

EPA ARCS II CONTRACT NO. 68-W8-0124
EPA WORK ASSIGNMENT NO. 041-2CGT
ICF KAISER ENGINEERS, INC.

SDMS Document



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FINAL

**COMMUNITY RELATONS PLAN
FOR THE
GRAND STREET MERCURY SITE
HOBOKEN, NEW JERSEY**

JULY 1997

 **ICF KAISER**

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NOTICE

The preparation of this document has been funded by the United States Environmental Protection Agency (EPA) under the Alternative Remedial Contracting Strategy (ARCS) Contract Number 68-W8-0124 to ICF Kaiser Engineers, Inc (ICF).

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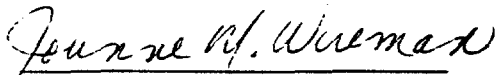
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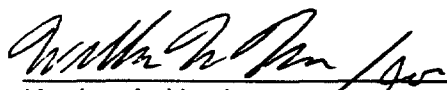
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1.0 Introduction

The U.S. Environmental Protection Agency (EPA)¹ has prepared this **Community Relations Plan** for the Grand Street Mercury Site in Hoboken, Hudson County, New Jersey. This plan was developed by EPA's **Superfund Program**, which provides funding for investigating and cleaning up **hazardous waste** sites across the United States. EPA is the agency with primary responsibility for developing alternatives for **remediating** (cleaning up) the site.

EPA considers community relations to be an integral part of the Superfund program. Community relations activities are conducted to foster two-way communication between EPA, local residents, and officials, and to involve members of the community in the Superfund process.

1.1 Objectives of the Community Relations Plan

Information presented in this plan was obtained from EPA files, the City of Hoboken's Public Information Office, the Hoboken Historical Museum, and through interviews conducted with local officials and residents in February and March 1997. A list of persons interviewed is provided in Appendix C. The community relations activities outlined in this Community Relations Plan were developed to address the concerns and information needs identified during those discussions. It also identifies opportunities for the community to take part in cleanup decisions about the site.

The community relations program will continue to provide residents of the site and local officials with timely, understandable information, and will expand this effort to the wider community. Particular attention will be paid to the varying needs of different interested parties. For instance, residents of the site stated a need for more in-depth information about technical, regulatory, and relocation issues, while most community members desired understandable, concise information. EPA will make an effort to address the specific needs of these groups by offering a variety of community relations activities.

The community relations program for the site seeks to provide avenues for public participation in the decision-making process related to remediation of the site. At key points during the remedial process, the public will be given the opportunity to voice opinions or concerns about the proposed remedial alternatives.

¹ Words first appearing in bold print are defined in Appendix B. Acronyms and abbreviations are listed in Appendix A.

The community's viewpoints will be taken into consideration before any final decisions about remedial activities are made.

Community concern about the Grand Street Mercury Site is high and is expected to remain high during remedial decision-making activities. EPA's goal is to continue to allow for public involvement during all stages of the remediation.

1.2 Organization of the Plan

The Community Relations Plan contains the following sections:

- Section 1.0 of this Community Relations Plan provides an overview of the plan, the objectives of the community relations program, a summary of the project, and the regulatory process guiding this plan.
- Section 2.0 provides a brief description of the site location and history, the existing site conditions, and the agency and technical activities that have been conducted at the site to date.
- Section 3.0 presents a community profile and a history of the community's involvement in site activities. It also explains the interview process and describes community concerns about the site expressed during the community interviews.
- Section 4.0 sets forth community relations activities designed to meet the community relations program objectives identified in response to community concerns. This section also provides a schedule of the upcoming technical activities at the site and the corresponding community relations activities EPA will conduct at each milestone in the remediation program.

The Community Relations Plan also includes the following appendices:

Appendix A	List of Acronyms and Abbreviations
Appendix B	Glossary
Appendix C	Individuals Interviewed for the Preparation of this Plan
Appendix D	List of Key Contacts
Appendix E	Information Repositories
Appendix F	Suggested Public Meeting Locations

1.3 Project Summary

EPA is developing a remedy for addressing mercury contamination in the buildings at 720 and 722 Grand Street in Hoboken, Hudson County, New Jersey. The buildings, which consist of a five story building, a townhouse, and an adjacent parking lot, are known as "The Grand Street Mercury Site." Elevated levels of mercury have been found beneath the floorboards and in the walls of the building, and the residents have been temporarily relocated. Over the last year, EPA has investigated the nature and extent of contamination at the site. Currently, EPA is preparing a **Focused Feasibility Study (FFS)**, which will evaluate remedies for addressing contamination at the site and for possibly relocating the residents on a more permanent basis. This work is being performed under the guidance of federal Superfund regulations (**Comprehensive Environmental Response, Compensation, and Liability Act, or CERCLA**, and its amendments under the **Superfund Amendments and Reauthorization Act, or SARA**) and appropriate state regulations.

EPA has formally proposed that the Grand Street Mercury Site be added to the **National Priorities List (NPL)**, EPA's list of the top priority hazardous waste sites in the country that are subject to the Superfund program. EPA expects the site will be added to the NPL this year. Once on the NPL, the site will be eligible for remediation using money from the Superfund program's trust fund. In addition, once the site is on the NPL, the residents may be eligible for permanent relocation assistance if that is the alternative that is chosen by EPA. Typically, a site is first added to the NPL and then investigated to identify the nature and extent of contamination and to evaluate potential remedies. At the Grand Street Mercury Site, however, EPA is accelerating the remediation process by investigating potential remedies concurrent with the evaluation of the site for the NPL.

1.4 Combination of Removal Action and Overall Remediation Community Relations Plans

As part of the Superfund remediation at the Grand Street Mercury Site, EPA has undertaken immediate steps to temporarily relocate the residents, secure the building, and collect samples and other information necessary to evaluate the nature and extent of contamination. (Please see Section 2.4 for details of these activities.) Some of these activities, such as maintaining the relocation program and building security, are ongoing. EPA Superfund guidelines call this phase of cleanup the "removal action." Superfund regulations require that a Community Relations Plan be prepared for technical activities associated with this removal action, as well as for activities associated with the overall site remediation. Since community

relations activities for the removal action and the overall site remediation will be occurring simultaneously, this Community Relations Plan functions as the document for both the removal action and the overall remediation.

1.5 Superfund Community Relations Requirements

The community relations program for the Grand Street Mercury Site must comply with Superfund regulations. EPA will implement all required community relations activities in addition to other activities EPA believes are useful in providing the community with information and opportunities for dialogue. A brief explanation of the Superfund requirements is provided below. In the Community Relations Activities and Schedule table of this Community Relations Plan (Section 4.4) the activities are identified as being either required by Superfund or additional proposed activities (not required).

According to Superfund regulations, a Community Relations Plan must be prepared, based on community interviews. The plan provides a record of community concerns at the outset of the cleanup process, and outlines how EPA will keep the community informed about the site. In addition, **information repositories** for the site must be set up at locations convenient to the community, such as at libraries and town halls. The repositories contain documents and information related to the site remediation. An **Administrative Record** is established for the site at EPA's office. The Administrative Record contains all documents and correspondence that have a bearing on the decision-making process.

Superfund regulations require that the public be given opportunities to comment on the cleanup method proposed for a Superfund site. A public notice is published in one or more area newspapers to let people know that the documents related to the remediation proposal are available for review and comment. The **Proposed Plan** is the technical document that identifies the type of technology that is being proposed by EPA. The background documents for the Proposed Plan include the **Remedial Investigation** report and the **Feasibility Study** report. All of these documents are made available to the public at the information repositories.

A 30-day (minimum) **comment period** begins when the Proposed Plan is released. During the comment period, members of the public may send written comments to the contact person(s) identified in the public notice. In addition, EPA holds a public meeting to take oral and written comments and to answer questions from the community about the proposed remedy.

After the close of the comment period, EPA must take the public's comments into consideration in making a final decision about the cleanup proposal. The record of the public's comments and the agency's responses to those comments is contained in a document called a **Responsiveness Summary**. All comments are responded to and the summary becomes part of the final decision document, known as the **Record of Decision**. The Record of Decision, including the Responsiveness Summary, is then placed in the information repositories for public review.

Following completion and signing of the Record of Decision, Superfund requires that the Community Relations Plan be re-evaluated and, if necessary, updated to reflect any significant changes in the public's interest or concern about the site.

2.0 Site Background

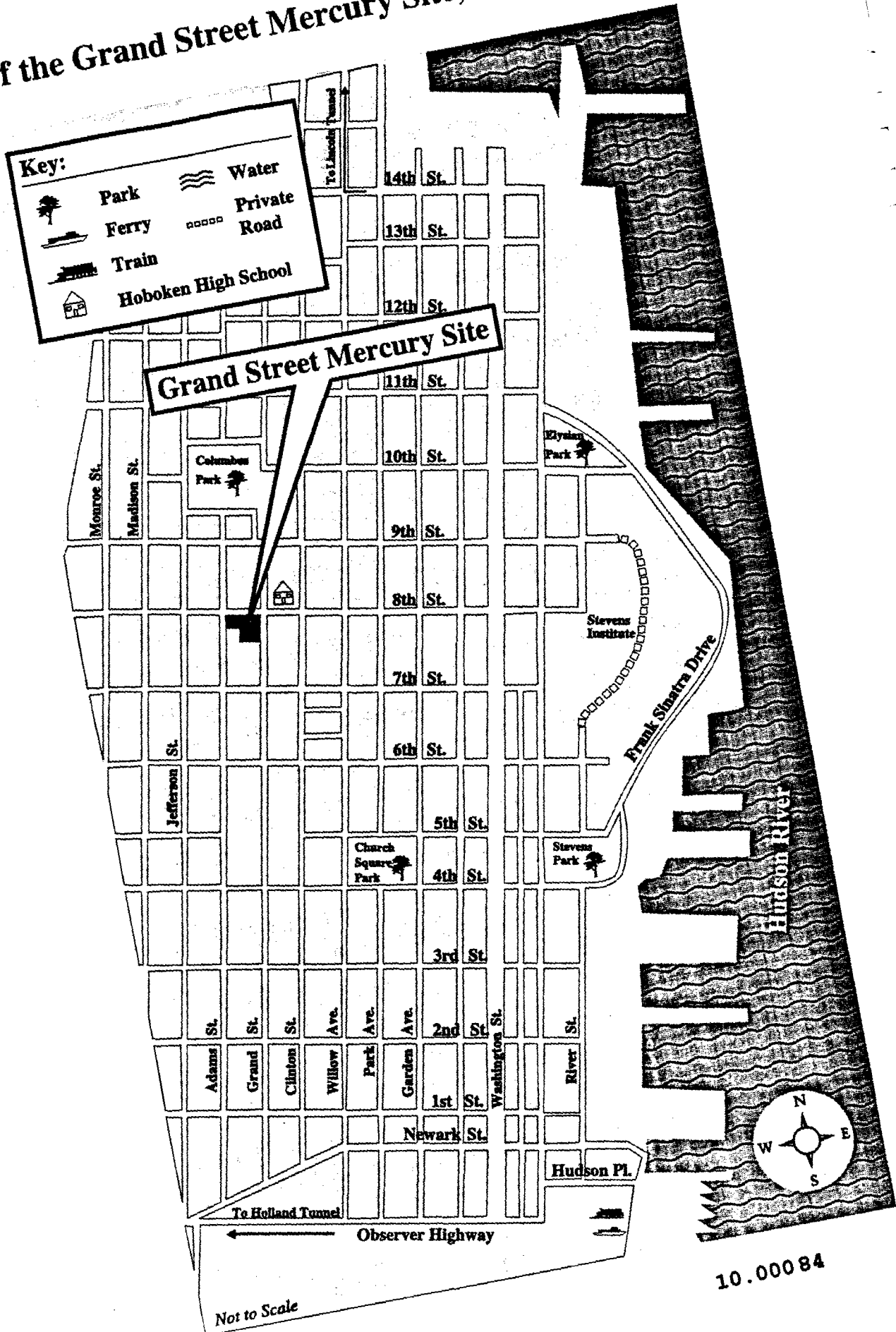
2.1 Site Description

The Grand Street Mercury Site is located at 720 and 722-732 Grand Street, Hoboken, Hudson County, New Jersey (see Figure 1). The site includes a former industrial building that, from 1993 to 1995, was converted into 16 residential/studio spaces (722-732 Grand Street), a townhouse formerly used as office space which was also intended for residential conversion (720 Grand Street), and an adjacent asphalt-covered parking lot. The former industrial building has approximately 57,500 square feet of interior floor space, and the average area of each residential/studio space is approximately 2,600 square feet. The building is approximately 100 feet by 150 feet, five stories high, and is constructed of brick and masonry walls with an interior wooden structural system and wood floors. The townhouse is approximately 25 feet by 40 feet and has approximately 4,000 square feet of interior floor space on four floors (see Figure 2). Residents in the vicinity of the site use public water as their source of drinking water. Groundwater in the area is not used as a drinking water source.

2.2 Site History

The Site was the location of various manufacturing and industrial businesses prior to 1993. Previous owners of the property have included the Cooper-Hewitt Electric Company (1910 to 1919), General Electric Vapor Lamp Company (1919 to 1939), the General Electric Company (1939 to 1948), the Cooper-Hewitt Electric Company (a different company than the first Cooper-Hewitt, 1948 to 1955; tenant from 1955 to 1965), and the Quality Tool and Die Company (1955 to 1988). The Quality Tool

Figure 1 Location of the Grand Street Mercury Site, Hoboken, New Jersey

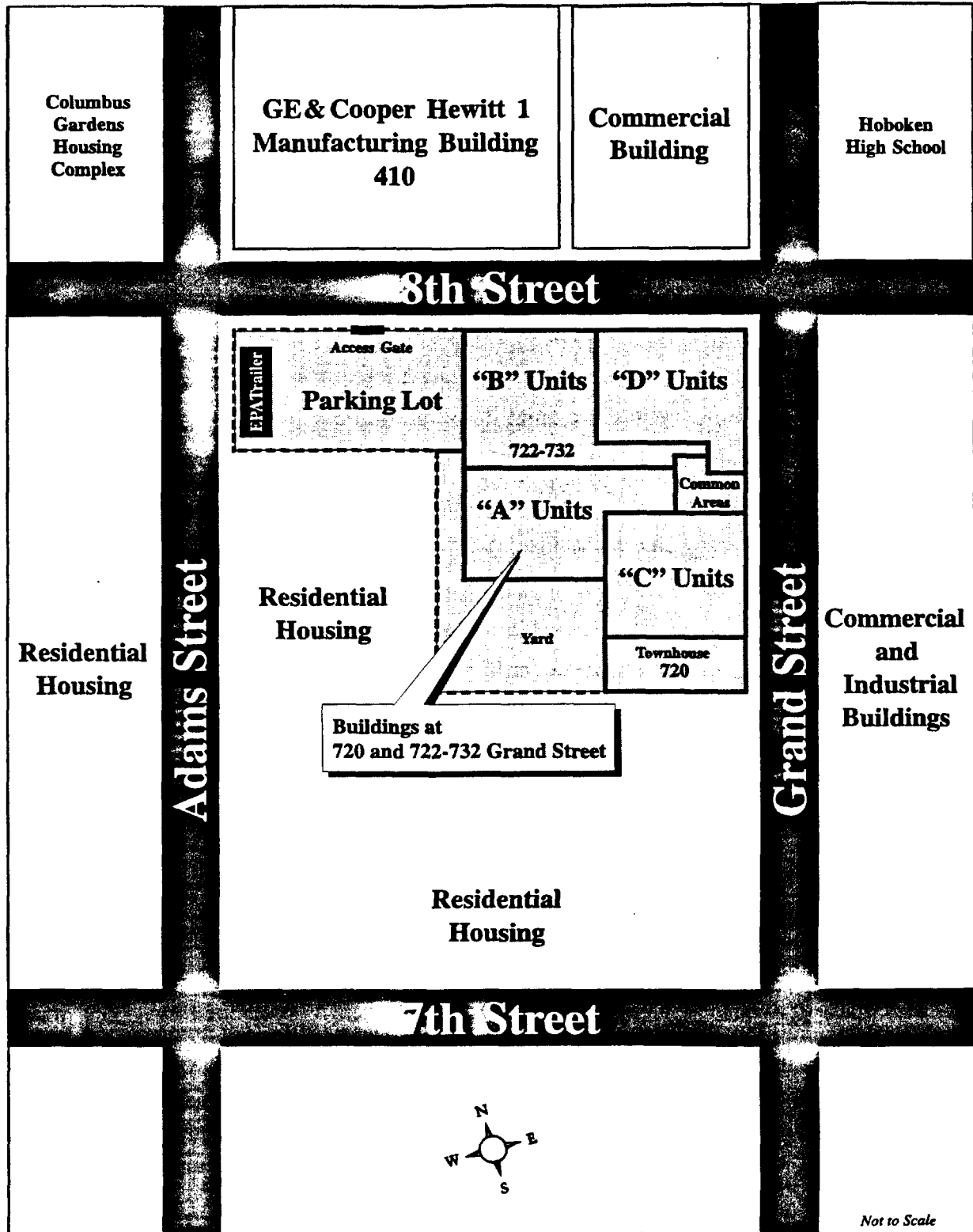


and Die Company manufactured precision tools at the Site. Cooper-Hewitt and General Electric manufactured mercury-containing switches, mercury vapor lamps, and other lighting materials and products at the site. Mercury associated with the manufacture of the vapor lamps and switches is the primary contaminant source for the mercury contamination prevalent throughout the building. Vapor lamps were manufactured at the site from 1910 to approximately 1965.

John Pascale, Sr., and the Quality Tool and Die Company sold the site in 1979 to David Pascale. In 1990, David Pascale filed an application for cessation of operation for Quality Tool and Die Company under New Jersey Environmental Cleanup and Responsibility Act (ECRA) statute. Based upon a certification of previous operational history on the site, Mr. Pascale certified to the New Jersey Department of Environmental Protection (NJDEP) that the only area of concern was an underground heating oil tank, which he had removed prior to his ECRA application. In its ECRA application, Quality Tool and Die Company never disclosed to the NJDEP previous manufacturing of mercury vapor lamps. After removing soil which contained petroleum hydrocarbons and placing an asphalt cap over the parking lot, David Pascale received an approval of his ECRA "negative declaration" by NJDEP. The negative declaration required that David Pascale place a notation on the deed for the property which restricted future disturbance of the asphalt cap. NJDEP rescinded the negative declaration approval in December 1996. This rescission was based upon Mr. Pascale's failure to accurately depict the full type, extent, and magnitude of the contamination, both inside the building on the premises and outside, on the land surrounding the building. As a result, all areas of concern at the Quality Tool and Die Company were not identified, and a cleanup plan necessary to address mercury contamination at the industrial establishment was not developed and implemented.

David Pascale sold the property in 1993 to the Grand Street Artists Partnership (GSAP). The GSAP split the former manufacturing building into 16 units, and individual partners began renovating the units into residential condominiums. During renovation, members of the GSAP noticed small amounts of a silvery substance which appeared to be mercury. The GSAP attributed these observations to demolition of air handler units and associated thermostat or switching controls, and to a partially filled, small jar of mercury that was broken and spilled in one of the units. After renovation and construction of residential/work spaces, residents began moving into the building in mid- to late-1994. There were 34 people living in the building as of January 4, 1996.

Figure 2
Grand Street Mercury Site Plan



Shaded Areas Indicate Site
 - - - - Fence

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During renovation of a fifth floor unit in January 1995, puddles of mercury were observed underneath the top layer of flooring. The prospective property owner attempted a cleanup by collecting and consolidating the puddles of mercury into vials and then removing mercury-contaminated flooring. Mercury contamination continued to be problematic in that unit during the cleanup attempt. As a result of the contamination in this unit, the GSAP hired a private contractor in March 1995 to conduct a mercury vapor survey of the building. Elevated concentrations of mercury vapors were detected in parts of the building. The contractor recommended that a mercury cleanup be performed where mercury vapors were detected in the building.

From March through October 1995, the GSAP initiated measures to clean up the mercury contamination found on the fifth floor. In September 1995, some contaminated flooring was removed and placed into a small cargo trailer located in the parking lot. The contents of the cargo trailer were later transferred to a shed constructed in the parking lot at the Site.

In September 1995, the Hudson Regional Health Commission inspected the site to observe mercury remediation activities. The Health Commission inspector observed that mercury contamination was present on the fifth floor of the building and that a mercury remediation was underway.

On November 2, 1995, a resident on the fourth floor reported seeing drops of mercury on the oven and kitchen countertops. The next day, GSAP's environmental contractor returned to the building, cleaned the kitchen area, and sealed a crack between the ceiling and wall. On November 8, a mercury vapor survey was performed in two units at the request of the residents. Mercury vapors were detected in both units and in common areas of the building at levels exceeding EPA standards.

In November and December 1995, five residents provided urine samples to their private physicians for analysis. Results from three of the tests were provided to the Agency for Toxic Substances and Disease Registry (ATSDR), a branch of the Centers for Disease Control responsible for preparing health consultations at hazardous waste sites, for review. Two of these samples, provided by children, showed elevated mercury concentrations.

In November 1995, the Hoboken Health Department was notified by one of the residents that a mercury contamination problem existed and the Health Department's assistance was requested. On December 22,

EPA received a request from NJDEP to assist the Hoboken Health Department in assessing the extent of mercury contamination in the building.

On December 27, 1995, EPA and its contractor surveyed 15 units, the attached townhouse, and hallways on each floor. Air concentrations of mercury were measured at several locations in each unit at heights of six inches and five feet above the floor.

In addition to the environmental testing performed on December 27, representatives from the Hudson Regional Health Commission and Hoboken Health Department collected urine samples from 31 persons associated with the building. Mercury concentrations detected in residents ranged from 3 to 102 micrograms of mercury per liter of urine ($\mu\text{g/l}$), and 20 samples had mercury concentrations equal to or greater than 20 $\mu\text{g/l}$. ATSDR stated that adverse health effects may be associated with mercury levels greater than 20 $\mu\text{g/l}$. Twenty $\mu\text{g/l}$ is the upper limit of background mercury concentrations in adults.

On January 2, 1996, EPA received a request from NJDEP to conduct an emergency removal action under CERCLA and to continue assisting the Hoboken Health Department in assessing the extent of mercury contamination. On January 3, 1996, ATSDR concluded that an imminent health hazard existed at the site, based upon the elevated concentrations of mercury in the urine samples of residents, the puddles of elemental mercury in the floor, and the elevated concentrations of mercury in the air. ATSDR recommended the residents be dissociated from further exposure to mercury in the building.

On January 4, the Hoboken Health Department, based on advice from the New Jersey Department of Health, ordered the residents to vacate the building by January 9, 1996. Due to a severe snowstorm that week, the deadline of January 9, 1996 was extended by two days. All residents vacated the building by 6:00 p.m. on January 11, 1996. On January 4, EPA authorized a Superfund removal action at the site. The removal action included providing temporary relocation assistance to residents, securing and maintaining the building, performing an extent of contamination investigation, and screening the personal belongings of the residents.

On January 22, 1996, ATSDR issued a **Public Health Advisory** that proclaimed mercury contamination in the building posed "an imminent public health hazard" to residents of the site via inhalation of mercury vapors and by possible ingestion of elemental mercury. In addition, the Public Health Advisory stated "the

potential exists for mercury-contaminated possessions to be taken out of the building to continue to expose residents of 722 Grand Street, contaminate other areas and expose other members of the public.”

On December 23, 1996, EPA proposed to add the site to the National Priorities List based on the findings of ATSDR’s Public Health Advisory; EPA’s determination that the threat of a release of hazardous substances poses a significant threat to public health; and EPA’s belief that its remedial authority is more cost-effective than its removal authority in addressing the long-term threats at the site.

Currently, the residents of the building remain temporarily relocated. The building is secured by a 24-hour guard and maintained. EPA performs periodic monitoring for mercury at the site. In the near future, EPA will turn over site security and maintenance activities to **potentially responsible parties** who have agreed to conduct this work under an order from EPA. EPA will oversee this work to ensure it is adequately performed.

2.3 Information About Mercury

The chemical of concern at the site is mercury. Mercury is a naturally occurring element. It is found in three different forms: elemental (also known as metallic), organic, and inorganic. Mercury’s form affects its toxicity and movement through the environment. Elemental mercury has been found at the Grand Street Mercury Site.

Elemental mercury, which is found in some thermometers, appears as a heavy, bright silver liquid that can give off mercury vapor in the air at room temperature. Beads of liquid mercury can break into many smaller beads. Because it is a liquid, it can flow into cracks and spread throughout an area. It does not break down in the environment.

The residents’ exposures to elemental mercury at the Grand Street Mercury Site could have occurred three ways: inhalation of mercury vapor, skin absorption, and accidental ingestion. Inhalation is the most likely way that residents received nearly all of their exposures to mercury. Much of the mercury vapor that is inhaled enters the bloodstream, and from there it is carried to other parts of the body. Because mercury vapor is heavier than air, it will accumulate in air near the floor, in a child’s breathing zone.

Chronic exposure to mercury vapor affects the central nervous system. Higher exposures are more likely to cause symptoms than lower exposures. Central nervous system signs which can occur when urine mercury levels are higher than 100 ug/l include psychological changes, insomnia, loss of appetite with weight loss, excessive shyness, emotional instability, irritability, headache, and short-term memory loss. Tremor is characteristic of exposure and may affect the fingers, eyelids, lips, hands, and arms. Effects at lower levels (20 to 100 ug/l) can include decreased responses on tests of nerve conduction, brain wave activity, and verbal skills.

2.4 Agency and Technical Activity to Date

EPA first became involved with the Grand Street Mercury Site in December 1995 at the request of NJDEP. EPA's Removal Program provided temporary relocation assistance to the residents of the site when the Hoboken Health Department ordered the residents to vacate the building in January 1996. Recognizing that the residents' personal belongings may contain residual levels of mercury, EPA also screened all personal belongings. Personal belongings with residual contamination were aired out in the basement. Once clean, the belongings were removed from the building. EPA helped the residents find housing, studio space, and storage space. The U.S. Army Corps of Engineers (USACE) is helping EPA to maintain the temporary relocation program, which includes reimbursement for rent, moving costs, and other miscellaneous expenses. Most of the residents are now residing in the greater Hoboken area. During 1996, EPA researched the building's history of operations, collected and analyzed samples from the building, and kept the residents updated on the findings. EPA has secured the building with a 24-hour guard and fire prevention system.

Following relocation of the residents, ATSDR arranged for the residents to have free medical evaluations. The evaluations were offered at the Occupational Health Clinic Center, University of Medicine and Dentistry of New Jersey in Piscataway. In addition, the residents received and continue to receive, free, expert technical assistance from the Technical Outreach Services to the Community (TOSC) program. This program, which is funded by EPA, involves a consortium of universities that provide technical assistance to citizens at non-National Priorities List sites. At the Grand Street Mercury Site, the TOSC program holds meetings with the residents to discuss the Superfund process and long-term effects of mercury exposure on health. In addition, experts from the TOSC program have reviewed and commented on EPA's technical documents, such as the site sampling plan. Representatives from the Stevens Institute of Technology in Hoboken are organizing the TOSC program for the site.

2.5 Upcoming Technical Activities

EPA's Remedial Program has begun evaluating the possibility for permanent relocation of the residents and, if required, will implement the permanent relocation. In addition, EPA has initiated a Risk Assessment and a Focused Feasibility Study, which are aimed at the long-term remediation of the Grand Street Mercury Site. The Risk Assessment will assess the human health and environmental risks posed by the contaminants. The Focused Feasibility Study will establish criteria for remediating the site; identify and screen cleanup alternatives for remedial action; and analyze in detail the technology, costs, and benefits of each alternative.

Following completion of the Risk Assessment and Focused Feasibility Study, EPA will recommend a remedial alternative. The alternatives considered by EPA in the Focused Feasibility Study and EPA's recommendation will be presented in the Proposed Plan. EPA will provide the community a minimum of 30 days to review and comment on the Risk Assessment, Focused Feasibility Study, and Proposed Plan. During the public comment period, EPA will hold a community meeting to discuss and solicit public comments on the documents. After considering public comments, EPA will select a remedy and document its selection in a Record of Decision. The Record of Decision will contain responses to all significant public comments made during the comment period.

3.0 Community Background

3.1 Community Profile

Hoboken, Hudson County, New Jersey, is bordered by the Hudson River to the east and the Palisades cliff, on top of which Jersey City lies, to the west. Hoboken, located directly across the Hudson River from New York City and centered between the Lincoln and Holland Tunnels, is just one-mile square. The community simultaneously enjoys all the benefits of a big city and the neighborliness of a small town. Although one can walk to everything, the city is also a transportation hub, with a subway, ferry, and railroad terminal.

Known as the birthplace of Frank Sinatra and baseball, Hoboken's physical character and charm have been preserved for over 140 years. The city is arranged in an urban grid lined with owner-occupied and Victorian row houses punctuated by turn-of-the-century churches and storefronts. In the eighteenth century, this area was home to the Lenni Lenape Indians, who camped seasonally on the island and were not permanent residents. They called the spot "Hopoghan Hackingh," or "Land of the Tobacco Pipe," for

they used the green-colored serpentine rock abundant in the area to carve pipes for smoking tobacco. Henry Hudson's navigator on his ship *Half Moon* mentioned the area's green-veined rock in the 1609 voyage up the river which now bears the explorer's name. In 1658 Peter Stuyvesant, Dutch Governor of Manhattan, bought all the land between the Hackensack and the Hudson Rivers from the Lenni Lenapes.

Subsequently the land came into the possession of William Bayard. Because he chose to be a Loyalist Tory in 1776, his land was confiscated by the Revolutionary Government of New Jersey to be sold at public auction. In 1784 Colonel John Stevens of the Patriot Army bought the island for 18,360 pounds sterling, then about \$90,000. He settled on the name "Hoboken," and the Stevens family began to be an inseparable part of the city's history.

Stevens developed Hoboken as a resort, with the people of New York City his market. As early as 1820 he began transforming the waterfront into a recreation area. He constructed a riverfront walk and park space in today's downtown Hoboken. Weekends, the city-to-be accommodated as many as 20,000 New Yorkers out for their Sunday picnics. On June 19, 1846, in Hoboken, the New York Nine defeated the Knickerbockers, 23 to 1 in four innings, in the first match game of baseball. The City of Hoboken was incorporated on March 28, 1855.

With this early start and the city's waterfront location opposite New York, Hoboken established itself as a rail and water transportation center. Piers sprouted along the waterfront and Hoboken became a major port for transatlantic shipping lines, including Holland America, North German Lloyd, and Hamburg-American. Hoboken's facilities and strategic location made it the choice of the Federal government as the prime port of embarkation for troops of the American Expeditionary Forces in World War I. More than three million soldiers passed through the port. In 1928, containerization of ship cargo doomed the city's busy waterfront and began an economic decline. However, this preserved the old buildings and streets from the changes that prosperity could have brought under the guise of progress.

Hoboken's rapid growth from 1860 to 1910 and its role as a gateway to America brought many immigrants from Europe to the city. The Germans were followed by the Irish, Italians, Yugoslavs, Latinos, and Asian Indians. Today Hoboken is a colorful composite of cultures, each with its festivals, languages, music,

businesses, and clubs. Sidewalk cafes, interesting shops, period buildings, street fairs, and a busy street life combine to make the Mile Square City a most colorful and distinctive urban square mile.²

Land use in Hoboken has changed from predominantly mixed residential/industrial to primarily residential. In recent years the trend has been to convert what were previously industrial buildings to residential housing. Today, housing and construction in Hoboken is predominantly residential with the median value of a single-family home estimated at \$250,000. Commercial and industrial buildings make-up 17.5 percent of the construction and apartments account for 4.9 percent

According to a 1990 Census, there are 33,397 people in the city of Hoboken including 10,036 of Hispanic origin. Approximately 79 percent of the population is Caucasian, 5.5 percent African-American, 4.4 percent Asian Pacific Islanders, 0.2 percent American Indians, and 10.9 percent of the population are classified as other (1990 Census). Currently, Mayor Anthony Russo presides over the community.

The majority of the labor force is categorized as Managers and Professionals, followed by Technical Sales Industry and Administrative Support (1990 Census). The easy commute to New York City and urban areas of Northern New Jersey, such as Jersey City and Newark, have helped keep housing values up in Hoboken.³

3.1.1 Site Neighbors

The area surrounding the site is a mix of residential, commercial, and industrial properties. Several multi-family homes are adjacent to the site along Grand and Adams Streets. Hoboken High School is located across the street to the northeast, at Ninth and Clinton Streets. The high school, which takes up a full city block, houses approximately 850 students in grades 9 through 12. In the other direction, Columbus Gardens Housing Complex is located across the street to the northwest, at Eighth and Adams Streets. The complex contains 50 residential units. There are over 40,000 residents within a one-half-mile radius of the Site.

² Historical information courtesy of the Hoboken Historical Museum.

³ Census and real estate information courtesy of Hoboken Public Information Office.

Across the street at 410 Eighth Street is a manufacturing building that was used by General Electric and Cooper Hewitt in the past. Mercury has been found in that building and is being addressed under a state environmental cleanup program.

3.2 History of Community Involvement

The discovery of mercury in a residential building, coupled with the traumatic evacuation and temporary relocation of its residents in January 1996, fueled media attention and the concern of residents and local officials. In response, EPA conducted various ongoing activities to keep the residents and local officials updated about technical and enforcement activities. ("Enforcement activities" are administrative and legal actions that EPA takes to compel the potentially responsible parties to pay for the cleanup.) These activities included: ongoing support of the temporary relocation program; information letters to residents to inform them about sampling results and other technical and relocation issues; small group briefings with the residents and local officials; and site tours for members of the local, regional, state, and federal governments and the media.

Media coverage of the Grand Street Mercury Site was heavy around the time the residents were being relocated. This included nightly news reports on the New York metropolitan television and radio stations over several weeks of intense activity at the site. In addition, major articles were written in most of the regional daily and weekly newspapers. Since then, the Hoboken Reporter and Jersey Journal have written follow-up stories about the site. EPA expects media coverage to intensify once again when the Proposed Plan for addressing mercury at the site is released to the public.

3.3 Issues of Importance to the Community

3.3.1 Description of the Interview Process

In February and March 1997, EPA interviewed a total of 24 people to obtain information for this Community Relations Plan. Those interviewed included the residents, local officials, site neighbors, and representatives from the Environment Committee of Hoboken. The interview participants were asked to describe questions or concerns they have about the Grand Street Mercury Site and say how they would like to be involved in the future. During the interviews, EPA provided information about the **Technical Assistance Grant (TAG)** program.(See Appendix C for a list of the interview participants.) In addition, EPA held a briefing with the City Council in December 1996. Information from that briefing was included in this plan.

3.3.2 Community Concerns

Based on the interviews, community concern about the Grand Street Mercury Site is high. Much of this concern was fueled by the traumatic relocation of the building's residents and the barrage of media coverage last winter. Knowledge of the site varied among the interview participants. Not surprisingly, the residents and local officials are the most informed about the site. Some neighbors residing near the site, however, seemed to have misinformation about the site and how it may affect those living nearby.

EPA has identified at least five major interest groups with somewhat different concerns that will be involved in site remediation issues. These interest groups include:

- site building residents;
- site neighbors, including residents living near the site, Hoboken High School, and residents of Columbus Gardens, a high-density housing complex;
- local, county, and state officials, including representatives from the Mayor's office, Hoboken Health Department, Hudson Regional Health Commission, and NJDEP;
- Environment Committee of Hoboken; and
- the media.

The residents, most of whom were once members of the GSAP (Grand Street Artist Partnership), are now disunited due to philosophical differences in how the GSAP should be run. Subsequent events involving the mercury contamination and relocation widened the gap between some members. EPA is aware of this and has made special efforts to keep all parties informed about site activities.

The Environment Committee of Hoboken was founded in 1970 by seven concerned citizens who rallied around a vital environmental issue. The organization successfully fought a battle to prevent an oil refinery from settling on Hoboken's waterfront. From those early beginnings, the Environment Committee has continued to involve itself in pertinent environmental and quality of life issues in Hoboken and in the region.

The results of the community interviews are presented below.

Effects of Site-Related Contamination on Neighboring Properties

Several interview participants asked whether mercury from the site could affect the surrounding homes, businesses, and the high school. In fact, some people are afraid to walk on the sidewalk outside the building at 720 and 722-732 Grand Street because they fear they may be exposed to mercury that they believe is escaping from the building.

Several people expressed concern about the health risks that a fire in the building would have on the neighbors. They asked specific questions about how mercury reacts to fire. One interview participant recommended the neighborhood be informed about the fire suppression system in place at the site and what they should do in case a fire erupts in the building.

A representative from the Hoboken Health Department stated he frequently receives telephone calls from residents who are concerned that contamination from the site could be spreading to contiguous structures.

One of the interview participants who owns and lives in a multi-family residence abutting the site is too afraid to grow a garden or let his children play in the backyard because he believes mercury may have spread from the site to his home. He stated that when the previous owners of the site dug up the parking lot to remove the underground storage tank, they stored the contaminated soil along his fenceline and covered it with ripped plastic. He believes that contaminants from the soil have spread to his yard. He also believes surface water runoff from the site spread mercury to his yard. In addition, he believes his family may have inhaled contaminated dust in the past and their exposure to the dust may have had neurological affects on his children.

While EPA has tested the soil in his yard, he does not feel that the Agency collected enough samples nor did they provide him with an adequate explanation of the findings. The law requires that he notify current and future tenants in his building about any contamination on his property; however, this is difficult because he is unclear about what was found on his property. In either case, he is not confident in EPA's soil sampling grid because he fears contamination could be found in the space between sample locations. Therefore, he prefers to have all the soil removed from his yard to be safe. In addition, he would prefer if General Electric (one of the potentially responsible parties) would purchase his property for two reasons: he fears

for his family's health, and he has had difficulty retaining tenants and finding new ones for his building because of the fears associated with living so close to the site and the possibility there may be mercury contamination in his yard. He believes the site has seriously diminished the value of his property.

Health Risks Associated with Mercury

Some of the residents expressed concern because they have not received adequate information about their urine test results from the University of Medicine and Dentistry of New Jersey.

Members of the Environment Committee of Hoboken requested information about the levels of mercury found at the site and the potential health effects from exposure to mercury.

Concerns Associated with Potential Remedial Alternatives

A number of the residents are concerned about the timing of remedial activities. Several expressed a desire to remove fixtures and appliances from their units before the building is remediated. They also had many questions about the procedures for permanent relocation.

Several people expressed concern about contamination ending up in the nearby park if parts of the building are dismantled, loaded into trucks, and driven through the City to an off-site facility. They fear contaminated dust may be released from the trucks and land in the neighborhood and the park. The principal of Hoboken High School expressed concern about the school's proximity to the site and how remediation at the building may affect the school (e.g., potential releases of mercury during remediation, street closures). He asked for more information about health and safety measures that would be taken during remediation, such as the negative air pressure environment that would be created inside the building to prevent releases of mercury. Whether the building is remediated or raised, he requested to be informed before work begins so he can notify people at the school as necessary.

Several interview participants stated that even if EPA could clean up the building to residential cleanup standards, it would be difficult to convince people the building was safe. Public perception about the building is so poor that many people in the community are afraid to walk on the sidewalk next to the building.

Several interview participants asked how long the remediation process will take. Several asked about the schedule for the Focused Feasibility Study.

Future Land Uses (post-remediation)

Future land use is an important topic to all of the interview participants. Most of the interview participants stated the building is too stigmatized to make cleanup and restoration worthwhile. They feel that it would be difficult to convince the public the building was safe once it was cleaned up. Several people expressed concern that the building may have a negative effect on the property tax base if it were cleaned up and restored.

Several local officials stated that land use in the city has been changing from a mix of industrial and residential to mostly residential. Therefore, they would not be interested in trying to clean up the building for future industrial use. They also stated they would be unwilling to use the existing building for municipal purposes, even if it was cleaned up and restored. If the existing building was demolished and a new one built, they would be interested in using the new structure for a fire house or some other municipal purpose. On May 21, 1997, the Mayor and Council of the City of Hoboken issued a Resolution requesting swift action of EPA in its handling of the site. Specifically, the Resolution noted the hardships of the families evacuated from the site 18 months prior, the desire of several residents for swift action from EPA, and the fact that the site "shall continue to be viewed negatively by the public because of the contamination on it." The Resolution concluded, "Now, therefore, be it resolved by the Mayor and Council of the City of Hoboken that the Council calls upon the EPA to expediently resolve the issue of permanent relocation of tenants and to call for the demolition or removal of 722 Grand Street and the environmental restoration of its land."

Noting that the entire City of Hoboken is only one square mile, members of the Environment Committee expressed concern that property values in the city may be affected once the site is finally added to the National Priorities List because of the stigma associated with living near a Superfund site. They also expressed concern about property values in the immediate neighborhood because of the stigma attached to the building, which has been coined "The Mercury Building" by local residents.

A few of the residents stated they may be interested in moving back into the building if they could be assured that it was safe. However, that possibility would probably take too long, requiring them to remain

in temporary relocation for a long time. Also, they would have concerns about the financial variables, such as future mortgage rates and real estate values. Other residents would prefer to see the old building demolished and a new one built to exactly the same layout and dimensions.

Several people asked whether or not the Proposed Plan would look at future land uses if the building is demolished, and if so, whether a park would be considered for the site.

Community Role in the Decision-Making Process

Most interview participants were not aware there was a formal process for involving them in the decision-making at the site. All indicated a strong interest in learning more about the public comment process and their opportunities for input into the decision-making process. They asked how they will know when it is time to comment on EPA's proposed remedy, and asked to be informed when EPA gets close to the public comment period. They also asked for more specific information about the Superfund process and the type of documents that will be made available to the public.

Some of the residents asked how much input they would have in a final decision regarding the remedial alternative, and whether their input would have extra weight. Several residents were fearful that General Electric (one of the potentially responsible parties) would stall the public comment process.

Members of the Environment Committee of Hoboken asked to receive the Proposed Plan before the public comment period begins, and asked EPA to hold a public meeting early in the public comment period. They would like to receive a Proposed Plan that discusses background information, remedial alternatives, potential future land uses, and impacts of the remediation on the community in lay-person's terms. They said it would be helpful to see case examples of where the same remedial alternative was done at other, similar sites. They also agreed the opinions of the residents should be paramount to those of the greater community when it comes to selecting a final remedy.

Ways to Keep the Public Informed About EPA's Work at the Site

Most interview participants cited newsletters and fact sheets, newspaper articles, and letters to the editor as the best methods to keep them informed about site activities. The newspapers most often cited were The Hoboken Reporter, a weekly newspaper that comes out on Sundays, the Jersey Journal, a daily newspaper serving the Hudson County area, and the New York Times, which has a New Jersey section on Sundays.

The residents expressed a strong preference to continue having direct and frequent dialogue with EPA. Some of the residents suggested EPA continue to have periodic meetings to inform them about work at the building, and EPA notify each resident directly about future meetings rather than having the residents organize the meeting. They also would like to be notified about major site developments before EPA issues press releases to the newspapers. Further, they suggested that EPA keep in touch with the local state senator and assemblyman, whom they believe may not be aware of issues related to the site.

Members of the Environment Committee of Hoboken added that presentations at some of their regularly scheduled meetings would be welcomed. They also suggested ways the Environment Committee could help EPA disseminate information. They offered to hand out information about the site at the annual art festival in May and at their farmer's market booth one day a week during the summer.

The principal of Hoboken High School expressed an interest in EPA's speakers' bureau and in having someone make a presentation to the physics class about the site.

Several interview participants suggested holding public meetings at Hoboken High School because it is near the site and the center of the city.

Several interview participants suggested putting information about the site on the Internet. This would enable people to obtain information about the site at times that are convenient to them.

Loss of Confidence in Government Effectiveness

Several interview participants asked why people were allowed to move into the building in the first place. Some people feel the agencies involved in permitting the building for residential use "dropped the ball." Although EPA was not directly involved with permitting the building, several interview participants stated the situation could affect people's confidence in EPA because the public often does not distinguish between government agencies.

Other Issues

Several interview participants asked whether work would be delayed if General Electric (one of the potentially responsible parties) does not pay for the remediation. Members of the Environment Committee of Hoboken asked if there were any examples of other communities that have compelled companies to clean

up sites. Some of the residents stated that it would be emotionally upsetting if General Electric took over operation of the temporary relocation program. Many of the residents do not trust that General Electric would pay their rent or provide other reimbursements, especially since the residents are involved in a lawsuit against the company. The residents stated that General Electric has a poor track record in giving out information.

Several residents have heard that mercury has been found at 410 Eighth Street, an industrial building across the street from the site. Several asked about the status of that building. One resident stated that several people who used to work in that building are concerned about their potential past exposure to mercury.

A member of the Environment Committee of Hoboken asked what type of disclosures regarding the site must be given to people who are buying real estate in Hoboken. She suggested information kits be given to attorneys in the area.

A resident stated that what they went through, particularly the potential effects mercury exposure may have on their children, was scary and that EPA and other people involved with the project should not forget the impact the site has had on the residents.

4.0 Community Relations Program

4.1 Purpose of the Community Relations Program

The community relations program is designed to provide continuing opportunities for the community to work with EPA while investigations and response actions are implemented at the Grand Street Mercury Site. The community relations program will focus on ensuring two-way communication between the affected and interested community and EPA and keeping the community informed of technical progress at the site.

The activities described below were developed as a result of the community interviews conducted by EPA in February and March 1997 and the briefing with the City Council in December 1996. Together, they support EPA's efforts to address the community's concerns about the Grand Street Mercury Site and the process of finding and implementing an acceptable remedy.

4.2 Goals of the Community Relations Program

The community relations program for the Grand Street Mercury Site will:

- Continue to provide residents of the site and local officials with accurate, timely, and understandable information, and expand this effort to the wider community.
- Be responsive to the special information needs of residents, local officials, neighbors, and other interested members of the public.
- Provide for an open dialogue on site-related remediation issues between EPA and the public, and provide avenues for public participation in the decision-making process related to remediation of the site.
- Notify residents of the site, neighbors, and local officials about remedial activities being planned and conducted at the site before information is released to the press and the public.
- Seek to increase the level of understanding in the community with regard to site remediation plans.
- Utilize a grassroots approach to involving the community whenever possible, such as coordinating community relations activities with local groups who may be able to help EPA disseminate information.

4.3 Community Relations Activities

The specific activities that EPA will use to inform and involve the public in the Superfund process are described below.

1. Provide a Central Point of Contact

As a first step in providing the community with opportunities to comment and ask questions throughout the cleanup process, EPA has designated two contact people for the community who will take telephone calls and respond to inquiries from the public:

John Hansen
Remedial Project Manager
U.S. Environmental Protection Agency
290 Broadway, 19th Floor
New York, NY 10007-1866
Phone: (212) 637-3915
Fax: (212) 637-4429

Pat Seppi
Community Relations Coordinator
U.S. Environmental Protection Agency
290 Broadway, 26th Floor
New York, NY 10007-1866
Phone: (212) 637-3679
Fax: (212) 637-4445

Residents may also continue to call the following contact people regarding relocation issues:

Jack Harmon

Irmee Huhn

On-Scene Coordinator

On-Scene Coordinator

U.S. Environmental Protection Agency

U.S. Environmental Protection Agency

2890 Woodbridge Avenue, MS-211

2890 Woodbridge Avenue, MS-211

Edison, NJ 08837

Edison, NJ 08837

Phone: (908) 906-6933

Phone: (908) 906-6813

Fax: (908) 906-6182

Fax: (908) 906-6182

2. Maintain the Information Repositories and Administrative Record

To address the concerns regarding the need for more in-depth technical information about the site, EPA has established two information repositories. One is located at the Hoboken Public Library and the other at EPA's office in New York City. The information repositories will contain the key technical documents produced for the site; a copy of this Community Relations Plan; and all public information (e.g., fact sheets) that pertain to environmental cleanup activity at the site. As new documents become available, they will be added to the repositories. For more information about the locations and hours of the repositories, please see Appendix E.

In addition to the information repositories, an Administrative Record for the site has been established at the Hoboken Public Library that contains all the documents and correspondence that pertain to the decision-making process at the site.

3. Create, Maintain, and Update a Site Mailing List

To address the concerns of the community regarding making more information available to the public on a regular basis, EPA will create, maintain, and update a mailing list of interested members of the community. EPA will send out information periodically to individuals on the mailing list.

4. Disseminate Fact Sheets at Key Project Milestones or to Address Specific Information Needs of the Community

To address the community's need for timely, accurate, and easily understandable information about the site, the Superfund process, and opportunities for public involvement, EPA will prepare and

distribute fact sheets at key project milestones or to address specific information needs of the community. The fact sheets will include the names of the EPA contact persons who can answer questions about the information provided in the fact sheets. The fact sheets will be distributed to all people on the mailing list, and extra copies will be provided to the Environment Committee of Hoboken for their members and others interested in the site.

5. Disseminate Information Through the Local Media

To ensure wide-distribution of current information regarding the site, EPA will mail fact sheets and press releases to local newspapers, radio stations, and television stations. EPA's Communications Division department will provide local news media with up-to-date information on site environmental cleanup activities. Community members identified the Hoboken Reporter, Jersey Journal, and New York Times as the most widely-read publications. Public notices of upcoming public hearings and comment periods will be placed in the Hoboken Reporter and Jersey Journal, since these newspapers are local. EPA will mail copies of notices to people on the mailing list to ensure that anyone who may have moved out of New Jersey during the temporary relocation will be notified about meetings and site developments, even if they do not receive those two newspapers. Important events at the site, such as the start of cleanup, will be announced in press releases. Each release will be distributed to all area news media. The release may be supplemented by a news conference on site or off site, as appropriate.

To address the concerns of residents, EPA will, whenever possible, release information to the residents first before releasing the information to the press. In their role as information sources for the community, it is important that local officials be provided with information prior to its release to the public or the media, if possible, so that they can answer questions from constituents, or direct those questions to the appropriate person at EPA.

6. Hold a Comment Period and Public Meeting

Opportunities for public participation in the decision-making process at a Superfund site are built into the Federal Superfund program. EPA will seek to enhance these opportunities by encouraging the public to participate in comment periods on technical documents and cleanup plans for the site. EPA will take public comments into account in selecting and conducting the remedial action.

At decision-making points in the cleanup process, EPA is required by Superfund to hold a public comment period. During the comment period, community members have an opportunity to voice their support for or voice their concerns about activities planned for the site, either verbally at the public meeting or in writing. EPA is required to consider public comments when preparing the Record of Decision. Actions described in the Proposed Plan may be modified in the Record of Decision to address the concerns of community members, or explanations for leaving actions unchanged must be provided.

EPA held a comment period when the site was proposed to the National Priorities List. In the future, EPA anticipates holding a comment period and public meeting upon completion of the Focused Feasibility Study, Risk Assessment, and Proposed Plan. EPA will publicize the meeting well in advance and will present the results of the study in non-technical terms. Copies of the Proposed Plan will be mailed to people on the mailing list. During the meeting, EPA will accept comments and questions on the Focused Feasibility Study, Risk Assessment, and Proposed Plan. A stenographer will record the meeting and a transcript will be made available to the public through the information repository. Representatives from EPA will be available during the public meeting to respond to questions. The community also will have the opportunity to mail in written comments during the public comment period. EPA will respond to all significant comments in a Responsiveness Summary accompanying the Record of Decision for the site.

7. Informal Information Sessions, Tours, and Other Personal Contact

EPA will continue to hold one-on-one or small group meetings with the residents, local officials, neighbors, and other interested groups at locations convenient to all parties. The need for sessions will be determined through periodic conversations with community representatives. When site operations permit, site tours will continue throughout the cleanup process for interested parties. EPA also will offer to make presentations at regularly scheduled meetings of organized groups in the area and at Hoboken High School.

Further, EPA has begun constructing a Web Site on the Internet, which will provide information about the Grand Street Mercury Site. The Web Site also will provide links to other related Web Sites. EPA will publicize the address of the Web Site in future fact sheets, public notices, and other documents.

4.4 Community Relations Activities Schedule

The specific community relations activities that will be conducted for the Grand Street Mercury Site are listed in Table 1 with the corresponding technical milestones. Activities are identified as either required by CERCLA (Superfund) or as additional proposed activities that EPA believes can improve communication between EPA and the public.

Table 1. Community Relations Activities Schedule for the Grand Street Mercury Site

Technical Milestones	Community Relations Activities
<p>1. Focused Feasibility Study</p>	<p><i>Required Activities (CERCLA)</i></p> <ul style="list-style-type: none"> • Establish and maintain information repositories containing technical information, fact sheets, and other site-related documents • Establish Administrative Record • Conduct community interviews and prepare a Community Relations Plan • Designate a spokesperson to handle inquiries from the public • Publicize availability of Technical Assistance Grant (TAG) <p><i>Additional Proposed Activities</i></p> <ul style="list-style-type: none"> • Conduct briefings for former residents on progress at the site • Establish and maintain a database mailing list of persons interested in the site • Offer presentations on site activities to officials, residents, community groups, and students at Hoboken High School • Conduct site tours for interested groups • Develop methods for posting site information on EPA Region II's Web Site (Internet)
<p>2. Completion of Proposed Plan</p>	<p><i>Required Activities (CERCLA)</i></p> <ul style="list-style-type: none"> • Publish a notice about the availability of the Focused Feasibility Study and the Proposed Plan in a major local newspaper • Provide a 30-day public comment period on the Proposed Plan • Prepare a transcript of the public meeting • Update the information repositories with the Proposed Plan <p><i>Additional Proposed Activities</i></p> <ul style="list-style-type: none"> • Briefings of the Proposed Plan for residents • Briefings for officials as needed • Offer presentations to interested groups • Distribute Proposed Plan to citizens on the mailing list • Distribute a press release to the local media

Continued on the next page.

Technical Milestones	Community Relations Activities
3. Signing of Record of Decision	<p><i>Required Activities (CERCLA)</i></p> <ul style="list-style-type: none"> • Prepare a Responsiveness Summary • Publish a notice in a major local newspaper announcing the Record of Decision signing and the final decision on the remedial alternative • Update information repositories with the Record of Decision, which will include the Responsiveness Summary • Re-evaluate community interest and revise the Community Relations Plan if needed <p><i>Additional Proposed Activities</i></p> <ul style="list-style-type: none"> • Conduct a briefing for residents • Provide presentations to officials and community groups • Distribute a press release to the local media
4. Remedial Design and Remedial Action	<p><i>Required Activities (CERCLA)</i></p> <ul style="list-style-type: none"> • Notify the public if the remedial action in the Record of Decision changes significantly <p><i>Additional Proposed Activities</i></p> <ul style="list-style-type: none"> • Conduct briefings for residents • Conduct briefings with officials, community groups • Distribute a fact sheet describing upcoming site activities • Provide information sessions for community members, as needed • Conduct site tours for interested groups

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Appendix A - List of Acronyms and Abbreviations

The following acronyms and abbreviations are used in this document:

ATSDR	Agency for Toxic Substances and Disease Registry
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (also known as Superfund)
ECRA	Environmental Cleanup and Responsibility Act
EPA	U.S. Environmental Protection Agency
FFS	Focused Feasibility Study
GSAP	Grand Street Artists Partnership
NJDEP	New Jersey Department of Environmental Protection
NPL	National Priorities List
PHA	Public Health Advisory
PRP	Potentially Responsible Party
SARA	Superfund Amendments and Reauthorization Act
TAG	Technical Assistance Grant
TOSC	Technical Outreach Services to the Community
ug/l	micrograms per liter
USACE	U.S. Army Corps of Engineers

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Appendix B - Glossary

Agency for Toxic Substances and Disease Registry (ATSDR)

A branch of the Centers for Disease Control responsible for preparing health assessments at **hazardous waste sites**. ATSDR also is responsible for establishing a national inventory of applicable research literature, an inventory of national geographic areas of toxic contamination, and preparing a priority list of toxic substance profiles.

Administrative Record

Body of documents that form the basis for EPA's selection of a particular response at a specific site (as set forth in the **Record of Decision**).

Comment Period

A time during which the public can review and comment on various documents and EPA actions. For example, a comment period is provided when EPA proposes to add sites to the **National Priorities List**.

Community Relations Plan

The Community Relations Plan outlines specific community relations activities that will occur during the removal and remedial responses at a site. The Community Relations Plan also outlines how the public will be kept informed of work at the site and the ways in which citizens can review and comment on decisions that may affect the final site actions. The Community Relations Plan document is typically placed in the information repository(ies) established for the site.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

Also known as **Superfund**, this law authorizes the federal government to respond directly to releases of hazardous substances that may endanger public health or the environment. EPA is responsible for managing Superfund.

Focused Feasibility Study (FFS)

An abbreviated study that develops and analyzes alternatives for cleaning up a hazardous waste site.

Hazardous Wastes

Wastes exhibiting any of the following characteristics: ignitability, corrosivity, reactivity, or toxicity. EPA and the State of New Jersey also have listed as hazardous other wastes that do not necessarily exhibit these characteristics. Although the legal definition of hazardous waste is complex, the term generally refers to wastes that EPA or the State have identified as posing a threat to human health and the environment if managed improperly. Federal and state regulations set strict controls on the management of hazardous wastes.

Information Repository

A file containing current information, technical reports, and reference documents regarding a Superfund site. The information repository is usually located in a public building that is convenient for local residents, such as a library, public school, or city hall. In order to provide better public access, there is often more than one information repository for a particular Superfund site.

Mercury

A silver-white metal that is liquid at ordinary temperatures. Mercury can accumulate in the environment and is highly toxic if inhaled or swallowed. Long-term exposure to mercury may cause damage to the central nervous system and the kidneys. At the Grand Street Mercury Site, mercury was used to make mercury vapor lamps.

Mercury Vapor Lamp

Mercury vapor lamps, used primarily for industrial and commercial purposes, contain pools of mercury which emit light when subjected to an electrical current.

New Jersey Department of Environmental Protection (NJDEP)

The New Jersey State agency with responsibility for incidents of hazardous waste contamination that affect public health.

National Priorities List

EPA's list of the top priority hazardous waste sites in the country subject to the Superfund program.

Petroleum Hydrocarbons

Hydrocarbons are the components which make up oil-based products such as gasoline and fuel-oil

Potentially Responsible Party(ies)

An individual(s) or company(ies) (such as owners, operators, transporters, or generators) potentially responsible for contributing to the contamination problem at a **Superfund** site. Whenever possible, EPA requires potentially responsible parties, through administrative and legal actions, to clean up hazardous waste sites they have contaminated.

Public Health Advisory (PHA)

Qualitative health assessment of designated **CERCLA** sites for evaluating the potential endangerment of a given site to human health or the environment.

Proposed Plan

A public participation requirement of **SARA** in which EPA summarizes for the public the preferred cleanup strategy, the rationale for the preference, reviews the alternatives presented in the detailed analysis of the **Focused Feasibility Study**, and presents any waivers to cleanup standards which may be proposed. The Proposed Plan actively solicits public review and comment on all alternatives under consideration by EPA.

Record of Decision

A document outlining the steps taken to arrive at a final cleanup decision for a hazardous waste site. The Record of Decision is based on information and technical analysis generated during the **Remedial Investigation and Feasibility Study** and consideration of public comments and community concerns. All comments received in writing, or expressed orally at a public hearing, during the public comment period are summarized responded to in a formal manner in a **Responsiveness Summary** section of the Record of Decision.

Remedial Investigation

An investigation conducted to fully assess the nature and extent of the release, or threat of release, of hazardous substances, pollutants, or contaminants. This investigation gathers the necessary data to support the corresponding **Feasibility Study**.

Remediation or Remedial Action

A series of steps taken to construct or implement a remedy that will reduce or eliminate risks to human health and the environment posed by a Superfund site.

Removal Action

An immediate action taken over the short-term to address a release or threatened release of hazardous substances. Examples of removal actions include testing and removing leaking drums; erecting a fence to secure an area; placing a temporary cap over contaminated material; and, in this case, providing temporary relocation to displaced building residents.

Responsiveness Summary

A summary of oral and written public comments received during formal public comment periods on key documents such as the **Remedial Investigation and Feasibility Study** reports, and the formal responses to these comments. The Responsiveness Summary is especially valuable during the **Record of Decision** phase of the cleanup process, when it highlights community concerns for decision-makers.

Risk Assessment

An evaluation performed as part of the **Remedial Investigation** to assess conditions at a **Superfund** site and determine the risk posed to public health and the environment.

Superfund

The common name used for the **Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA)**, the federal law which mandates cleanup of abandoned hazardous waste sites.

Superfund Amendments and Reauthorization Act (SARA)

Modifications to **CERCLA** enacted on October 17, 1986. This act amended the reauthorized **CERCLA** for five years at a total funding of \$8.5 billion. **SARA** also strengthened state involvement in the cleanup process, encouraged the use of treatment technologies and permanent solutions, and subjected federal facilities to the same requirements to which other responsible parties must adhere once they are placed on the **Superfund National Priorities List**.

Technical Assistance Grant (TAG)

A grant offered by EPA to the community in the neighborhood of a cleanup site. The community may receive this grant to pay for an independent expert on cleanup issues to assist them in making informed comments during the public involvement process.

U.S. Environmental Protection Agency (EPA)

The United States Government agency responsible for administering CERCLA--known as "Superfund"--and its amendments, as well as other legislation.



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Appendix C - Individuals Interviewed for the Preparation of this Plan

This Community Relations Plan is based on interviews conducted between February and March 1997 by EPA and ICF Kaiser Engineers, Inc., a community relations contractor to EPA. The following people were interviewed:

Individuals

Fifteen individuals, including residents of the building and others in the community, were interviewed for the preparation of this Community Relations Plan.

Community Organization Representatives

Hoboken High School

Frank Spano, Principal

Environment Committee of Hoboken

Donna Cahill, President

Cynthia Silber, Vice President

Deborah Edwards, Esq.

Mary Perry

Mollie Thompson

Local Officials and Agency Representatives

George Crimmins

Public Safety Director, City of Hoboken

Gary Garetano

Assistant Director, Hudson Regional Health Commission

Mike Korman

Public Information Office, City of Hoboken

Frank Sasso

Health Officer, City of Hoboken Board of Health

In addition, representatives from EPA briefed members of the Hoboken City Council on current site activities in December 1996. Information from that briefing has been included in this plan.

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Appendix D - List of Key Contacts

A. Federal Elected Officials

United States Senate

The Honorable Robert Torricelli
United States Senator

Washington DC Office (202) 224-3224
113 Dirksen Senate Office Building
Washington, DC 20510

District Office (201) 624-5555
One Riverfront Plaza
3rd Floor
Newark, NJ 07102

The Honorable Frank Lautenberg
United States Senator

Washington DC Office (202) 224-4744
506 Hart Senate Office Building
Washington, DC 20510

District Office (201) 645-3030
One Newark Center
14th Floor
Newark, NJ 07102

U.S. House of Representatives

The Honorable Robert Menendez
13th Congressional District

Washington DC Office (202) 225-7919
405 Cannon House Office Building
Washington, DC 20515

District Office (201) 222-2828
911 Bergen Avenue
Jersey City, NJ 07306

B. Federal Non-Elected Officials

U.S. Environmental Protection Agency - New Jersey Remedial Branch

John Hansen (212) 637-3915
Remedial Project Manager Fax (212) 637-4429
U.S. Environmental Protection Agency
290 Broadway, 19th Floor
New York, NY 10007-1866

Pat Seppi (212) 637-3679
Community Relations Coordinator Fax (212) 637-4445
U.S. Environmental Protection Agency
290 Broadway, 26th Floor
New York, NY 10007-1866

Cathy Garypie, Esquire (212) 637-3138
U.S. Environmental Protection Agency
Office of Regional Counsel
290 Broadway, 17th Floor
New York, NY 10007-1866

George Zachos (908) 321-6621
Regional Ombudsman
U.S. Environmental Protection Agency
2890 Woodbridge Avenue, MS-211
Edison, NJ 08837

U.S. Environmental Protection Agency - New Jersey Removal Branch

Jack Harmon (908) 906-6933
On-Scene Coordinator Fax (908) 906-6182
U.S. Environmental Protection Agency
2890 Woodbridge Avenue, MS-211
Edison, NJ 08837

Irmee Huhn (908) 906-6813
On-Scene Coordinator Fax (908) 906-6182
U.S. Environmental Protection Agency
2890 Woodbridge Avenue, MS-211
Edison, NJ 08837

Agency for Toxic Substances Disease Registry

Artie Block
Agency for Toxic Substances Disease Registry
290 Broadway, 18th Floor
New York, NY 10007-1866

(212) 637-4307

U.S. Army Corps of Engineers

Robert Gouze
Realty Specialist
U.S. Army Corps of Engineers
New Jersey Real Estate Field Office
190 State Highway 18 North, Suite 305
East Brunswick, NJ 08816

(908) 249-7828

(908) 249-0734

C. New Jersey State Elected Officials

The Honorable Christine Todd Whitman
Governor of New Jersey
State House
Trenton, NJ 08625

(609) 292-6000

Legislative District 33

The Honorable Bernard Kenny
New Jersey State Senator
235 Hudson Street, Suite 1
Hoboken, NJ 07030

(201) 653-1466

The Honorable Rudy Garcia
New Jersey State Assemblyman
4808 Bergen Line Avenue
Union City, NJ 08087

(201) 863-3355

The Honorable Louis Romano
New Jersey State Assemblyman
5918 Bergen Line Avenue
West New York, NJ 07093

(201) 868-7757

D. New Jersey State Non-Elected Officials

New Jersey Department of Environmental Protection

Mary Lou Parra
Site Manager
New Jersey Department of Environmental Protection
Division of Publicly Funded Site Remediation
401 East State Street
Trenton, NJ 08625-0413

(609) 633-3618
Fax (609) 633-2360

E. Hudson County Elected Officials

The Honorable Robert Janiszewski
County Executive
Old Brennan Courthouse
583 Newark Avenue
Jersey City, NJ 07306

(201) 795-6200

The Honorable Janet Haines
Hudson County Clerk
Old Brennan Courthouse
583 Newark Avenue
Jersey City, NJ 07306

(201) 795-6112

Hudson County Board Of Chosen Freeholders
567 Pavonia Avenue
Jersey City, NJ 07306

(201) 795-6001

The Honorable Maurice Fitzgibbons, Freeholder Chairperson
The Honorable Neftale Cruz, Freeholder Vice Chairperson
The Honorable Vincent Ascolese, Freeholder
The Honorable William Braker, Freeholder
The Honorable Neil Carrol, Freeholder
The Honorable Albert Cifelli, Freeholder
The Honorable Nidia Davilacolon, Freeholder
The Honorable Mario Hernandez, Freeholder

F. Hudson County Non-Elected Representatives

Richard Myrlak
County Administrator
567 Pavonia Avenue
Jersey City, NJ 07306

(201) 795-6100

Gary Garetano
Assistant Director
Hudson Regional Health Commissioner
595 County Avenue, Building 1
Secaucus, NJ 07094

(201) 223-1133

G. Local Officials

City of Hoboken

Hoboken City Hall
94 Washington Street
Hoboken, NJ 07030

The Honorable Anthony Russo, Mayor	(201) 420-2013/2018
The Honorable James Fitzsimmons, Councilperson	(201) 491-5755
The Honorable Stephen Hudock, Councilperson	(201) 420-2071
The Honorable Nellie Moyeno, Councilperson	(201) 223-2790
The Honorable Terry Castellano, Councilperson (1st Ward)	(201) 656-9449
The Honorable Richard Del Boccio, Councilperson (2nd Ward)	(201) 798-1688
The Honorable Rosanne Andreula, Councilperson (3rd Ward)	(201) 659-0942
The Honorable Andrew Amato, Councilperson (4th Ward)	(201) 656-9721
The Honorable Michael Cricco, Councilperson (5th Ward)	(201) 795-9717
The Honorable David Roberts, Councilperson (6th Ward)	(201) 798-0052

The Honorable James Farina Hoboken City Clerk 94 Washington Street Hoboken, NJ 07030	(201) 420-2070
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George Crimmins Public Safety Director Hoboken City Hall 94 Washington Street Hoboken, NJ 07030	(201) 420-2059
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Michael Korman Public Information Officer Hoboken City Hall 94 Washington Street Hoboken, NJ 07030	(201) 420-2230 Fax (201) 656-9664 Pager (800) 474-1310
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Frank S. Sasso Health Officer City of Hoboken Board of Health 124 Grand Street Hoboken, NJ 07030	(201) 420-2365 Fax (201) 420-7862
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H. Other Interested Parties

Frank J. Spano (21) 420-2301
Principal
Hoboken High School
Ninth and Clinton Streets
Hoboken, NJ 07030

Donna Cahill, President (21) 420-0313
Cynthia Silber, Vice President (21) 656-3074
Environment Committee of Hoboken
P.O. Box M252
Hoboken, NJ 07030

I. Media Contacts

Newspapers

The Hoboken Reporter (21) 798-7800
1400 Washington Street Fax (21) 798-0018
Hoboken, New Jersey 07030-5557

Contact: Michael Richardson, Editor
David Unger, Advertising Director
Frequency: Weekly - Sunday
Circulation: 17,460
Coverage: Hoboken
Language: English
Advertising
Deadline: Wednesday by 12 noon

The Jersey Journal (21) 854-1000
30 Journal Square Fax (21) 653-1414
Jersey City, New Jersey 07306-4101

Contact: Judy LoCorriere, Editor (21) 217-2576
Joe Calamito, Advertising
Frequency: 6x/week
Circulation: 65,000 - Monday-Saturday AM
Coverage: Hudson County
Language: English
Advertising
Deadline: 72 hours prior to print date

The Star-Ledger
1 Star-Ledger Plaza
Newark, New Jersey 07102 - 1200

(201) 877-4141
Fax (201) 877-5845

Contact: John Willse, Editor
Frequency: Daily
Circulation: 481,027 - Monday - Friday AM; 444,159 Saturday; 720,174 Sunday
Coverage: New Jersey
Language: English
Advertising
Deadline: 3 business days prior to publication

The Record
150 River Street
Hackensack, New Jersey 07601

(201) 646-4000
Fax (201) 646-4135

Contact: Vivian Waixel, Editor
Frequency: Daily
Circulation: 172,000 - Monday - Saturday AM; 246,000 Sunday
Coverage: Bergen, Passaic, Hudson and Morris Counties
Language: English
Advertising
Deadline: 2 business days prior to publication by 1pm

The New York Times
229 West 43rd Street
New York, New York 10036

(212) 354-3900
Fax (201) 883-1653

Contact: Judy Greenberg, Advertising Department
Frequency: Daily
Circulation: 1,187,950 Mon-Fri a.m.; 1,036,248 Saturday a.m.; 1,767,836 Sunday
Coverage: The United States and internationally
Language: English
Advertising
Deadline: For Sunday, by 5:00 on Friday. For any other day of the week, 2 days prior to publication.

Radio Stations

WBGO-F2 (88.3 mhz)

54 Park Place
Newark, New Jersey 07102

(201) 624-8880
Fax (201) 824-8880

Contact: News Director
Ownership: Newark Public Radio
On Air: 24 hours
Coverage Area: New York/Newark Metro Area
Format: jazz, news, public affairs
Accepts Public Service Announcements, Airs Community Calendar

WABC-AM (770.0 khz)

2 Penn Plaza
New York, New York 10121

(212) 613-3800
Fax (212) 947-1340

Contact: News Director
On Air: 24 hours
Affiliation: ABC Information; ABC Talk Radio
Coverage Area: New Jersey; New York; Connecticut
Format: Talk
Accepts Public Service Announcements from Non-Profit Organizations

WADO-AM (1280.0 khz)

666 3rd Avenue
New York, New York 10017

(212) 687-9236
Fax (212) 599-2161
(201) 438-6230

Contact: News Director
On Air: 24 hours
Coverage Area: Northern New Jersey; New York; Southern Connecticut
Format: Spanish
Accepts Public Service Announcements, Airs Community Calendar

WCBS-AM (880.0 khz)

51 West 52nd Street
New York, New York 10019

(212) 975-4321
Fax (212) 975-4674

Contact: News Director
On Air: 24 hours
Coverage Area: New Jersey; New York; Connecticut
Format: All news
Accepts Public Service Announcements

WINS-AM (1010.0 khz)
888 7th Avenue
New York, New York 10016

(212) 397-1010
Fax (212) 489-7035

Contact: News Director
On Air: 24 hours
Affiliation: ABC Information; CNN
Coverage Area: New York Metropolitan Area
Format: All news
Accepts Public Service Announcements, Airs Community Calendar

WLIB-AM (1190.0 khz)
801 2nd Avenue
New York, New York 10017

(212) 661-3344

Contact: News Director
Coverage Area: 60 mile radius of New York
Format: News and talk; all programming is geared toward a black audience
Accepts Public Service Announcements, Airs Community Calendar

WNYC-AM (820.0 khz)
1 Center Street
New York, New York 10007

(212) 669-7800
Fax (212) 669-3312

Contact: News Director
On Air: Sunrise - Sunset
Ownership: City of New York
Coverage Area: Northern New Jersey; New York; Southern Connecticut
Format: News, talk and public affairs
Accepts Public Service Announcements

WOR-AM (710.0 khz)
1440 Broadway
New York, New York 10018

(212) 642-4500
Fax (212) 642-4486

Contact: News Director
On Air: 24 hours
Coverage Area: New York Metropolitan Area
Format: Talk
Accepts Public Service Announcements

WSKO-AM (620.0 khz)
26 West 56th Street
New York, New York 10019

(212) 541-9200
Fax (212) 541- 9236

Contact: News Director
On Air: 24 hours
Affiliation: Spanish Broadcasting System
Coverage Area: New Jersey; New York; Connecticut
Format: Latin Oldies; Broadcasts special programs on education, drugs, community-leadership, economy, art, social issues, law, medicine and immigration. Accepts Public Service Announcements, Airs community Calendar.

WPAT-AM (930.0 khz)
1396 Broad Street
Clifton, New Jersey 07013

(201) 345-9300

Contact: News Director
On Air: 24 hours
Coverage Area: New Jersey; New York; Connecticut
Format: easy listening
Accepts Public Service Announcements

WPAT-FM (93.1 mhz)
1396 Broad Street
Clifton, New Jersey 07013

(201) 345-9300

Contact: News Director
On Air: 24 hours
Coverage Area: New Jersey; New York; Connecticut
Format: easy listening
Accepts Public Service Announcements

WJDM-AM (1530.0 khz)
9 Caldwell Place
Elizabeth, New Jersey 07201

(201) 965-1530

Attention: News Director
On Air: Sunrise - Sunset
Coverage Area: 45 mile radius of Elizabeth
Format: Golden Oldies
Accepts Public Service Announcements, Airs Community Calendar

10.00 129

WMSC-FM (101.5 mhz)

(201) 893-7466

Montclair State College
Student Center Annex, Room 110
Upper Montclair, New Jersey 07043

On Air: 7 AM - Midnight
Coverage Area: Essex County and surrounding area
Format: New music
Accepts Public Service Announcements

Television Stations

WNET-TV

(201) 643-3315

One Gateway Center
Newark, New Jersey 07102-5311

Fax (201) 643-2140

Channel: 13
On Air: 24 hours
Coverage Area: New Jersey; New York; Connecticut
Format: educational, public affairs, arts, cultural, science, nature
Accepts No Public Service Announcements

WNJU-TV

(201) 288-5550

47 Industrial Avenue
Teterboro, New Jersey 07608

Fax (201) 288-0219

Channel: 47
On Air: 6:30 AM - 1 AM
Coverage Area: New Jersey; New York; Connecticut
Format: all programming geared toward a Hispanic audience
Accepts Public Service Announcements

WNJM-TV

(609) 530-5252

1573 Parkside Avenue
CN 777
Trenton, New Jersey 08625

Channel: 50
On Air: 8:00 AM - Midnight
Ownership: State of New Jersey
Coverage Area: New Jersey
Format: Broadcasts public affairs, educational, sports, news and cultural entertainment programming. Located in Montclair, WNJM is part of the NJ Network.

WWOR-TV 9
9 Broadcast Plaza
Secaucus, New Jersey 07096

(201) 348-009
Fax (201) 330-3490

Channel: 9
On Air: 24 hours
Coverage Area: New York; New Jersey; Southern Connecticut
Format: Accepts prerecorded Public Service Announcement on linch tape.

WXTV-TV 41
24 Meadowland Parkway
Secaucus, New Jersey 07094-2904

(201) 348-4141
Fax (201) 348-4104

Channel: 41
On Air: 6:00 AM - 2:00 AM
Coverage Area: New Jersey; New York; Connecticut
Format: Accepts written or prerecorded Public Service Announcements
(in Spanish).

North Hudson News
4007 Park Avenue
Union City, New Jersey 07087

(201) 866-9521
Fax (201) 866-4876

Contact: Jeff Henig
Channel: 18
On Air: 7:00 a.m. - 11:00 pm.
Coverage Area: Hoboken; Union City; West New York; and Weehaken
Format: Accepts written or prerecorded Public Service Announcements

Appendix E - Information Repositories

Hoboken Public Library
500 Park Avenue
Hoboken, NJ 07030

(201) 420-2347

Contact: Lenore Hyland, Librarian

Hours

Winter

Mon., Tues., Thurs., 9am - 8pm

Wed., Fri., 9am - 5pm

Sat., 11am - 2pm

Sun., closed

Summer (On or around June 23 through September 1)

Mon., Wed., Fri., 9am-5pm

Tues., Thurs., 9am-8pm

Sat., Sun., closed

U.S. Environmental Protection Agency
Region II Records Center
290 Broadway, 18th Floor
New York, NY 10007-1866

(212) 637-4296

Contact: Jennie Delcimento

Hours: By appointment



Worldwide Excellence in Meeting Client Needs

Appendix F - Suggested Public Meeting Locations

Hoboken High School (201) 420-2301
Ninth and Clinton Streets
Hoboken, NJ 07030

Contacts:
Frank J. Spano, Principal, at the address above (201) 420-2301

Anthony M. Curko, School Business Administrator/Secretary (201) 420-2161
Hoboken Board of Education Fax: (201) 420-2301
Business Office
1115 Clinton Street
Hoboken, NJ 07030

Room: Auditorium. Holds 800 people.

AV Equipment: All types of audio-visual equipment and a pull-down screen are available.

Fee: Waived for EPA

North Hudson Sewage Authority (201) 795-1411
1600 Adams Street
Hoboken, NJ 07030

Contact: Doris Alejandro

Room: Conference room. Holds 100+ people. Has 25 chairs.

AV Equipment: Overhead projector, small television, VCR, full screen.

Fee: None