



PSEG

John Fitch Way Project

*Former Warren Street Gas Works
Remediation and Restoration*



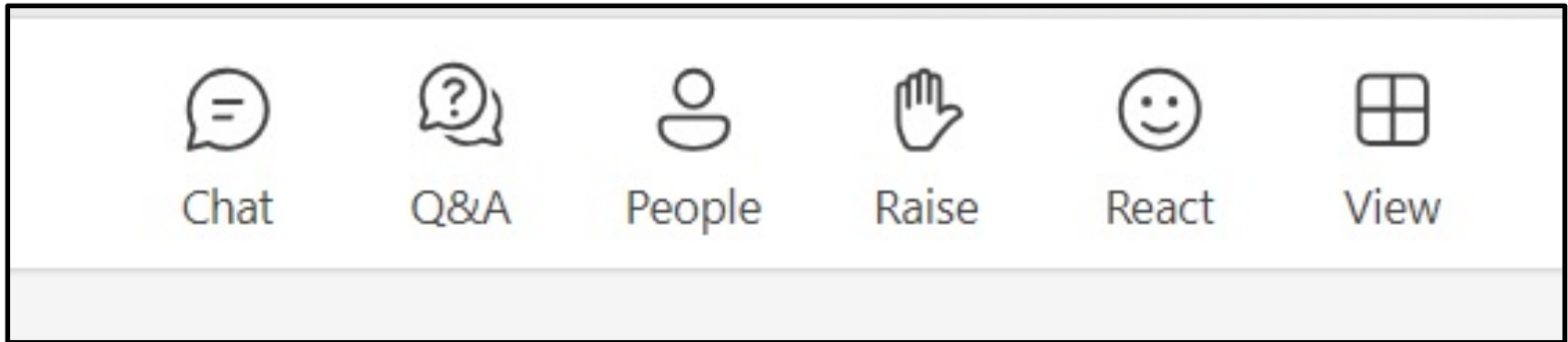


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Introductions

Tom Reilly
Project Community Liaison

Questions Are Encouraged



- ❑ Comments@jfitchwayproject.com
- ❑ Project Information Line: (855) 356-2383
- ❑ FAQs on the project website:
jfitchwayproject.com

Presentation Overview

- ❑ Site History
- ❑ Current Remediation Project
- ❑ Protecting Public Health & Safety
- ❑ Mitigating Impact to Community
- ❑ Your Questions





PSE&G

Site

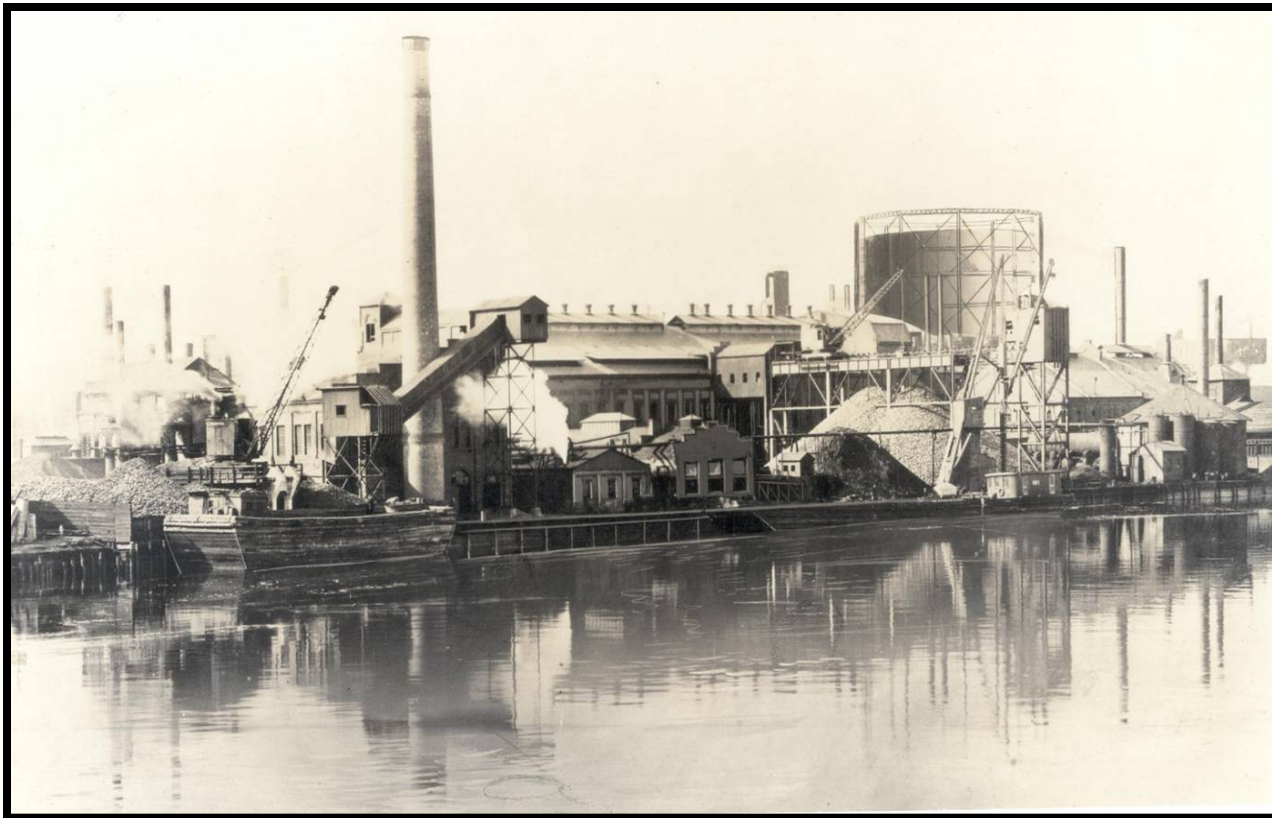
History

Ron Meloskie

PSE&G Senior Project Manager

What Is a Manufactured Gas Plant Site?

Prior to the widespread availability of natural gas, “manufactured “ gas was created through a process of heating coal in a specialized oven.



Manufactured Gas Plant Products and Benefits

- ❑ Manufactured gas was primarily used for street lighting, heat and cooking from the early 1800s through the early to mid 1900s.
- ❑ Manufactured gas also replaced whale oil which was used for interior lighting.
- ❑ Many useful chemical byproducts were produced such as coke, ammonia, creosote, oils, benzene, and tar that had commercial applications.
- ❑ PSE&G has 38 former Manufactured Gas Plant sites in NJ that are required to be remediated including the Former South Warren Street Gas Works.



South Warren Street Gas Works – Site History

1848-1898

Operated by the Trenton Gas Light Company to produce manufactured gas using coal.

1903

Leased to PSE&G and developed for use as its South Jersey Gas Department Headquarters.

1908-1928

Site served as a gas district operations headquarters.

1917-1961

City of Trenton acquired site through various transactions.

1962-1965

The properties comprising the site transferred from City of Trenton to State of New Jersey.

**Early-Mid
2000s**

PSE&G performed investigations and regulatory reporting to NJDEP.

2010

PSE&G submitted Remedial Action Workplan to NJDEP for excavation of MGP soil impacts.



Current Site Conditions Aerial View

- NJ Dept. of Labor, Division Taxation and a NJ State Police helipad near excavation areas.
- A 2.68-million gallon water storage tank is located beneath the helipad.
- DOJ complex located across Market Street.
- State employee parking – Agreement in place to relocate parking while work in progress.

Working Within NJDEP Regulations

Since early 2000s, PSE&G has actively worked to investigate and remediate the environmental impacts at the site.

- All work is conducted under the rules and regulations of the NJDEP and under the direction of the Licensed Site Remediation Professional (LSRP) of record.
- In 2023, PSE&G and the State of New Jersey reached a Remediation Agreement.



Primary phases of site investigation and remediation

Site
Assessment

Remedial
Investigation

Remedial Action
Work Plan

Remedial
Action

Site Closure &
Monitoring

- Soil
- Groundwater

Safety is Priority 1

- ❑ Health and Safety Plan (HASP)
- ❑ Emergency Personnel Site Visit
- ❑ Traffic Plan Approved by City, County, State Police
- ❑ Onsite Safety Officer
- ❑ Daily Safety Meetings
- ❑ Regular Communications with Community





Current

Remediation

A wide-angle photograph of a large, modern office building with a glass facade, situated behind a large parking lot filled with cars. The scene is set in an urban environment with other buildings and trees visible in the background under a clear blue sky.

James Boyer, PE
PS&S Environmental Consultant

Project Overview

Full mobilization for soil remediation is anticipated in the first quarter of 2024 with an estimated duration of 12 - 18 months.*

**NOTE: In Feb. 2024, the expected start date was changed to mid-April with an estimated duration of 18 months.*

EXCAVATION

Remove approximately ~100,000 tons of MGP impacted soil. Certified Clean Fill will be utilized to backfill where soil is excavated.

DISPOSAL

Soil transported offsite for thermal treatment or beneficial reuse at a licensed facility.

Any underground structures and other debris will be removed and transported offsite for treatment and disposal.

RESTORATION

Once work is complete, the area will be restored to pre-existing conditions.





The majority of the excavation will be done within a temporary enclosure



Allows uninterrupted operation of the State Police helipad.



Typical Remediation Activities within a Temporary Enclosure



Odor Management

MGP related impacts can have an odor similar to that of roofing tar, road paving, or mothballs.

- ❑ Odors can be detected at levels well below what would be considered a health concern and what can be detected by air monitoring equipment.
- ❑ Odor levels are **NOT indicative of concentration levels.**
- ❑ Odor control agents such as an odor-control/suppressant foam (e.g., Rusmar) may be used by the remedial contractor to prevent MGP-related nuisance odors.



Dust Management

- ❑ Excavation and related activities have the potential to generate dust when soil is disturbed.
- ❑ Dust control will be managed utilizing best management practices (e.g., water truck, truck wash station, covered trucks, etc.).
- ❑ **Contractor Will Actively Work to Minimize Dust and Odors.**
 - Water mist
 - Foam spray
 - Plastic sheeting or tarps
 - Odor neutralizer
 - Clean fill cover



Vibration Monitoring

Vibrations will be monitored using portable seismographs to ensure protection of nearby structures.

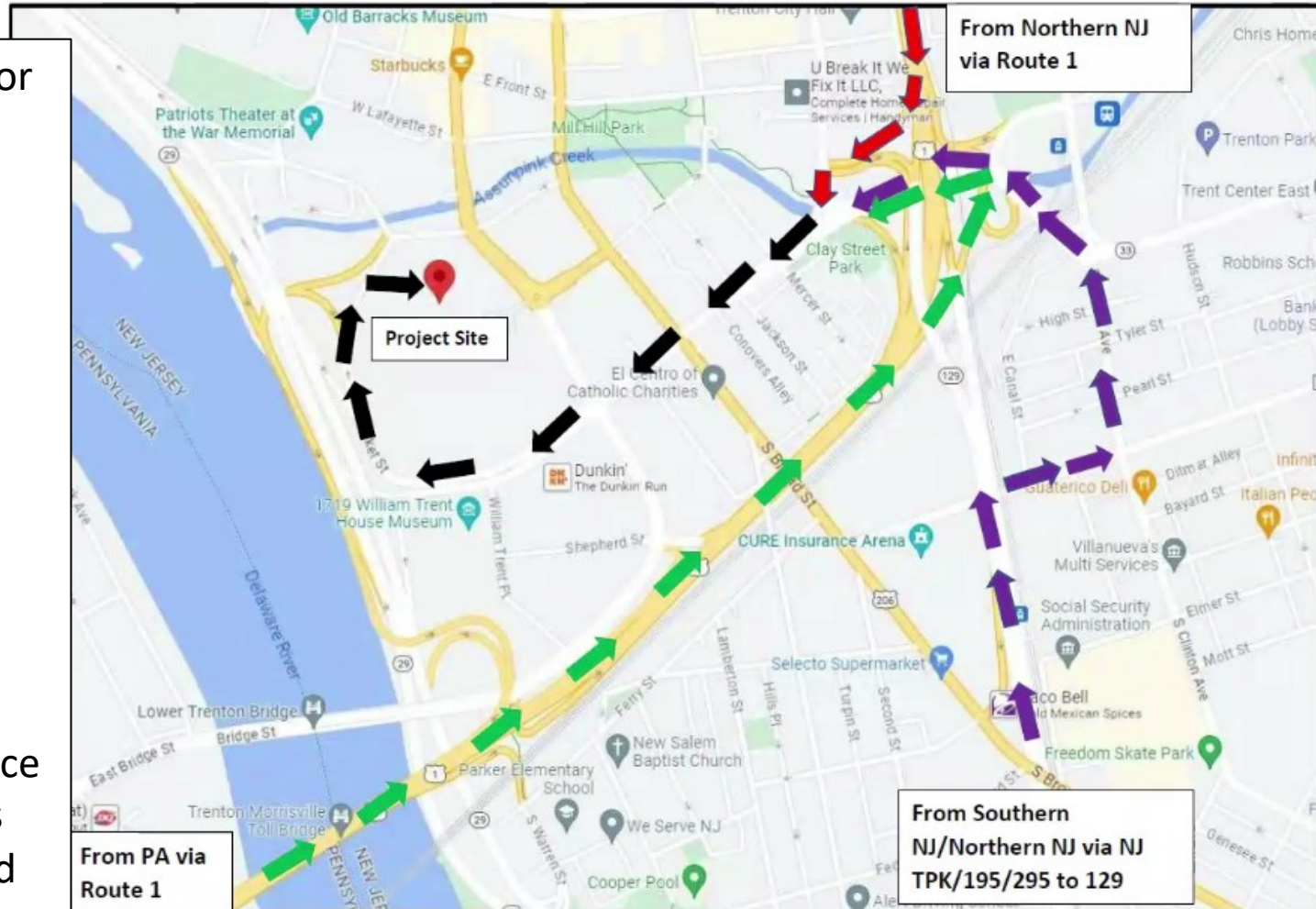


Portable seismograph for
vibration monitoring

Truck Routes To Be Determined

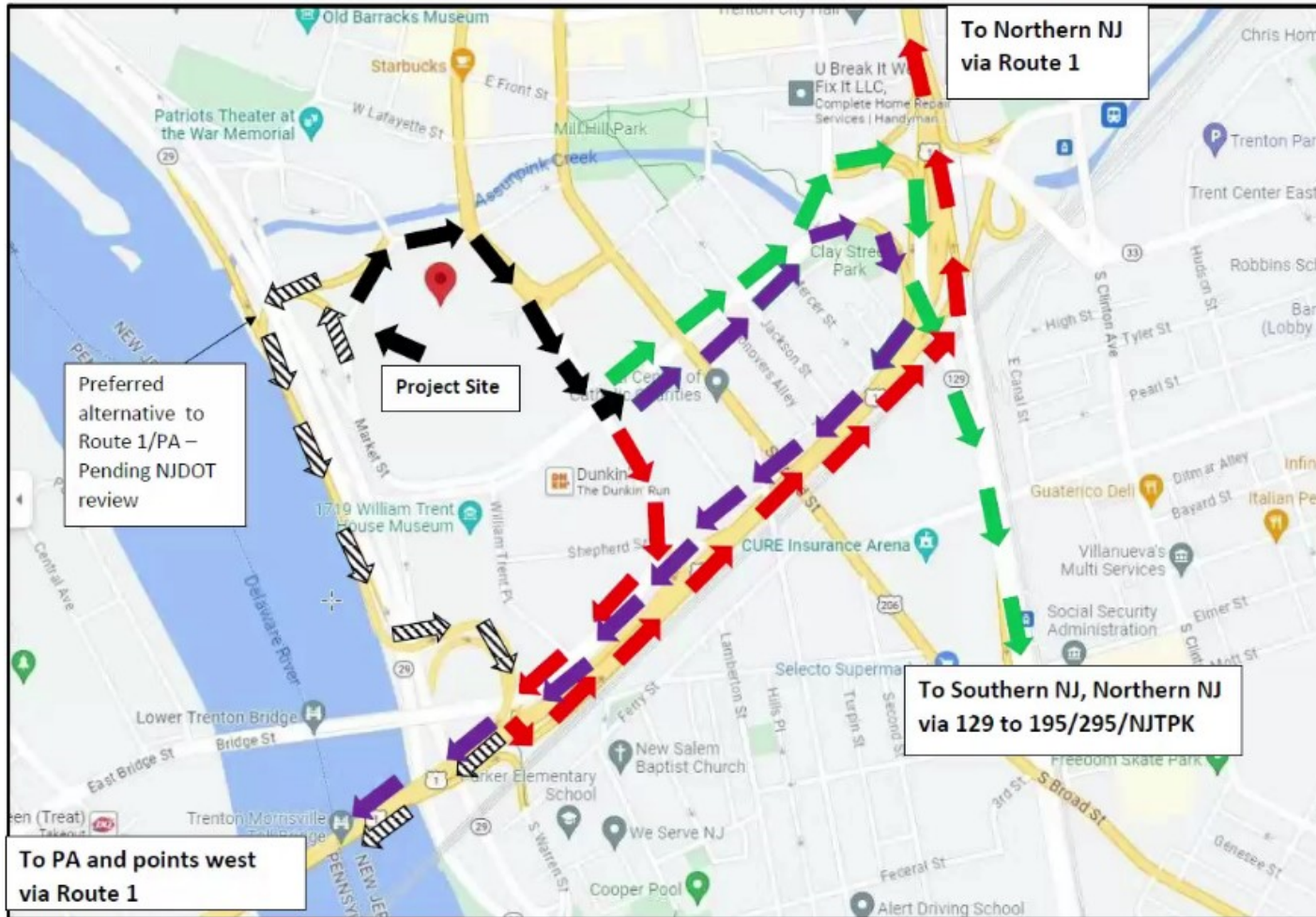
POTENTIAL INBOUND TRUCK ROUTES (FOR DISCUSSION ONLY)

- When a contractor for the project is chosen, preferred truck routes will be determined.
- Those routes will be vetted with city, county and state authorities before mobilization.
- We will work closely with city police to ensure the routes operate as safely and efficiently as possible.



Truck Routes To Be Determined

POTENTIAL OUTBOUND TRUCK ROUTES (FOR DISCUSSION ONLY)





Public Health

& Safety

Deb Barsotti, PhD, DABT
Triumvirate Environmental

Perimeter Air Monitoring Plan (PAMP)

- ❑ Prepared in accordance with the NJDEP Perimeter Air Monitoring Technical Guidance.

- ❑ Provides:
 - ✓ Summary of the contaminants of concern (COCs)
 - ✓ Site-Specific, health-based action levels
 - ✓ Air monitoring strategy for real time and confirmatory sampling
 - ✓ Proposed air monitoring station locations (VOCs and Dust)
 - ✓ Response actions for exceedances of established early warning threshold and action levels

Perimeter Air Monitoring Plan

- ❑ A full time H&S officer using a photoionization detector or PID in the immediate work area.
- ❑ Perimeter air monitoring will be performed during disturbance of contaminated soil.
- ❑ The network uses a telemetry system for continuous and immediate notification.
- ❑ A full time, onsite Air Monitoring Technician to ensure response to early warning alerts.



Interior View of Air Monitoring Station

The Air Monitoring Station continually monitors and records electronically dust in ppm and total volatile organic compounds (TVOC) in ppm.



Dust Meter
to measure
particulate
matter



PID Meter
to measure
total VOCs

Perimeter Air Monitoring Plan

If the air monitoring station reading registers above the internal PSE&G action level, a laboratory analytical air sample is collected using a SUMMA™ canister. SUMMA™ canisters are also used to collect and analyze air samples weekly during soil disturbance activity to supplement and corroborate real-time air sampling.

Confirmatory Samplings Performed

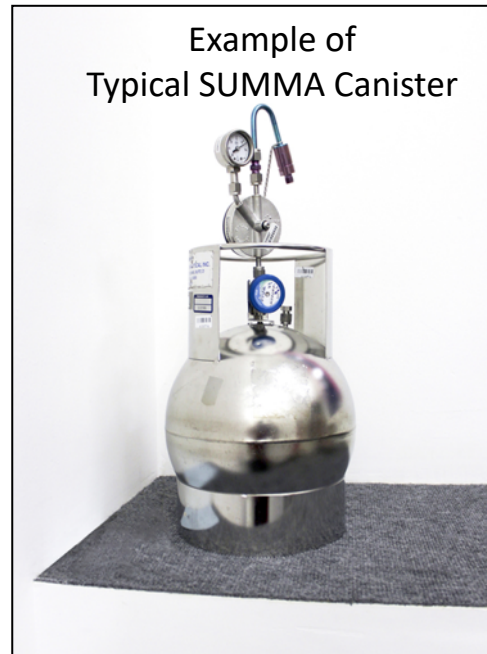
Baseline Sampling

Performed before invasive work begins

Weekly Sampling

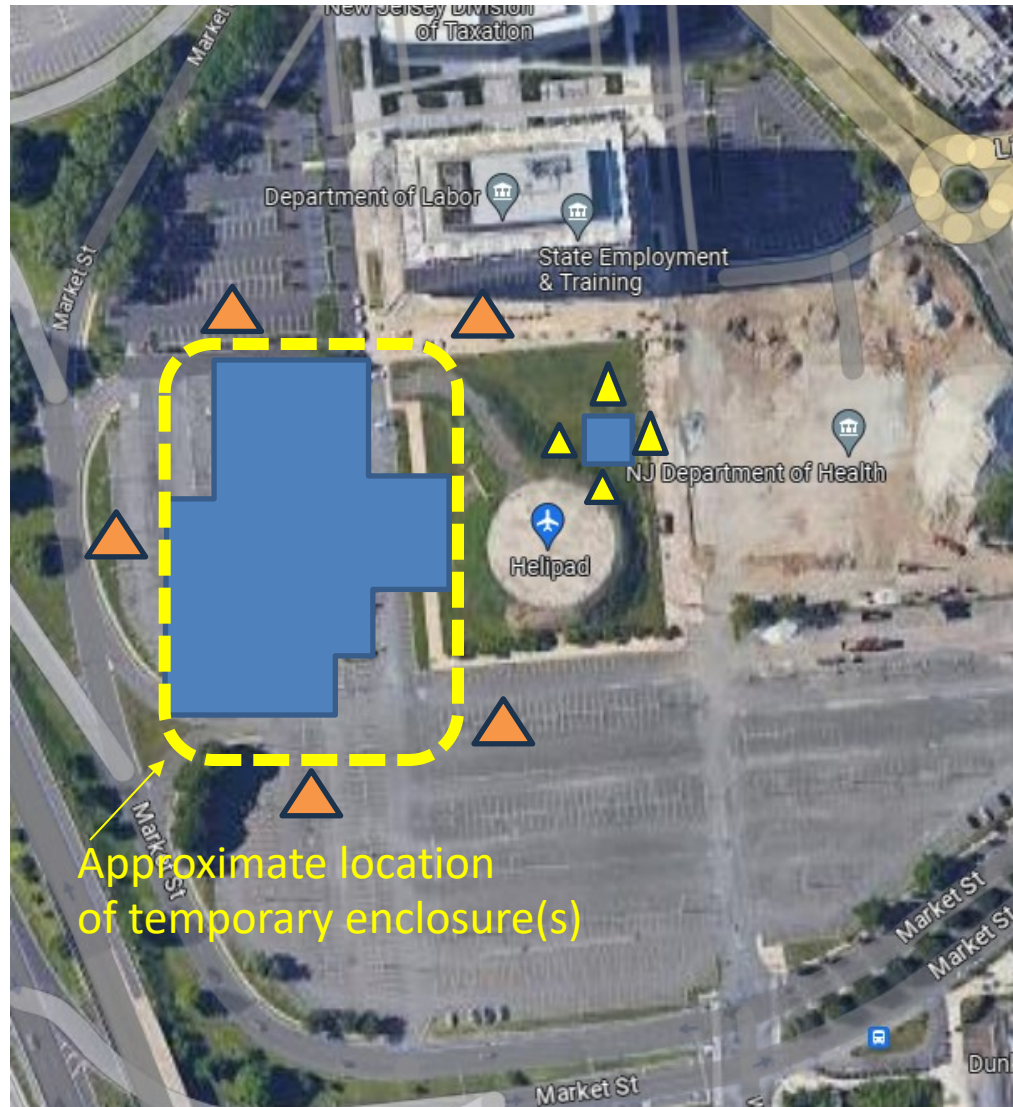
For Duration of Active Remedial Work

Example of
Typical SUMMA Canister



Example of Puff

Monitors Between Work and People



Minimum of 4 air monitors

Based on:

Current work locations

Wind conditions

Where people are

Monitors added and moved
as needed

Health Protection Measures

Regulatory Action Levels Are Site-Specific

- ❑ The Chronic Action Level represents the safe exposure limit to an individual at the site perimeter over the entire estimated duration of the project
- ❑ Derived for the project, based upon an EPA screening level equation.
- ❑ Weekly confirmatory sampling is compared to the site's chronic action level. Verified data is posted weekly to JFitchWayProject.com

Benzene ($\mu\text{g}/\text{m}^3$)

Chronic Action Level **13.3 ppb**

OSHA PEL – 1,000 ppb

Current Running Average —

Assumptions/variables used as input parameters into the USEPA calculator

- **Sensitive Receptor:**
Full Time Resident
- **Anticipated Duration of Soil Removal:**
260 work days
37.14 calendar weeks
- **Work Shifts:** 5 days/week,
10 hours/day, ground intrusive work

Health Protection Measures

Uses “Early Warning” Approach

- ❑ Air monitoring results continuously monitored.
- ❑ Set to alarm at an internal threshold, more conservative than the regulatory action level.
- ❑ Alerts personnel before an action level is reached so mitigation measures can be taken.

Air Monitoring Action Level	PM-10	TVOC
Air Concentrations	150 $\mu\text{g}/\text{m}^3$	1.15 ppm

ppm = parts per million; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter;
TVOC = total volatile organic compounds



Employee and Community

Information

A wide-angle photograph of a modern, multi-story office building with a glass facade, situated behind a large parking lot filled with cars. The scene is set in a bright, sunny environment with green trees and a clear blue sky.

Kelly Henry
Project Community Liaison

Keeping You Informed

Webinars and In-Person Information Sessions

Project Specific Website

Weekly Updates via Email and Posting to Website

Dedicated Call Line

Fact Sheets

Dedicated Community Liaisons

PSE&G

Home Project Overview FAQ Community Outreach Contact Us

John Fitch Way Project

Part of the Former Warren Street Coal Gas Site Remediation and Restoration

[Website Last Updated 12/18/23]

Thank you for visiting the website for the Public Service Electric and Gas Company (PSE&G) John Fitch Way Project located in Trenton, NJ.

We are committed to keeping the community informed of our plans and progress and will update this website as plans develop, and weekly when the project begins. Your questions and comments are welcome.

Project Site



Keeping the Dialogue Going

WEBSITE

- JFitchWayProject.com

PROJECT INFORMATION LINE

- (855) 356-2383

PROJECT EMAIL

- comments@JFitchWayProject.com



Untitled Placemark
Old Barracks Museum
Historic Trenton Masonic Temple

Liberty Commons
Sunrise Luncheonette
1944 Smokehouse BBQ
Stalwarts
Liberty Commons Garage

Lafayette Garage
Warren Street Fire Services
Patriots Theater at the War Memorial
25-35 Memorial Dr Parking
201 S. Warren St Garage

P&E&G Remediation
Market St

Credit Union of New Jersey
New Jersey Department of Human Services
New Jersey Division of Taxation
Department of Labor
State Employment & Training

Mill Hill Park

Superior Court Mercer County Cohen's Tuxedos

Courthouse Cafe & Catering

Street Art Ink
Mercer County Clerk

Joe's Mill Hill Saloon

Covello's Pizza

Google Earth

El Centro of