

Ocean City

Former Manufactured Gas Plant Site

BACKGROUND

Like thousands of other communities throughout the United States, Ocean City is home to a former manufactured gas plant (MGP) site. The former plant operated between 1902 and 1969. From 1925 to 1952 it was owned by a predecessor company of JCP&L and produced “town gas” or “coal gas” to serve the community’s street lighting system, and home heating and cooking needs before the advent of natural gas. Town gas manufacturing was phased out at this location in 1969.

JCP&L is working in accordance with the regulations of the New Jersey Department of Environmental Protection (NJDEP) and in cooperation with, and under the direction of, our Licensed Site Remediation Professional (LSRP) to conduct environmental investigative and remedial activities at the site and on off-site properties near the site. This work is being done to determine future remedial activities to address soil and groundwater impacted from historic MGP operations.

Past and future activities may include soil borings, trench excavations, groundwater monitoring well installations, groundwater sampling, vapor intrusion evaluations, work in and about the bay (including sediment and surface water sampling), and other evaluation activities as applicable for site specific conditions and other activities potentially including groundwater and bay remediation, if and to the extent required.

FREQUENTLY ASKED QUESTIONS

Where is the site?

The privately owned site is located on West Avenue and 11th Street. The site is identified as Block 1006, Lots 1 and 1.01. The NJDEP Preferred Identification Number is G000006127.

The site currently houses an electrical distribution substation owned by Atlantic City Electric, which never owned or operated the former MGP. Accordingly, JCP&L is responsible to NJDEP for the site’s MGP remediation, with which Atlantic City Electric is cooperating.

What is the status of remediation activities?

Since 1996, JCP&L has been conducting environmental investigations at and in the vicinity of the site in cooperation with and under the direction of NJDEP. Numerous reports and studies documenting these activities have been submitted to and approved by the NJDEP. Impacts to groundwater were documented in a

proposed Classification Exception Area (CEA) for groundwater, submitted in April 2016. The Remedial Investigation Report was submitted May 2016.

Supplemental bay investigation field work was conducted between October 2018 and March 2019. Also in March, an Interim Remedial Action Workplan to address soil and groundwater was submitted to NJDEP.

What is the focus of the current activities?

Planning and permitting is now underway to prepare for remediation activities to address groundwater and soils impacted by the former MGP operations. The work is expected to begin in October 2019 and take approximately three months to complete, pending weather conditions.

The primary focus of the effort is to install a groundwater pump and treatment system. Work to install piping and wells will be required within Haven Avenue and 11th Street right of ways.

The treatment system will be enclosed and housed within a cargo box, located on the Atlantic City Electric property and within the existing fenced area. Water will be treated to state requirements and will be discharged either to the sanitary or stormwater system, pending final plan approval.

Additionally, soil will be removed from up to three designated locations at Atlantic City Electric's property, including the lot at the corner of West Avenue and 11th Street. The lot is currently leased to the City of Ocean City for the staging of vehicles and equipment. Each of these excavations will be to depths of eight feet and less than 40 feet long and wide. A permeable fabric liner will be installed and the area will be covered and capped with approximately 6 to 12 inches of crushed stone or gravel.

Are local public water supplies affected?

No. Ocean City's public water supply is not affected.

Is the site safe?

The potential concern associated with the presence of manufactured gas plant materials would involve the ingestion (or eating) of the affected soil or drinking of the affected groundwater. Most of the site is a fenced electrical distribution substation. Access is limited. Surface soil is covered with stone while the remainder is covered with structures, asphalt and concrete, and landscaping. Collectively these features serve as a barrier to potential direct contact. Shallow groundwater is not a source of drinking water locally.

Additionally, in accordance with NJDEP requirements, JCP&L conducted an evaluation of indoor air within neighboring buildings in 2011. The evaluation confirmed air quality is not being impacted by subsurface MGP materials in the soil or groundwater. Supplemental evaluations performed in 2013, 2014 and 2015 resulted in the same determination.

What are the materials of concern?

The source of the MGP materials is the former MGP operations. Some by-products of the gas manufacturing process, including coal tar and oils, are found in the soil and groundwater at and in the vicinity of the site. Compounds of concern present in coal tar and oils include benzene, toluene, ethylbenzene and xylene(s) (or BTEX) and polycyclic aromatic hydrocarbons (or PAHs). Coal tar, which is similar to roofing tar, is still commonly used in a variety of consumer products.

WANT TO LEARN MORE?

Call the Community Information Line at (800) 598-9724 if you have any questions about the project.

JCP&L's LSRP is Jeff Hosterman with Tetra Tech, Inc. You can contact him via our Community Information Line at (800) 598-9724.