

# NPDC/SKILLMAN VILLAGE CLEAN-UP & REDEVELOPMENT UPDATE

## REMIEDIATION AND DEMOLITION PROCEEDS AS SCHEDULED

A great deal of progress has been made on the Skillman Village site, particularly in recent weeks. The following is an update of progress to date (early July):

### A. *Demolition by Brandenburg*

1. Health and Safety Plan – A finalized H&S Plan was distributed after all comments from the NPDC Community Advisory Board (“CAB”) were reviewed by Township Engineer Gail Smith.
2. Air Monitoring Plan by Brandenburg – Brandenburg’s Air Monitoring Plan was distributed after Township Engineer and JM Sorge concluded their professional review. Demolition began as scheduled on June 23. As of this writing in early July, both asbestos abatement and demolition are proceeding on schedule.
3. Sentinel Air Monitoring Plan by JM Sorge – In addition to Brandenburg’s Air Monitoring Plan, JM Sorge designed a community air monitoring program with more stringent trigger levels to provide early warning and additional protection to surrounding communities/neighborhoods and the school property. This plan was approved by the CAB in its early June meeting. Additional comments were addressed at its July meeting.
4. Dust Control – Dust generation by demolition is minimized by use of a new technology Brandenburg deployed on site. The machine, known as a ‘dust boss’, is similar to a snow maker, but instead of making snow, it creates a fine mist to control dust. According to the Township Engineer and JM Sorge, use of the dust boss technology has been very effective in controlling the dust on site.
5. On site inspection -- All buildings have to be cleared after the completion of asbestos abatement before demolition. As of this writing in early July, over 52 buildings have been demolished. This represents about 30% of the total square footage being demolished, according to the Township Engineer, and indicates Brandenburg is on schedule.

Solid Waste Inspectors from the Somerset County Board of Health have been on site every day. Inspectors from OSHA and NEESHAP and the State Dept. of Health also frequently visit the site.

### B. *Remediation by Weston*

1. Field work is proceeding smoothly. Dust monitors have not been triggered by work activities. (They have been triggered a couple of times due to monitoring equipment’s oversensitivity to high humidity, reading moisture droplets in the air as if they were dust particles, and unrelated nearby dust-producing activities during non-working hours. For example, readings tend to be highest before work begins in morning and drop from morning to afternoon as the day warms and humidity drops, despite increasing work activity during the day. This indicates a correlation between readings and humidity levels. It also shows that dust suppression methods are working.)
2. NJDEP agreed during a meeting with Weston and JM Sorge on May 2, 2007 that a Remedial Investigation Work plan (RIW) will not be required for this site in order that investigative work may be more flexible and responsive to conditions on site. Therefore,

JM Sorge has requested that Weston confirm this in writing with NJDEP and provide a revised project schedule for submittal of the Remedial Action Work plan (RAW), ie. the cleanup plan.

3. During the week of June 18<sup>th</sup>, Weston's workers removing the underground steam pipe discovered a white powdery material near the steam pipe. In accordance with the approved field protocols, Weston ceased work and notified the proper authorities. The Somerset County Hazmat Team came to the site and identified the material as discarded pharmaceuticals. The Department of Environmental Protection was notified and Weston is now in the process of remediating the situation.

According to JM Sorge and the Township's Health Officer, it is not uncommon to find additional material during remediation of old facilities, despite previous extensive soil and groundwater investigations. The contract with Weston contemplates such events and calls for the response that Weston took in this case.

4. Eight groundwater monitoring wells were installed on the Skillman Village site, near the off-site Skillman Landfill. Groundwater samples were collected and are being analyzed by a laboratory.
5. All work summaries and monitoring data summary reports are regularly posted on the Township website for public viewing at [www.montgomery.nj.us/about/npdc.asp](http://www.montgomery.nj.us/about/npdc.asp).