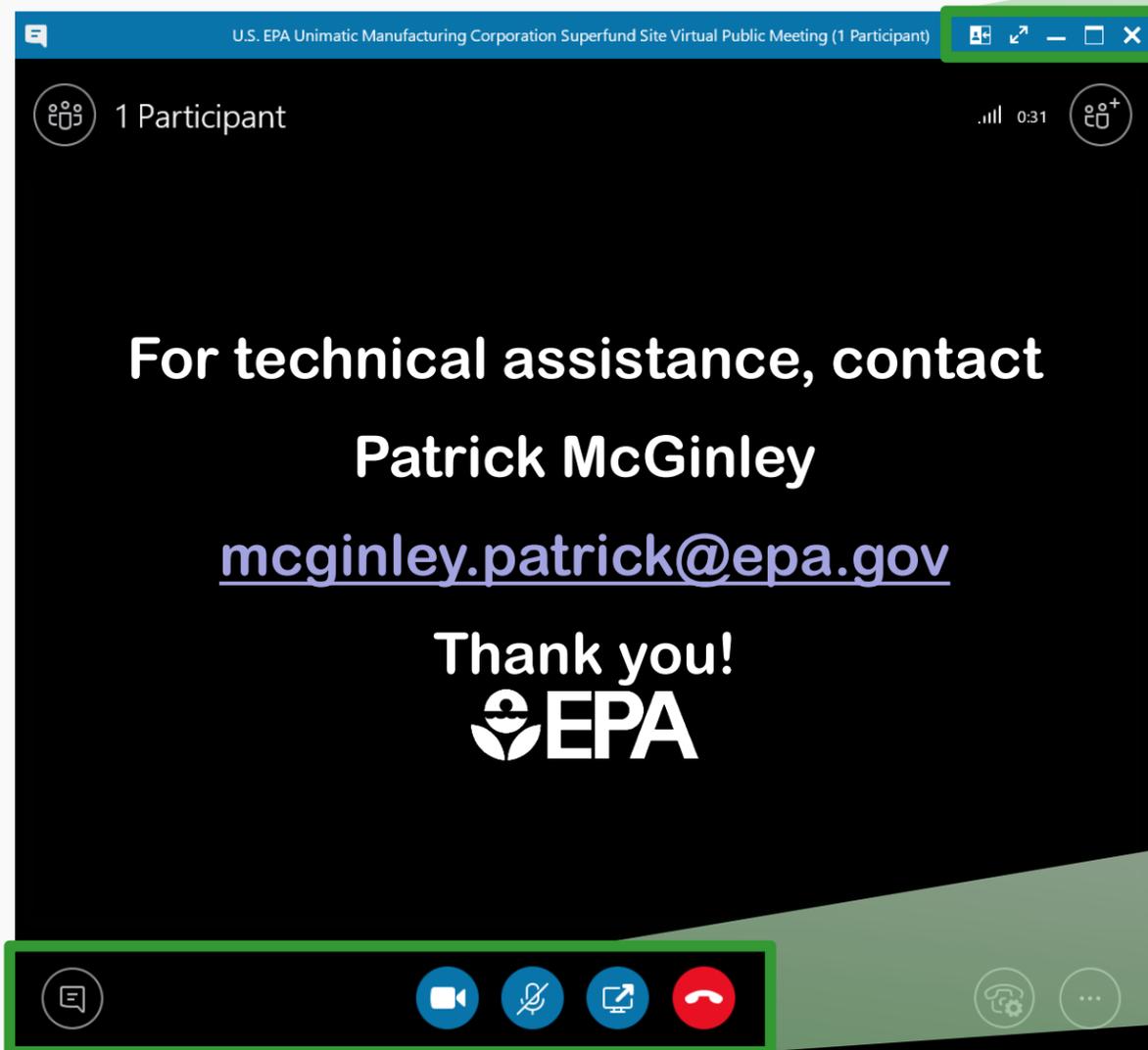


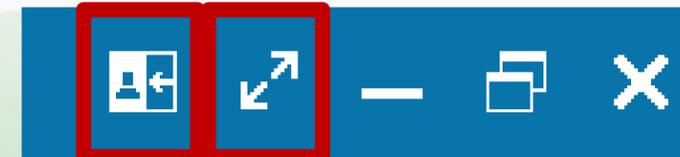


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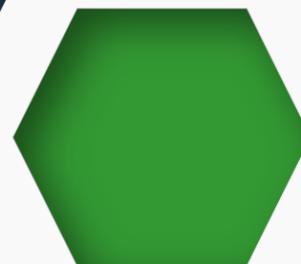
to leave the call



Riverside Industrial Park Superfund Site

Proposed Plan Virtual Public Meeting

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





Agenda

Introductions Shereen Kandil

Presentation. Josh Smeraldi

Questions and Comments EPA Team

Closing Comments Shereen Kandil





Who's Who at EPA

Josh Smeraldi

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



Meet Our Team

Kathryn Flynn
EPA Hydrogeologist

Marian Olsen
EPA Human Health Risk Assessor

Chuck Nace
EPA Ecological Risk Assessor

Will Reilly
EPA Site Attorney

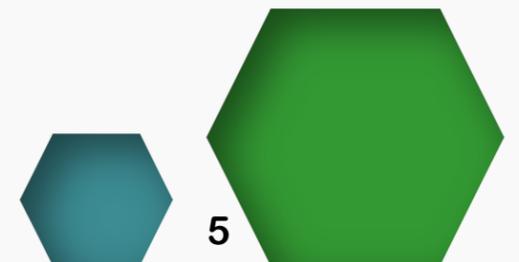
Michael Sivak
EPA Branch Chief

AmyMarie Accardi-Dey
WSP – EPA/USACE Contractor

Len Warner
WSP – EPA/USACE Contractor

Jeff Frederick
WSP – EPA/USACE Contractor

Ann Rychlenski
WSP – EPA/USACE Contractor





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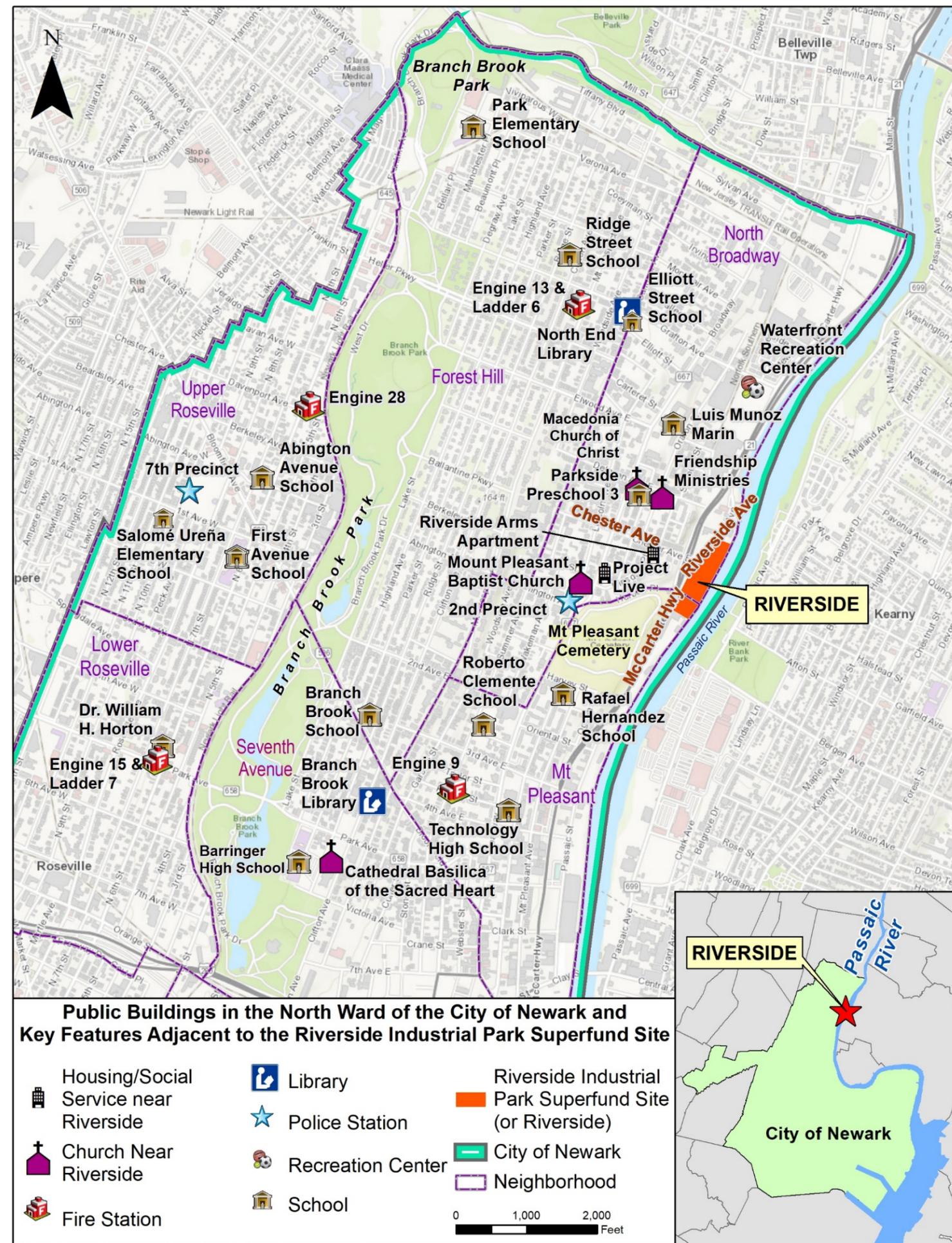
Closing Comments Shereen Kandil





Location of Riverside Industrial Park in Your Community

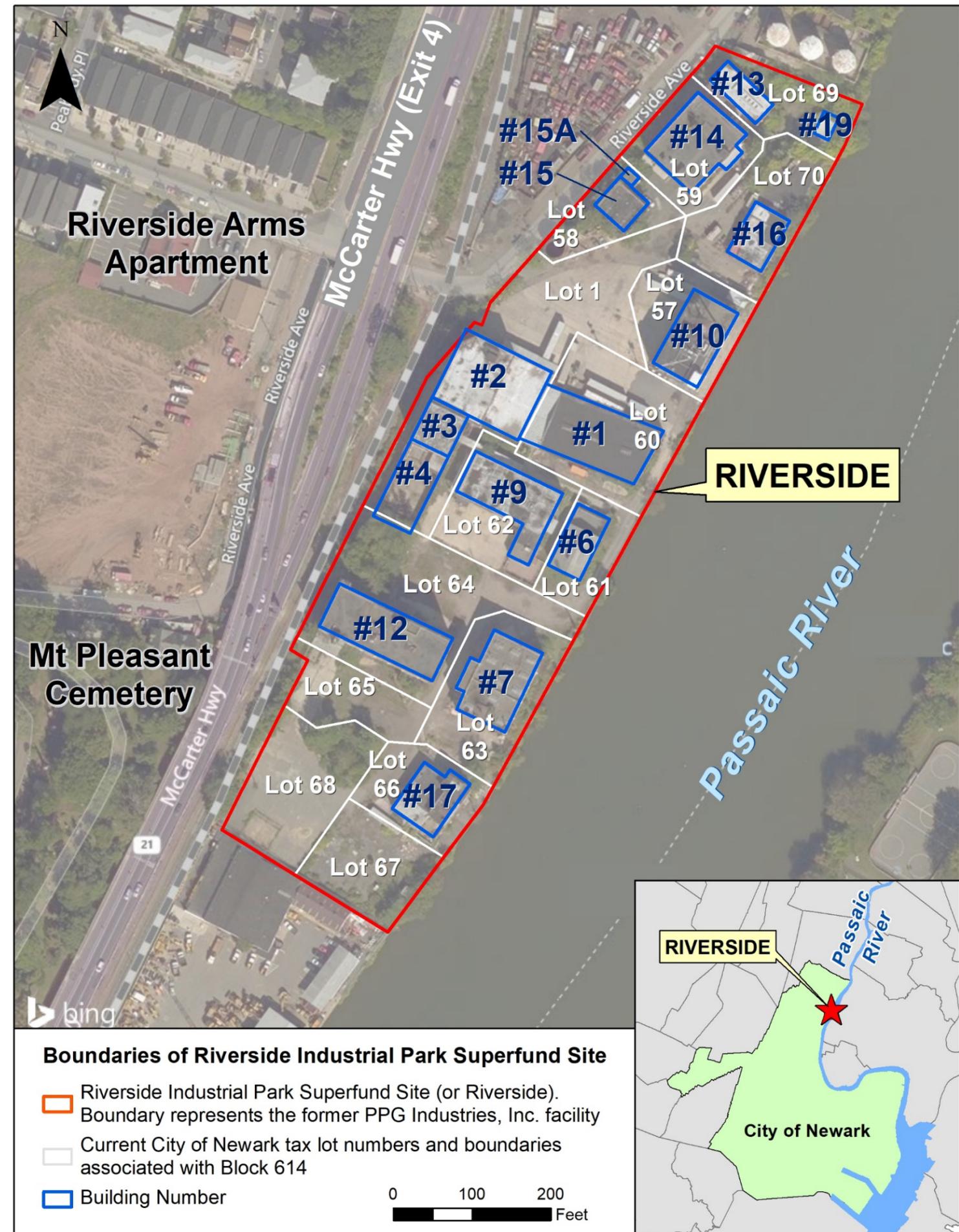
- ❑ Located in City of Newark, North Ward, off Chester Avenue
- ❑ Bordered by the Passaic River on the east and Riverside Avenue and McCarter Highway (Exit 4) on the west
- ❑ Near the Mount Pleasant Cemetery





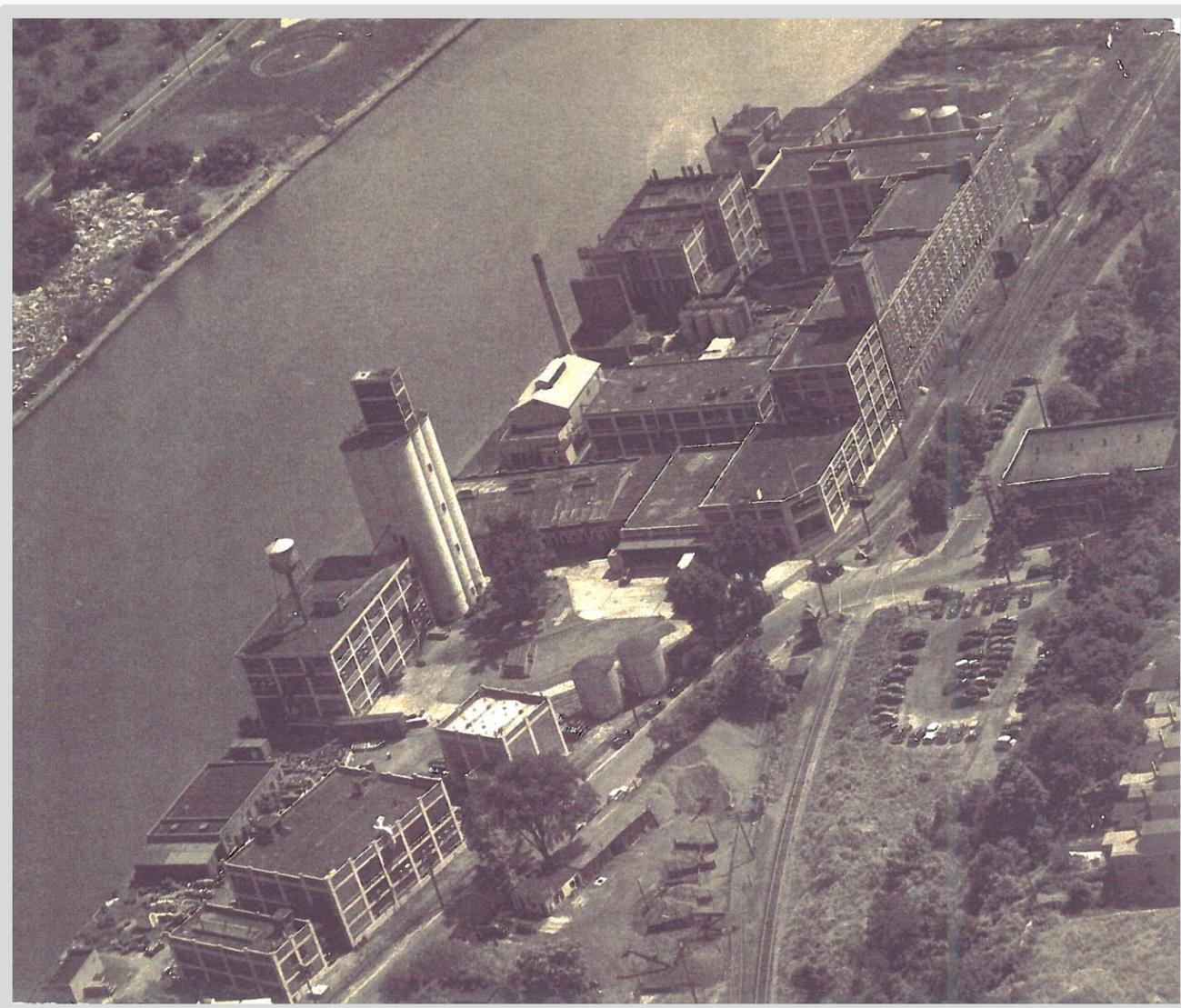
Map of Riverside Industrial Park

- ❑ Blue lines outline the buildings; white lines outline the tax lots
- ❑ Site is a 7.6-acre industrial/commercial complex
- ❑ North side consists of active businesses; south side is mostly vacant
- ❑ Anticipated future use of property is to remain industrial





Timeline of Riverside Industrial Park



Patton Paint Company, circa 1955

- ❑ **1903 Patton Paint Company constructed its plant at the site and began operations**
 - **The plant used metals as pigment including lead-based raw materials**
- ❑ **1920 Patton Paint Company merged with Pittsburgh Plate Glass, which has been known as PPG Industries Inc. (PPG) since 1968**
- ❑ **1971 PPG ceased operations at the site**



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

Frey Industries, Inc. / Jobar

Baron Blakeslee, Inc.

Universal International Industries

Samax Enterprises

HABA International, Inc. /

Davion Inc.

Roloc Film Processing

Gilbert Tire Corporation

**Chemical Compounds, Inc. / Celcor
Associates, LLC**

Teluca

Gloss Tex Industries, Inc.

Ardmore, Inc.

Monaco RR Construction Company

Federal Refining Company

Midwest Construction Company

Listed on EPA's National Priority List in 2013. In 2014, EPA reached agreement with PPG to conduct study.

Soil samples

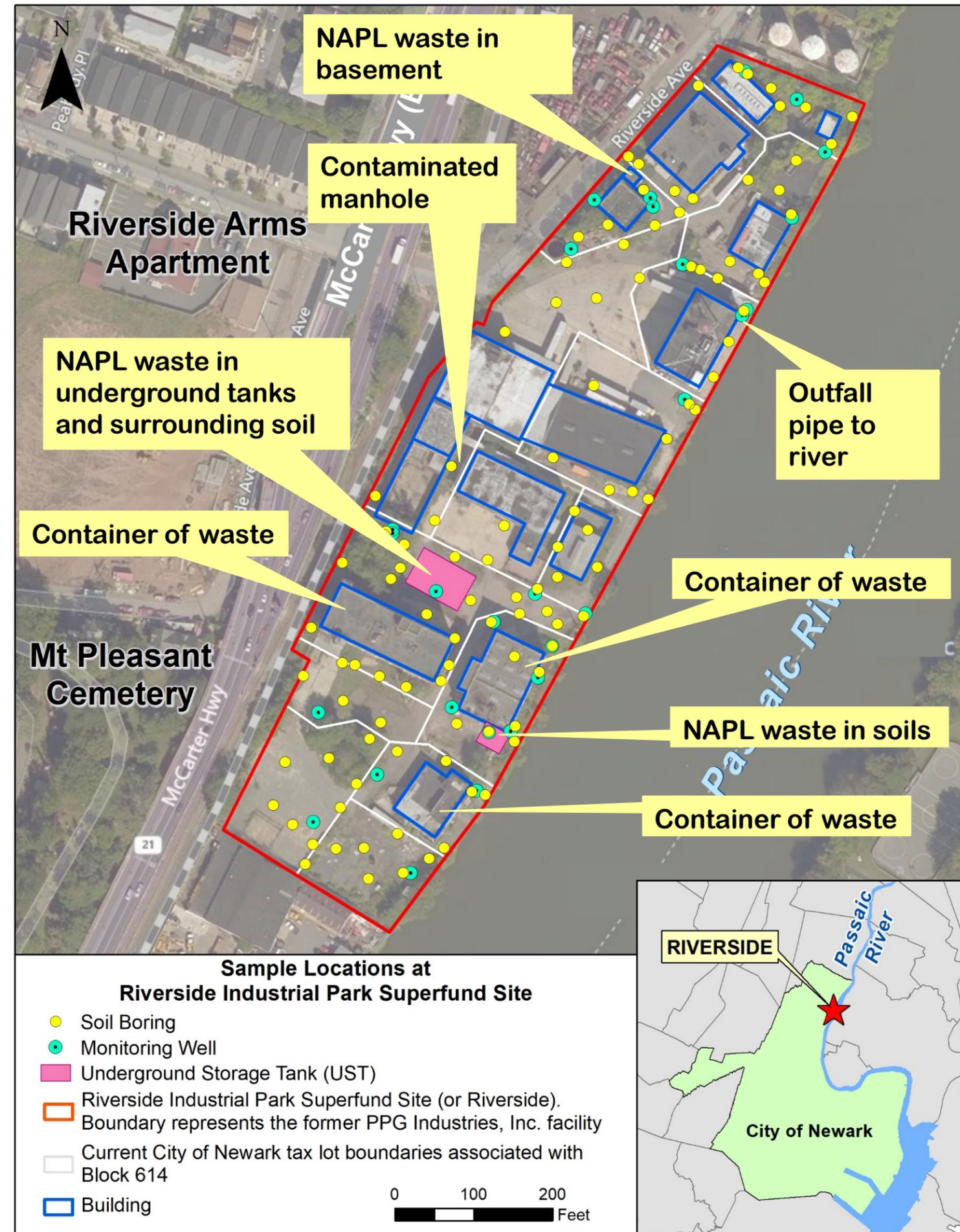
Groundwater samples

Indoor air samples

Sample waste containers and tanks

Sample contents of manholes

Non-aqueous phase liquid or NAPL are liquid contaminants that do not easily mix with water and remain in a separate phase in the subsurface (for example, diesel fuel)





The Risk Assessments Concluded:



Human Health

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



Ecological

- Found unacceptable risk to terrestrial or land-based species due to exposure to contaminated soil.
- There is limited usable habitat on the site.



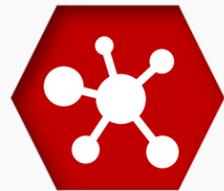
The Study Concluded:

- 1** Soil were also contaminated at levels that exceeded EPA's acceptable range and above New Jersey's acceptable levels for an industrial/commercial property.
- 2** Groundwater was contaminated above New Jersey's acceptable levels.
- 3** While there is no current risk to indoor workers on-site, the soil and groundwater contain contaminants that could potentially enter buildings as vapors in the future.





Contaminants of Concern



Soil

Metals

PCB

Volatile Organic Compounds

(example: benzene)

Semi-Volatile Organic Compounds

(example: benzo[a]pyrene)



Ground Water

Metals

Volatile Organic Compounds

(example: acetone)

Semi-Volatile Organic Compounds

(example: benzo[a]pyrene)

Groundwater is currently not used as drinking water.



Soil Gas

Volatile Organic Compounds

(example: naphthalene)

Soil gas is vapor originating from soil that can potentially migrate into buildings.



EPA's Objectives for the Cleanup

Waste

- Secure or remove waste
- Prevent an uncontrolled release
- Minimize exposure to waste material and NAPL

Sewer Water

- Prevent exposure to contaminants in sewer water
- Minimize contaminant concentrations
- Prevent discharge of sewer water to surface water

Soil Gas

- Minimize contaminants in soil gas that may migrate to indoor air

Soil/Fill

- Minimize contaminant concentrations
- Minimize exposure to contaminated soil
- Minimize off-site transport of contaminated soil
- Minimize leaching of contaminants to groundwater and river

Groundwater

- Minimize contaminant concentrations and restore groundwater quality
- Prevent exposure to contaminated groundwater
- Minimize migration of contaminated groundwater
- Minimize discharge of contaminated groundwater to surface water



Nine Evaluation Criteria

Threshold Criteria

1. Overall protection of human health and the environment
 2. Compliance with ARARs (applicable or relevant and appropriate requirements)
-

Primary Balancing Criteria

3. Long-term effectiveness and permanence
 4. Reduction of toxicity, mobility or volume through treatment
 5. Short-term effectiveness
 6. Implementability
 7. Cost
-

Modifying Criteria

8. State acceptance
9. Community acceptance



Waste Alternatives that EPA Considered

- No Action**
- Removal and Off-Site Disposal of various containers, underground storage tanks (including content in tanks and surrounding soil), and liquid waste in basement of Building 15A**

Alternative	Protection of Human Health and Environment	Compliance with ARARs	Reduction in Mobility, Toxicity, and Volume	Long-Term Effectiveness	Short-Term Effectiveness	Implement-ability	Cost
#1: No Action	No	No	Poor	Poor	Excellent	Excellent	\$0
#2: Disposal	Yes	Yes	Good	Excellent	Good	Good	\$1,580,700



Sewer Water Alternatives that EPA Considered

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

Alternative	Protection of Human Health and Environment	Compliance with ARARs	Reduction in Mobility, Toxicity, and Volume	Long-Term Effectiveness	Short-Term Effectiveness	Implement-ability	Cost
#1: No Action	No	No	Poor	Poor	Excellent	Excellent	\$0
#2: Disposal	Yes	Yes	Good	Excellent	Good	Good	\$24,900



Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

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

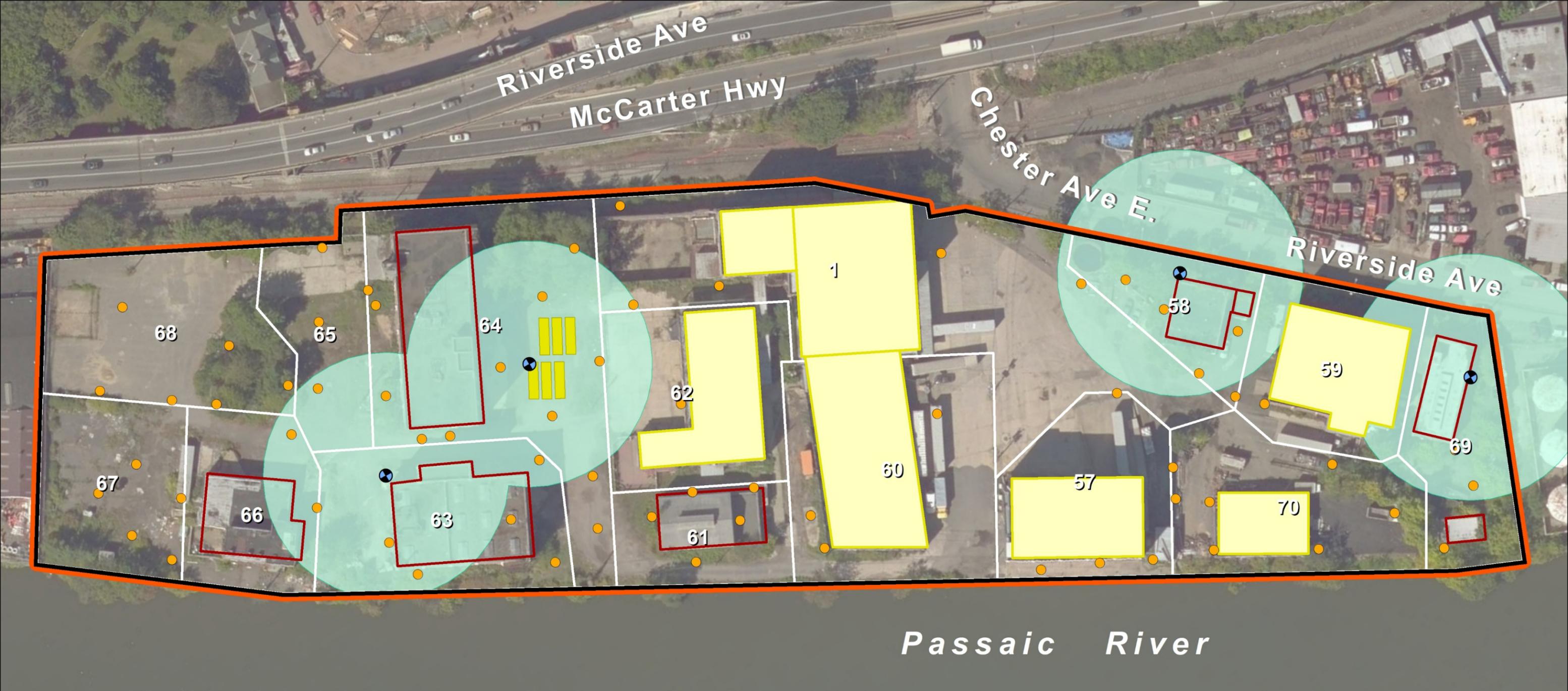
Alternative 3

- Same as Alternative 2, except soil within 100 feet of occupied buildings would be treated



How do the Soil Gas Alternatives Compare?

Alternative	Protection of Human Health and Environment	Compliance with ARARs	Reduction in Mobility, Toxicity, and Volume	Long-Term Effectiveness	Short-Term Effectiveness	Implementability	Cost
#1: No Action	No	No	Poor	Poor	Excellent	Excellent	\$0
#2: Air Monitoring and Future Buildings Constructed with Controls	Yes	Yes	Poor	Good	Excellent	Excellent	\$449,800
#3: Same as Alternative #2, except treat soil within 100 feet of occupied buildings	Yes	Yes	Good	Good-Excellent	Fair-Good	Poor-Fair	\$4,050,800



EPA's Preferred Alternative for Soil Gas - Alternative

- Soil Boring
- Monitoring Well
- ▭ Site Boundary
- ▭ Site Lot
- ▭ Vacant Building
- ▭ Underground Storage Tank

- ▭ Air Monitoring or Engineering Control (Existing Occupied Building)
- ▭ Institutional Controls and Site-Wide Engineering Controls for Future Buildings

▭ Shallow groundwater monitoring well with potential vapor intrusion. Existing or future buildings within 100-foot radius from monitoring well will warrant further investigation.





Soil/Fill Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 3

- Deed notices to restrict land use
- Fencing to prevent trespassing
- Removal of NAPL in soil
- Site-wide cap
- Repair of bulkhead

Alternative 4

- Same as Alternative 3
- Plus removal of lead in soil around Building 7

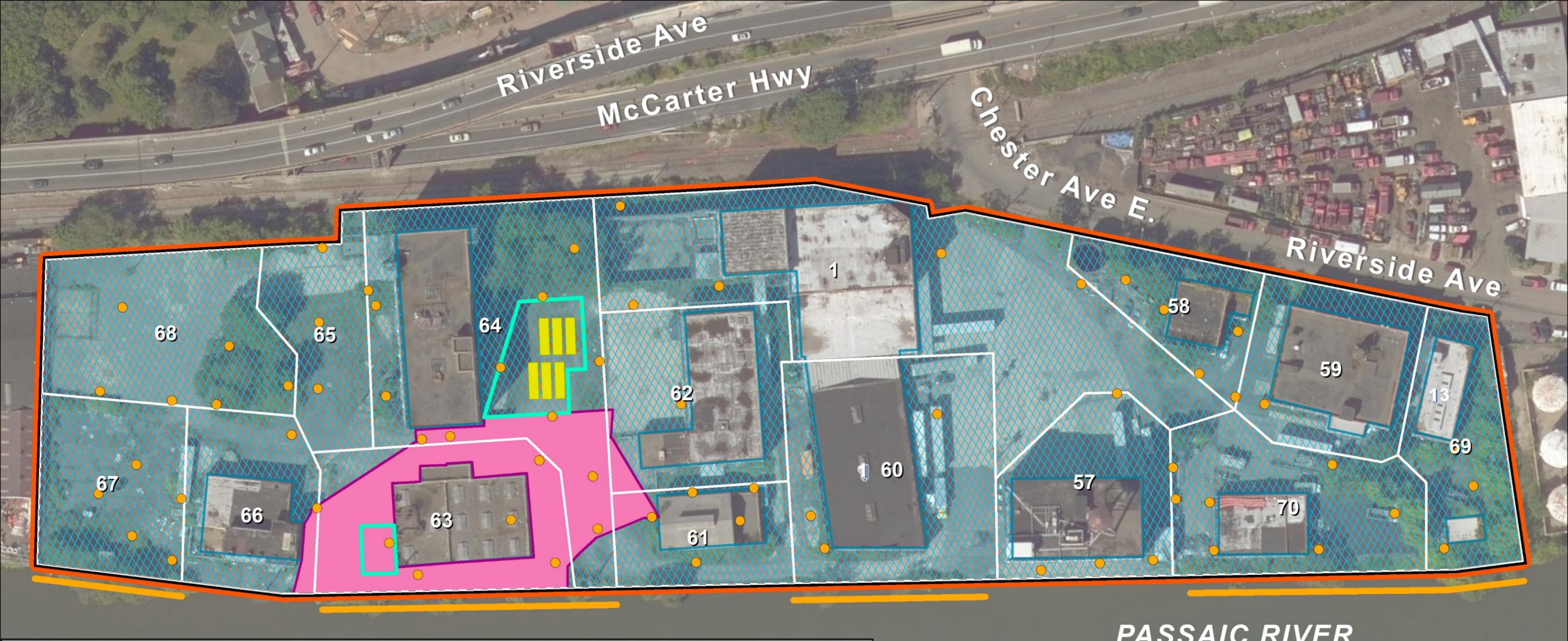
Alternative 5

- Same as Alternative 3
- Plus stabilization in place (using cement)



How do the Soil/Fill Alternatives Compare?

Alternative	Protection of Human Health and Environment	Compliance with ARARs	Reduction in Mobility, Toxicity, and Volume	Long-Term Effectiveness	Short-Term Effectiveness	Implementability	Cost
#1: No Action	No	No	Poor	Poor	Excellent	Excellent	\$0
#3: Deed notice, Fencing, NAPL removal, Capping, and Bulkhead Repairs	Yes	Yes	Fair	Good	Good	Good	\$10,450,900
#4: Same as #3 plus Removal of Soils near Building 7	Yes	Yes	Good	Good-Excellent	Good	Good	\$12,633,300
#5: Same as #3 plus Stabilization in Place	Yes	Yes	Fair-Good	Good-Excellent	Fair	Poor-Fair	\$13,971,400



PASSAIC RIVER

EPA's Preferred Alternative for Soil - Alternative #4

- Soil Boring
- ▭ Site Boundary
- ▭ Site Lot
- ▭ Underground Storage Tank
- ▭ Institutional Controls
- ▭ Footprint of Lead-Impacted Soil Excavation and Removal
- ▭ Footprint of UST and NAPL-Impacted Soil Excavation and Removal
- ▭ Footprint of the Engineering Control (Cap)
- ▭ Footprint of Bulkhead Repair and/or Replacement





Groundwater Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

- Deed notices to restrict use
- River wall to prevent migration
- Pump groundwater and treat for disposal

Alternative 3

- Deed notices to restrict use
- Injections to treat groundwater

Alternative 4

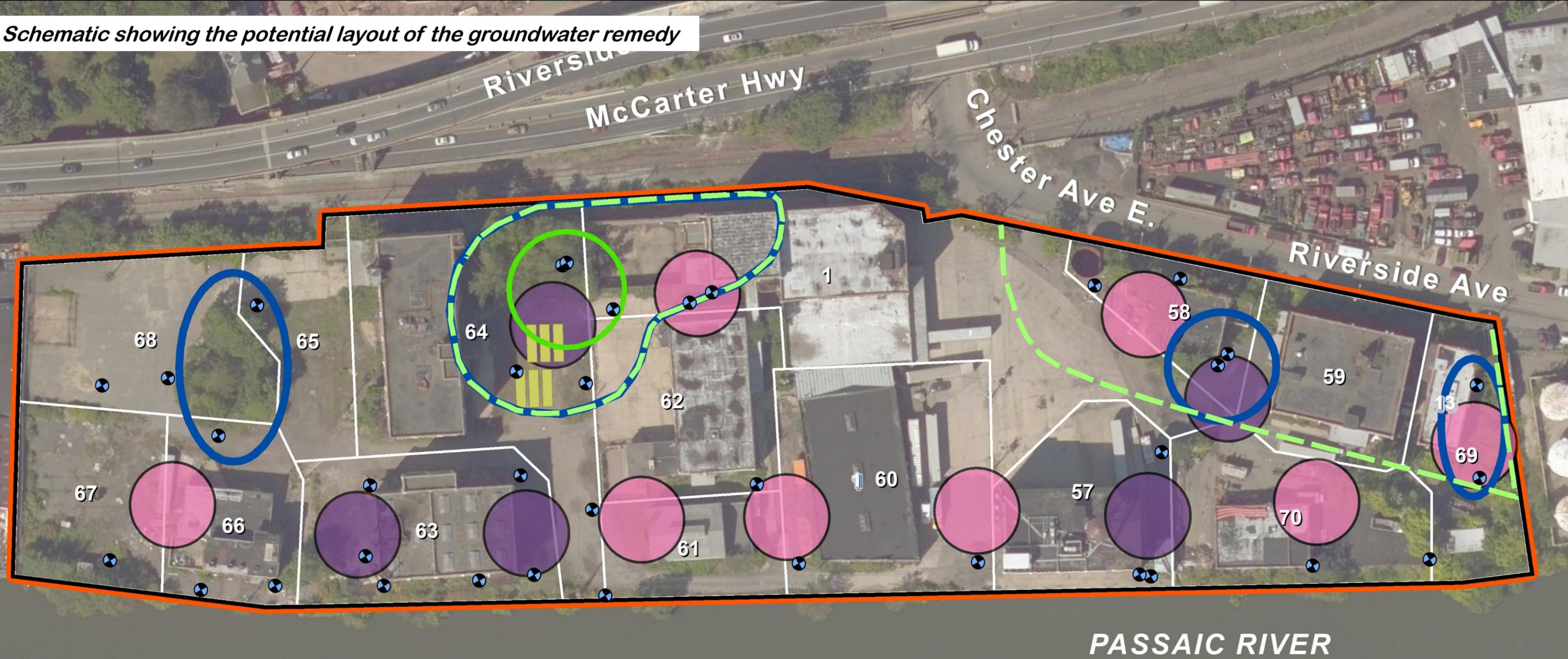
- Deed notices to restrict use
- Pump groundwater and treat for disposal
- Periodic injections to treat groundwater as needed



How do the Groundwater Alternatives Compare?

Alternative	Protection of Human Health and Environment	Compliance with ARARs	Reduction in Mobility, Toxicity, and Volume	Long-Term Effectiveness	Short-Term Effectiveness	Implement-ability	Cost
#1: No Action	No	No	Poor	Poor	Excellent	Excellent	\$0
#2: River wall and Pump & Treat	Yes	Yes	Good	Good	Good	Good	\$34,258,600
#3: Injections to treat groundwater	Yes	Yes	Fair	Fair-Good	Fair	Good	\$20,844,800
#4: Pump & Treat with periodic injections	Yes	Yes	Good	Good-Excellent	Good	Good-Excellent	\$24,234,400

Schematic showing the potential layout of the groundwater remedy



PASSAIC RIVER



EPA's Preferred Alternative for Groundwater - Alternative #4

- | | | |
|--|--|--|
| <ul style="list-style-type: none">  Monitoring Well  Site Boundary  Site Lot  Underground Storage Tank | <ul style="list-style-type: none"> Extraction Well  Shallow  Deep  Institutional Controls | <ul style="list-style-type: none"> In-Situ Treatment  Metals (Shallow)  Organic (Shallow)  Organic (Deep) |
|--|--|--|



Summary of EPA's Preferred Alternative

- ❑ **Waste Alternative 2:** includes removal and disposal of underground storage tanks, NAPL, and containerized waste
- ❑ **Sewer Water Alternative 2:** includes cleaning out and closing inactive manhole and associated inactive sewer line
- ❑ **Soil Gas Alternative 2:** includes air monitoring in occupied buildings and requires future buildings to be constructed with controls
- ❑ **Soil/Fill Alternative 4:** includes excavation of lead-contaminated soil around Building #7 with off-site disposal along with a site-wide cap and bulkhead repairs
- ❑ **Groundwater Alternative 4:** includes site-wide pumping system to extract and treat groundwater for disposal with periodic injections



Summary of EPA's Preferred Alternative

Type	Estimated Cost	Construction Time
Waste	\$1,580,700	1-2 months
Sewer Water	\$24,900	1 month
Soil Gas	\$449,800	1-2 months (plus continuous monitoring)
Soil/Fill	\$12,633,300	8-12 months
Groundwater	\$24,234,400	8-10 months (plus operation and maintenance)

Total for remedy \$38,923,100



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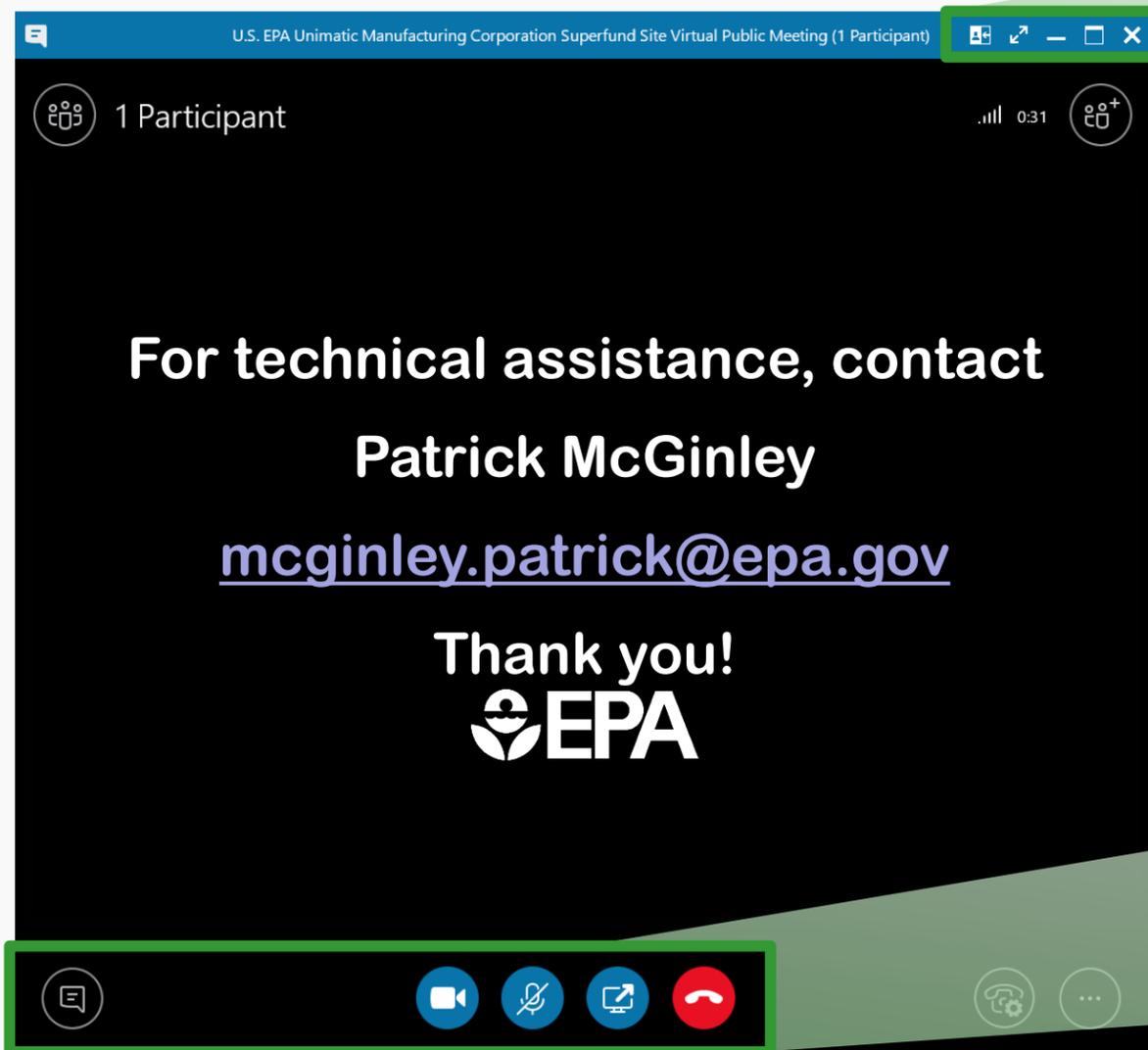
Questions and Comments

-  Please keep your lines muted
-  Chat box → Phone lines
 - To unmute phone use (*6)
 - To unmute computer mic please follow the skype control shown on next slide
-  Categorically (elected officials, residents, businesses, general public) and in alphabetical order (A-G, H-N, O-T, U-Z). *For example: residents with last names A-G*
-  Before your question/comments, please state your name and affiliation followed by your question or comment. *For example: "Jane Doe, resident: Where is the Riverside site located?"*

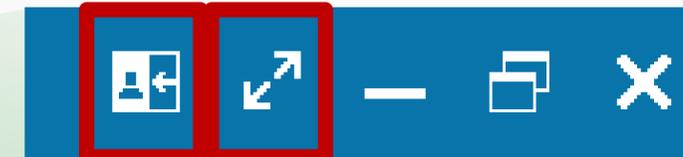


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Public comment period on Proposed Plan ends **August 21, 2020**

Josh Smeraldi
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All information related to the Riverside Industrial Park Superfund site can be found electronically at:

www.epa.gov/superfund/riverside-industrial

or by contacting Shereen Kandil

Shereen Kandil

Community Involvement

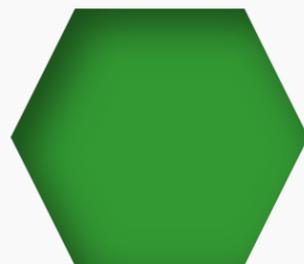
Coordinator

US Environmental Protection

Agency

(212) 637-4333

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Thank you!

