

2015 RailTEC Conference

*Environmental Remediation in a Fish Bowl:
Conducting a Remediation in the Midst of a Complex Transaction*

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HOW TOMORROW MOVES



NEW JERSEY'S WITTPENN BRIDGE PROJECT



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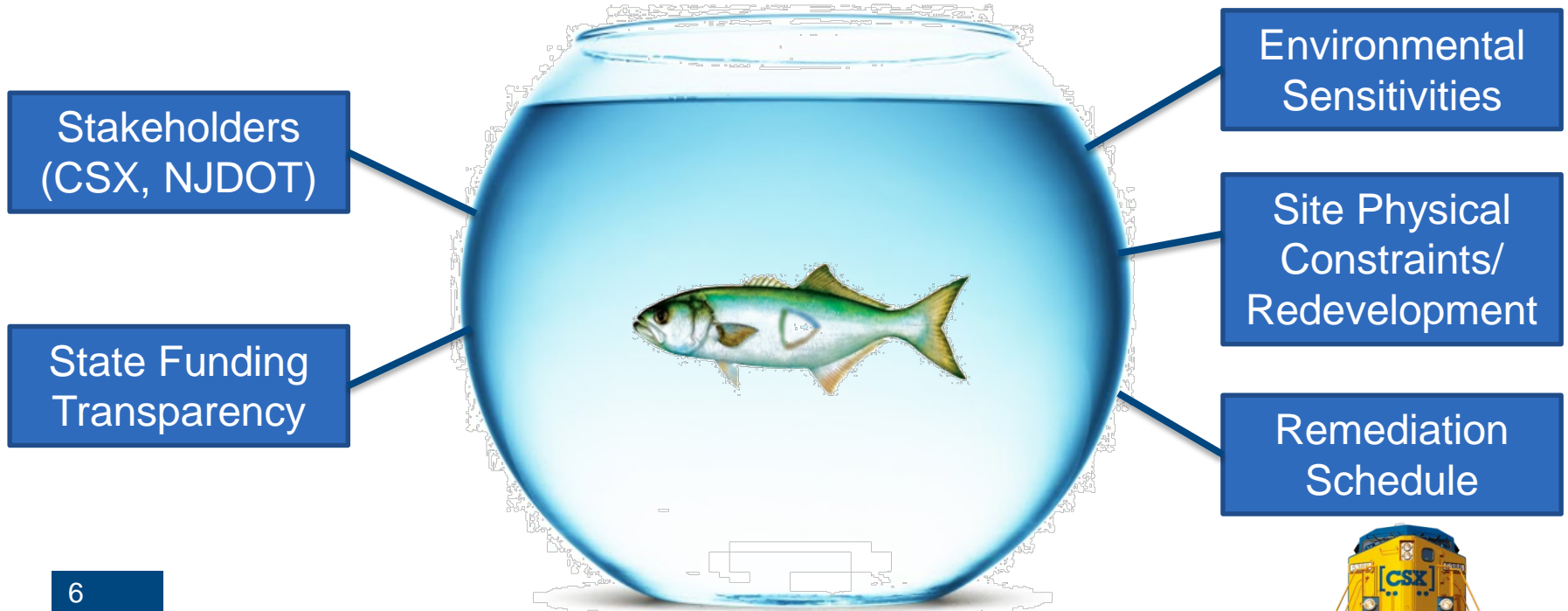






REMEDATION IN A FISH BOWL?

Objective: Expedite completion of the site-wide remediation as quickly as possible to facilitate property transaction to occur, CSX to use property while minimizing risk



ENVIRONMENTAL OVERVIEW

AOC-1: Former Tractor Trailer Truck Storage (throughout Site)

AOC-2: Historic Fill (throughout Site)

AOC-8: Circular Impression in Asphalt

AOC-9: Depression in Asphalt

AOC-7: Warehouse Scales

AOC-11: Former Truck Washing Area

AOC-3: Former Septic System

AOC-4: Former UST Location

AOC-6: Former Truck Maintenance Garage/Floor Drain and Associated Piping

AOC-5: Former AST Location

AOC-10: Storm Sewer Lines

Historic Fill (As, PAHs, other minor constituents) – GW contamination associated with HF

Low-level PCBs in soil

Former UST Area / Petroleum Soil/GW Contamination (benzene)

Building materials characterization/disposal

Minor Discharge from Septic System



SOIL REMEDIATION

- INTERIM REMEDIAL ACTIONS (IRM)
 - AOC-7 PCB excavation (non-TSCA)
 - AOC-4 petroleum soils excavation/oxidant backfill
- ON-SITE REUSE OF SOILS BENEATH RAISED BUILDING SLAB
- ENGINEERING CONTROL (5-INCH THICK ASPHALT CAP W/DGA BASE) FOR HISTORIC FILL
- INSTITUTIONAL CONTROLS (DEED NOTICE)
- REMEDIATION COMPLETE - REMEDIAL ACTION PERMIT IN PROGRESS



AOC-7 EXCAVATION



UNKNOWN TANKS IN AOC-4 EXCAVATION



SITE-WIDE ENGINEERING CONTROL

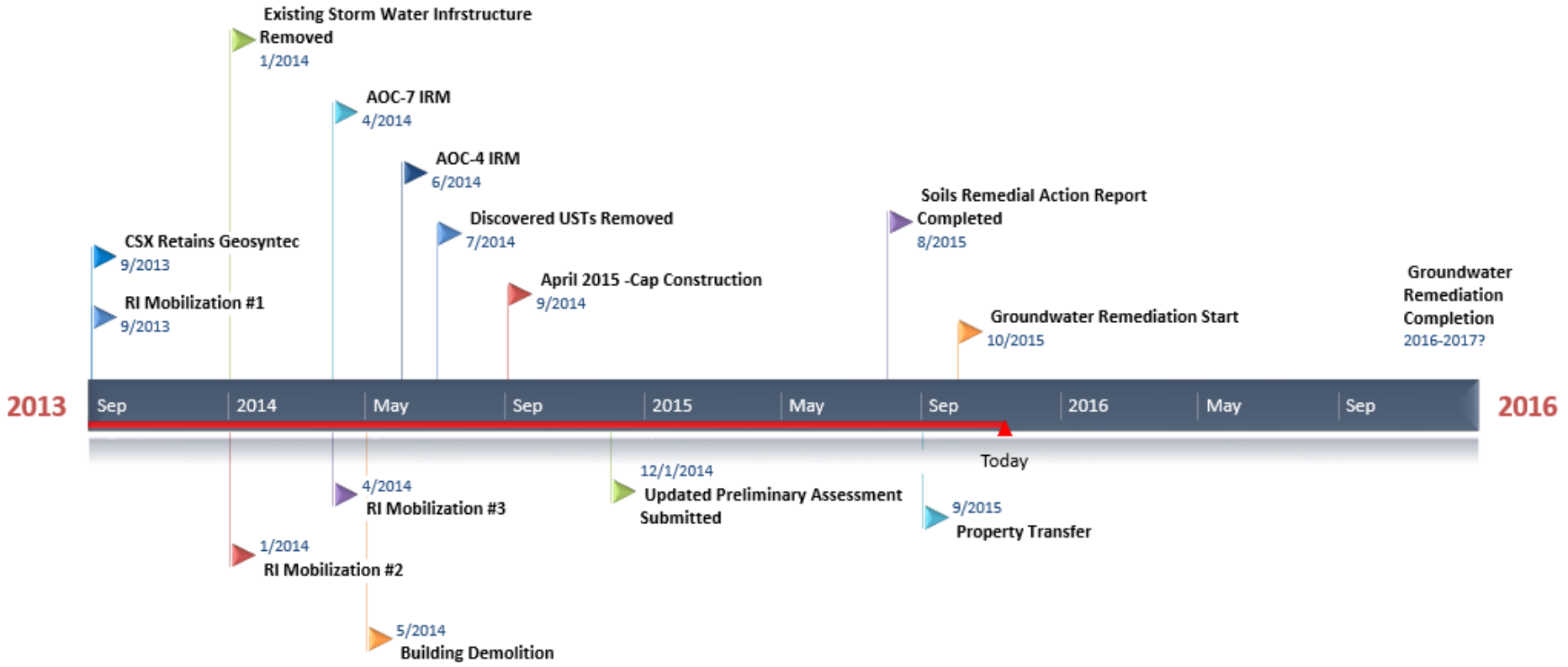


GROUNDWATER REMEDIATION

- IN-SITU PASSIVE REMEDIATION OF BENZENE ASSOCIATED WITH AOC-4 (OXIDANT DELIVERING SOCKS) CURRENTLY IN PROGRESS
- INSTITUTIONAL CONTROLS (CEA) FOR HF CONSTITUENTS (NO MONITORING REQUIRED)
- FUNDS HELD IN ESCROW TO FACILITATE POST-CLOSING ACTIVITIES
- ANTICIPATE GROUNDWATER RAO WITHIN 18 TO 24 MONTHS

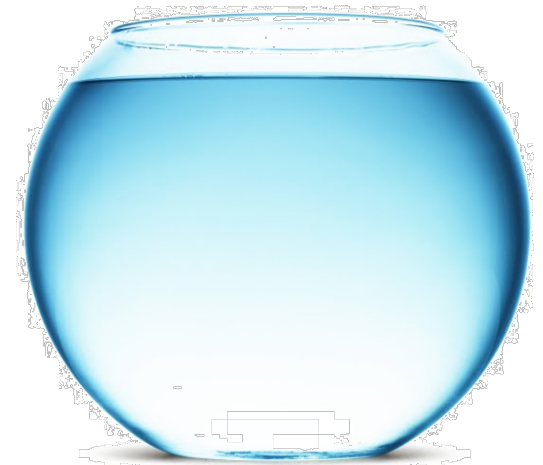


REMEDIATION TIMELINE



SUCCESS FACTORS

- HIGHLY RESPONSIVE STAKEHOLDERS (CSX, NJDOT, AFFILIATED PARTIES)
- SITE COMPLEXITY
- LICENSED SITE REMEDIATION PROFESSIONAL PROGRAM
- END USE FACILITATED TIMELY REMEDIATION



Questions?

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