

# 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 including groundwater remediation, if and to the extent required.

### 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?

Starting October 2019, JCP&L and its contractors will begin work to install a groundwater pump and treatment system. Work to install piping and wells will be required within Haven Avenue and 11<sup>th</sup> 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.

Groundwater will be treated to state requirements and discharged to the sanitary sewer or municipal stormwater system, pending final plan approval. In recognition of the area’s history of flooding, the system will be designed to ensure no discharge to the stormwater system will occur during rain events to ensure it does not add to area’s flooding conditions.

Additionally, subsurface soil will be removed from up to two designated locations at Atlantic City Electric’s

property, including the lot at the corner of West Avenue and 11<sup>th</sup> Street. The lot is currently leased to the City of Ocean City for the staging of vehicles and equipment. Each of these excavations to depths of eight feet will be 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.

### What is the Project Schedule?

The week of October 14<sup>th</sup>, limited resources will drill wells within the public right-of-way ahead of the full mobilization, which is tentatively scheduled to take place the week of October 21<sup>st</sup>. The work will take approximately three months to complete.

### What can we expect to see?

- **Equipment and Personnel Mobilizing to the Site:** Construction materials and crews will mobilize to Atlantic City Electric's property. Prior to full mobilization, a partial crew roster will deploy with drilling equipment to drill wells within the public right-of-way.
- **On-Site Controls for Surface Water and Groundwater:** JCP&L will establish soil erosion and sediment controls to manage surface water from storm events. Stormwater not in contact with impacted site material will continue to drain to the city's storm sewer system.
- **Truck Traffic and Temporary Road Closures:** Trucks will be used to remove soil from the work area and bring clean fill and other construction materials to the site. Trucks will be covered and cleaned prior to leaving the Site, and a flagger or police detail used to ensure safety. The truck route will be established based on discussions with the Ocean City Police Department.
- **Personal Protective Equipment:** Workers performing certain activities may wear personal protective equipment, including Tyvek coveralls, which are one-piece garments commonly worn where a disposable, one-time use coverall is needed. These garments do not mean there is a hazard to the public. The work performed onsite is often messy and workers can choose to wear these garments to keep their clothes clean. Other protective gear may include gloves overboots and respirators, based on workers personal preferences.
- **Use of Air Monitoring Equipment and Dust Control Measures:** Air monitoring will be

performed during any soil disturbance activities and standard dust and vapor control measures (such as: water mist, foam spray, plastic sheeting, and sand cover) will be used as needed to control potential dust and odor emissions during excavation and non-work periods of such as evening or weekend shutdowns.

### 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.** JCP&L's Community Liaison Tom Reilly will be the first person to respond to your call. JCP&L's LSRP is Jeff Hosterman with Tetra Tech, Inc. You can contact him via the Community Information Line.