recently
18 revisited in looking at it. I haven't
19 really looked at this future use plan.
20 This was really some very good
21 thinking work about how to have a ---
22 the whole BoRit be ready for the
23 community to enjoy for the long-term.

24 And so I'm specifically
25 mentioning that nobody's been

1 advocating for that Ambler pile. So
2 maybe in the future uses document,
3 there is some suggestions and
4 recommendations that were well thought
5 out, and well discussed. And that
6 vision thing represents the voices of
7 the number of citizen participants
8 that are listed. At the very most of
9 the recollections that they can, that
10 are possible, given the other opinion.
11 And so I reserve the rights for
12 further comments.

13 But I have one last
14 question. And that is; that the \$25
15 million that has been spent during
16 the removal action, and there's
17 another approximately \$2 million that
18 will be spent finishing that. And
19 some of it is administrative work.
20 How much of that would be stuff that
21 Eduardo would be managing that's
22 actually on the ground changing
23 something, or amending it or improving
24 it beyond what's the case today?

25 MS. LOWE:

1 Currently, we don't
2 anticipate there being ---. Other
3 than doing the post-construction
4 sampling, we don't anticipate any
5 additional construction, currently.

6 MS. SOSCIA:

7 I thank you. Anyone
8 else?

9 MS. BALDWIN:

10 Ma'am, are you going to
11 stand?

12 MS. AVERSA:

13 No, I'd rather sit, if
14 that's okay?

15 MS. BALDWIN:

16 Oh, yeah.

17 MS. AVERSA:

18 Most of my questions
19 were what Susan had mentioned about
20 the TMDL. I think we share a lot of
21 same opinions on that.

22 But secondly, with the
23 water you had mentioned other
24 contaminants that were found to be
25 leaving the site, or in aquifers and

1 things like that. Will there be any
2 further downgradient under the 16
3 municipalities that are partnering to
4 work on the Wissahickon Creek? We
5 understand that. And I think we have
6 a lot of support from the
7 municipalities to do something.

8 But what effect does
9 this have? And will that be looked
10 at? Will that be studied? We've
11 brought this up at meetings with ---
12 and we'll probably be getting really
13 --- we're not getting any impression
14 the departments are talking. The
15 majority of our working space, is it
16 contaminated? Where we could put
17 plantings, stream bank, filtering of
18 water runoff, things like that?

19 We have very limited
20 options. We have a very expensive
21 proposal in front of us going forward
22 to the residents. So we're building
23 things like that. And it's very
24 unfair that ---. You know, I
25 understand the capping, they're

1 leaving it like that, that's fine.

2 But what are we supposed to do to meet
3 the other requirements with an
4 impaired creek? And are they looking
5 at what this is doing to impair
6 Wissahickon? I think that needs to be
7 done. Mary Aversa.

8 MS. LOWE:

9 I'm going to have to
10 defer. My answer to that question, I
11 think we sampled the surface water in
12 the stream banks. We determined that
13 none of the contamination in the
14 stream surface water was from the
15 site. There were other upgradient
16 sources. As far as the groundwater
17 and the source of contamination, our
18 site assessment is looking at it. I
19 empathize, it's an urban water issue.
20 And I don't think right now we're
21 prepared to answer it any further.

22 MS. BALDWIN:

23 Thanks, Jill. Other
24 comments by the people in the room?
25 Yes, ma'am. Please state your name

1 for the record, too.

2 MS. PILLING:

3 Thank you. I'm Beth
4 Pilling. I'm a former county planner
5 and a CAG member until 2015. And now
6 I'm just a retired busybody, so ---.

7 This is really kind of a
8 follow-up to what I always considered
9 the elephant in the room. The
10 Whitpain Park site kind of has a
11 future and a vision. And the
12 reservoir site and the Waterfowl
13 Preserve also has a very strong
14 vision.

15 But there have been a
16 lot of people who haven't really been
17 thinking about what really is going to
18 happen to the pile site. So I don't
19 know if I've ever heard the answer to
20 the question about what really can
21 happen there? And I found that when I
22 read through the report, that it was a
23 little bit unorthodox as to what
24 really did happen. Although, whatever
25 happens has to be a consultation with

1 EPA and DEP. So I'd really like to
2 put you on the spot, and what can
3 happen there?

4 MS. LOWE:

5 Well, we, EPA, are not
6 property owners, the property is owned
7 by the Kane Corporation. So it's not
8 EPAs property to make something happen
9 there.

10 What we've done, our
11 investigation, and our risk assessment
12 is based on a recreational reuse, not
13 a residential reuse of the area.
14 Based on reading the zoning
15 regulations for Ambler Borough, which
16 the pile is contained in, we do not
17 interpret their regulations to allow a
18 residential reuse. So we anticipate
19 the future reuse as recreation.

20 You know, I can dream up
21 many different scenarios but, you
22 know, it would just be dreaming. So
23 I'd really hate to state what I think
24 can happen there or what, but
25 they're ---. You know, along with

1 recreation lane, there's different
2 things that can happen there.

3 MS. PILLILNG:

4 I hope that happens,
5 obviously. Because that's a wonderful
6 Greenway area and a potential
7 recreation area of all different types
8 of things.

9 But in addition to
10 residential, there's also commercial.
11 there are things that might not have
12 people living on-site. So can a
13 structure that actually pierces that
14 cap, goes down into --- even if it
15 goes down to bedrock, is that an
16 acceptable use? Is it only that
17 people can walk on top of it or would
18 structures be allowed, that would
19 actually go down into that pile?

20 MS. LOWE:

21 You know, engineers can
22 come up with multiple ways to build
23 any type of structure, if you have
24 enough money. Our feeling at the EPA
25 is that the material that makes the

1 waste there, the toothpaste-like
2 material doesn't have the stability.
3 But I'm not a structural engineer.

4 So that's why we would
5 work in conjunction with any reuse, or
6 property owner or new property owner
7 and DEPT to get the structural
8 people
9 and the people involved, if the owners
10 of the property are to prove
11 to EPA,
12 hey, that --- that nothing would
13 happen to the protective remedy that
14 we put in place.

15 So it's kind of hard to
16 answer that, because we don't have the
17 information in front of us.

18 MS. PILLING:

19 Thank you.

20 MS. LOWE:

21 But we'll work on
22 whatever is presented to us.

23 MS. BALDWIN:

24 Thank you so much. Any
25 last comments? You better come here.
Come on down.

MR. MAROLDO:

1 I'm Steve Maroldo. A
2 lot has been talked about operation
3 and maintenance. And I don't want to
4 belabor the point too much, other than
5 this is somewhat of a spe
cial site,
6 and special geology. It's surrounded
7 by residential communities. And part
8 of it is on a floodplain. And all
9 those issues should be considered in
10 the Operation and Maintenance Plan.

11 I would prefer,
12 suggesting that frequency and how that
13 maintenance plan put together be based
14 on data. And if you start out with a
15 higher frequency, and tailor the site,
16 learn what the strengths of the site
17 are, what the weaknesses are, where
18 are the problems are. You can then
19 tailor your maintenance plan based on
20 as you go along. And decrease
21 frequency as necessary in one area,
22 increase another, based on data.

23 In the case of the
24 floodplain, if you could define
25 conditions under which modifications

1 have to be made on that floodplain.

2 For instance, we've
3 heard earlier that water doesn't move
4 asbestos. But water does move
5 asbestos. Given high enough flow,
6 it's obtaining soil. Asbestos will
7 move. And if that were to happen in a
8 hundred year flow, which is part of
9 the floodplain that you're on, then
10 you have to determine, in my opinion,
11 whether or not that cap has been
12 breached and whether or not the clean
13 fill is contaminated. And again, it
14 would be based on data.

15 The last point I would
16 like to make is, by capping you're
17 signing onto a Perpetual Maintenance
18 Plan. There's no end to this. And
19 standards change after 30 years, 60
20 years, 90 years. There should be a
21 provision in the maintenance plan to
22 incorporate changes of standards and
23 make sure the standards of this cap
24 site are maintained to the current
level of that particular time. I

1 don't know how you do that, but ---.

2 MS. LOWE:

3 We do it through the
4 five-year review process. I neglected
5 to mention that part in the five-year
6 review process. There is a
7 section where we work with our
8 technical team, is there any new
9 contaminant that we haven't --- didn't
10 know about when the site was in the
11 cleanup phase, that has become, we
12 call it an emergent contaminant
13 imposing a risk out there.

14 Are there new issues,
15 new ways, new creative ways to make it
16 more protective? We look at that.
17 And we can incorporate them into our
18 operations and maintenance plan, make
19 it an issue in our five-year review,
20 tag who's responsible, set a date.
21 And we report those to headquarters. I guess
22 they get eventually reported to
23 Congress and monitored throughout the
24 life of the Superfund site.

25 So I agree with a lot of

1 your comments. And we do have a
2 mechanism. And again, the five year
3 review process is one that becomes
4 public and is pretty transparent to
5 see what we're doing and what we're
6 thinking. And we also invite --- we
7 interview people, invite people to
8 comment on them or give their comments
9 prior to the five year review, so ---.

10 MS. SOSCIA:

11 Thank you, Jill.

12 MS. BALDWIN:

13 Any comments from other
14 people? Come on down.

15 MS. ZEGA:

16 My name is Jennifer
17 Zega. And I have feedback on your
18 comments. Something that I worry
19 about, since we do know that asbestos
20 migrates in soil. But we know we have
21 clean fill now. It's actually not
22 where we're going to find it now,
23 we're going to find it probably
24 farther down the line as we get there.

25 And if we start to slack

1 off because we didn't find it the
2 first five years or ten years, we're
3 actually much more likely to see it in
4 the clean fill after that time period.

5 So I would I guess like to
6 say that we should not lessen up just
7 because we don't find it in the first
8 five to ten years.

9 MS. SOSCIA:

10 Thank you, ma'am.

11 MR. BOCCUTI:

12 I'm Sal Boccuti. And I
13 just have a comment about the cost. I
14 understand it's a part of your
15 consideration. And my only question
16 or comment is, has anyone figured out
17 what the cost would be 30 years down
18 the road or 40 years down the road in
19 today's dollars, to redo the whole
20 site because there was a catastrophic
21 failure on it?

22 MS. LOWE:

23 The cost currently in
24 the proposed plan only takes into
25 account the --- constructing the cap,

1 and then maintenance and anything you
2 would need to do for 30 years. Thirty
3 (30) years is the default time frame.
4 But the catastrophic, we have not
5 taken into consideration

6 MR. BOCCUTI:

7 Because the asbestos
8 will still be there.

9 MS. SOSCIA:

10 Thank you, sir.

11 MR. CONNER:

12 Thank you. My name is
13 Fred Conner. I am a member of the
14 Whitpain Township Board of
15 Supervisors, and an alternate ---
16 current alternate member of the CAG.
17 And we will follow with the Township
18 as the property owner of the park site
19 with formal comments, with the help of
20 legal minds.

21 But I wanted to just say
22 generally, that something the CAG
23 members have heard me say for over 10
24 years now and for over 30 years, it
25 has been the policy of Whitpain

1 Township to reopen Wissahickon Park
2 --- our portion of Wissahickon Park,
3 just as soon as the health and safety
4 of the residents can be assured. And
5 hopefully we are closer to that. We're
6 certainly closer to that than we were
7 ten years ago when this process
8 started. So we're thankful for that.

9 I know it is the
10 Township --- Whitpain Township's
11 vision shared by the residents, as
12 expressed in many, many Town Hall
13 meetings, the Revitalization
14 Committee. And as shared by the
15 Watershed Association and the
16 Waterfowl Preserve, that the entire
17 BoRit site be transitioned into a 38
18 acre, multi-municipal park with a
19 multiuse clubhouse of some kind,
20 perhaps a Boys and Girls Club on the
21 site or close by it. And that is our
22 vision. It's a concept that we've
23 been persuing for some time now. And
24 we look forward to continuing to
25 pursue that vision.

1 And just in closing, I
2 wanted to take this opportunity to
3 publicly thank all the EPA team from
4 remedial, from the removal group,
5 community involvement, to DEP and
6 everyone that's been involved over
7 these many years. You are really the
8 epitome of what public service
 is.

9 You bend over backwards, time and time
10 again to answer concerns, to reach
11 out, to touch the community,
12 especially our fenceline community in
13 West Ambler. And on behalf of
14 Whitpain Township, we thank you.

15 MS. BALDWIN:

16 Thank you, sir.

17 MS. SOSCIA:

18 Ma'am.

19 MS. VARGAS:

20 Hi. My name is Sharon
21 Vargas. And I'm from CAG as well. I
22 have one question, I don't think it
23 was answered about rodents digging or
24 animals eating in there. Are there
25 some protections because like you're

1 doing a quarterly?

2 So if somebody comes

3 next week or the day after you do your

4 quarterly and starts digging up, who

5 does a resident tell or say something

6 to? And I don't know how far animals

7 burrow down. But if they could go

8 back to your site, what happens then.

9 MS. LOWE:

10 We know that that's a

11 concern. It's a concern of ours, too.

12 Eduardo has tried several measures to

13 help dissuade the groundhogs. We've

14 tried capture and release. We've been

15 talking with Bruce. One of the

16 theories we have now is that if you

17 grow the vegetation on the slopes,

18 they don't like to --- not be seen

19 because their predators might get

20 them. Am I getting this right. So

21 they won't burrow down. We're looking

22 at various --- should we put ---

23 someone had suggested chain link

24 fence.

25 Now, the Operations and

1 Maintenance Plan has not --- it's been
2 drafted. It's nowhere near being
3 finalized. We're going to seek out
4 experts in these areas. And it will
5 be a living document. So if one thing
6 doesn't work, it doesn't mean that we
7 have to keep doing the same thing over
8 and over. We'll work with DEP as a
9 property owner who's doing the
10 maintenance, to make sure that we're
11 not having any exposures. If it takes
12 increasing the inspections, we'll do
13 that.

14 Also, you know, as I
15 said before, people having feet on the
16 ground, whether they're reusing it as
17 a park is a good deterrent and good
18 eyes on the site.

19 MS. BALDWIN:

20 Thank you, Jill. You
21 said you got it, so ---.

22 MS. LOWE:

23 I hope to have it.

24 MS. BALDWIN:

25 Awesome. Also, Gina

1 just reminded me that if anybody would
2 like to speak directly to this lovely
3 lady rather than publicly making a
4 statement, to capture it, because some
5 folks are shy, that option, it exists
6 or you can write a question and I
7 could read it, if that would ---. I
8 have a lovely English accent and you
9 would really enjoy it. Because I'm
10 having a great time.

11 With that being said, do
12 we have anybody else who'd like to
13 make comments? Yes.

14 AUDIENCE MEMBER:

15 As to this community
16 involvement, including EPA, I just
17 wanted to publicly also thank the
18 community. I think I've been to the
19 site for at least ten years. And
20 there's been an extraordinary amount
21 of energy that has been put in from
22 the community, in particular the West
23 Ambler community, the CAG, the
24 municipalities of the last 28 years.
25 I think this is one of, if not the

1 most active groups that I've seen.

2 And I also want to
3 acknowledge the evolution of that CAG
4 from its inception up to its current
5 status. I've seen a lot of change and
6 a lot of growth, so thanks. This
7 community has a lot going on here.
8 But they've also been extremely
9 active. And I thank you.

10 MS. BALDWIN:

11 Thank you. Other folks?

12 Yes.

13 MS. CURRY:

14 Susan Curry. Yeah.
15 This has to do with Ambler. Because
16 the owner isn't available or
17 interested ---.

18 MS. LOWE:

19 We're not here to talk
20 about the Ambler site though, Susan.
21 Sorry. We're here to talk about the
22 BoRit site.

23 MS. CURRY:

24 But that's a parcel of
25 the BoRit. Oh, the pile. I'm

1 thinking of the piles.

2 MS. LOWE:

3 Thank you.

4 MS. CURRY:

5 So as an environmental
6 educator than, I would be interested
7 in having that --- whatever
8 discussions you can have even though I'd
9 want to have signage
10 possibly over there and maybe some
11 lighting, if there's going to be
12 recreational use. That has to be
13 designed by somebody as a potential so
14 that, you know, whatever electrical
15 cables need to be laid or something
16 like that, that they're available and
17 done. And I don't know how that
18 works.

19 MS. BALDWIN:

20 Duly noted. Other
21 questions? Burning desire to share?
22 All right. We have a wonderful ---
23 before we close down. We have some
24 amazing pictures and photos around.
25 And we also have quite a lot of people

1 who can explain it to you in the
2 hallway if you have questions, if
3 you'd like to talk to them in the
4 hall. We have some nice engineers
5 from CDM Smith here, who I really
6 think you should ask questions just to
7 see if they're on point, that will be
8 good, as well as the EPA staff. And
9 we thank you so much for --- all
10 coming out. Drive home safely. And
11 have a good evening. Thank you so
12 much for your participation.

13 * * * * *

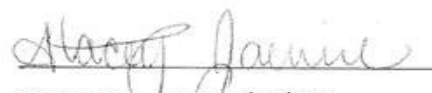
14 MEETING CONCLUDED AT 8:11 P.M.

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CERTIFICATE

I hereby certify, as the
stenographic reporter, that the
foregoing proceedings were taken
stenographically by me, and thereafter
reduced to typewriting by me or under
my direction; and that this transcript
is a true and accurate record to the
best of my ability.


Stacey Jacobinich,
Court Reporter