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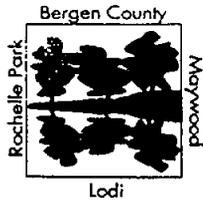
Formerly Utilized Sites Remedial Action Program (FUSRAP)

ADMINISTRATIVE RECORD

for the Maywood Site, New Jersey



**US Army Corps
of Engineers®**



Cooperative Guidance Group
P.O. Box 811 • Maywood, NJ 07607-0811

James Signorelli
Chairman

Stephen B. Ross
Facillitator

FOR IMMEDIATE RELEASE
Contact: James Signorelli, Chairman
(201) 845-7014

Maywood Citizens Advisory Group to Meet

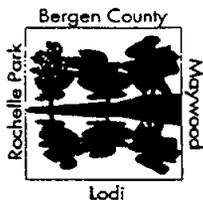
MAYWOOD, NJ, July 1, 1998 -- The Cooperative Guidance Group will meet at 7 p.m. Monday, July 13 at the FUSRAP Public Information Center, 55 West Pleasant Avenue in Maywood. An agenda is enclosed.

The Cooperative Guidance Group is a citizens advisory board that provides input to the New York District of the U.S. Army Corps of Engineers on issues related to the Formerly Utilized Sites Remedial Action Program (FUSRAP). The Corps assumed responsibility for managing FUSRAP in October 1997.

The Maywood Site includes residential, municipal and commercial properties in the boroughs of Maywood and Lodi and in the Township of Rochelle Park, all in Bergen County. The sites became contaminated by waste products generated by processing operations at the former Maywood Chemical Works between 1916 and 1959.

For more information about the Cooperative Guidance Group or the Maywood FUSRAP Site, please call (201) 843-7466 or visit the Public Information Center between 8:30 a.m. and 4:30 p.m. Monday, Wednesday or Friday.

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MEETING AGENDA

July 13, 1998

- 7 p.m. Call to Order**
Reminder to sign in

- 7:05 p.m. Approval of Minutes**
June 11, 1998 CGG meeting

- 7:15 p.m. USACE Status Report**
Relocations
Cleanup progress
Status of Proposed Plan Availability Schedule

- 7:30 p.m. USEPA Status Report**

- 7:45 p.m. Status of TOSC Review**

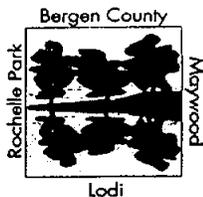
- 8:00 p.m. Review and Refine Community Issues**
Prioritize community issues impacting selection of cleanup remedy
Identify CGG information needs

- 8:45 p.m. Old Business**
Schedule of municipal meetings (Perkins)
Status of Letter to Remediated Property Owners

- 8:55 p.m. New Business**
Agenda for August meeting

- 9 p.m. Public Comment**

Adjourn



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SUMMARY MINUTES OF JULY 13, 1998 MEETING

FINAL

The Maywood Cooperative Guidance Group (CGG) met on July 13, 1998, at the U.S. Army Corps of Engineers FUSRAP Public Information Center in Maywood, NJ. The meeting was convened at 7:22 p.m. by Chairman Jim Signorelli.

CGG members attending:

Mary Carton
Eugene Christian
John Perkins
Louise Ponce
David Schlusel
James Signorelli

Others attending:

Sterrett Daniels, USACE
Jackie DeCarlo
Sue Hopkins, USACE
Hany Lansing, USACE
Jerry McKenna, NJIT
Allen Roos, USACE
Lillian Single, Alliance to Protect Maywood

Ex-officio members attending:

Donna Gaffigan, NJDEP
Allen Roos, USACE
Jim Taradash, Bergen Co. Health Dept.

Contractors and subcontractors attending:

Steve Wilkinson, Bechtel National Inc.
Sarah Snyder, Bechtel National Inc.
Steve Ross, Holt & Ross Inc

Approval of Minutes

Approval of the summary minutes of the June 11, 1998 meeting was tabled until Angela Carpenter could review the discussion about the Remedy Review Board.

A tape of the meeting is available for review from 8 a.m. to 4:30 p.m. Monday, Wednesday and Friday at the FUSRAP Public Information Center, 55 West Pleasant Avenue, Maywood.

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Stepan Company Tour

James Signorelli said that several members of the CGG toured the Stepan property and were able to see where the storage pits are on site, as well as the storage facilities. The tour group also saw the vacuum trucks being used in remediation.

This tour was virtually the same as the one given by Stepan last month for Maywood residents.

New Maywood Borough Administrator

Mr. Signorelli asked John Perkins if he had any comments about his appointment as the new Administrator for the Borough of Maywood. Mr. Perkins said he did not see any conflict with serving on the CGG because there was no borough funding involved in the cleanup. He said he would like to continue serving on the CGG.

Mary Carton and Louise Ponce both said they viewed Mr. Perkins' appointment as the borough administrator as a plus for the CGG. The CGG agreed that his participation will be a benefit to the group's effort. Mr. Signorelli said Mr. Perkins' participation would provide more weight for the group's recommendations.

USACE Status Report

Allen Roos said that the Army Corps has received more money and will bring forward some of the fiscal year 1999 Phase 1 residential properties so remediation may begin in fiscal year 1998, which ends September 30, 1998. He said the Army Corps will have more than \$10 million to spend this quarter, which is about \$6 million more than originally budgeted. Mr. Roos added that restoration is getting underway and that six properties have been certified to meet cleanup criteria by an independent verification contractor.

Mr. Roos said the proposed plan is expected to be released for public review in late summer.

Mr. Signorelli asked if Congress had provided more money for FUSRAP. Mr. Roos said the program is funded nationally at \$140 million, of which about \$29 million is allocated for Maywood.

Mr. Perkins asked how 136 West Central was coming. Steve Wilkinson said work is going well, although the contamination was found to extend farther than initially believed.

As for the Phase II properties, Mr. Roos said the biggest problem is one of logistics and determining where to start work and relocate tenants.

USEPA Status Report

Angela Carpenter was not in attendance at the meeting; there was no report.

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Status of TOSC Review

Jerry McKenna said that NJIT is ready to review the proposed plan and is reviewing documents for background. He said that if the preferred remedy is excavation, he wasn't sure how much the CGG would want in terms of information. But if the remedy is soil washing, the NJIT experts could discuss where soil washing has been done and the results.

Steve Ross said that there was a soil washing report and a video. He added that there had been a discussion about having additional Maywood soil shipped to Utah for a test there. Mr. Wilkinson said that some soil was shipped to Envirocare in Utah, but it was not tested for treatability because the company that Envirocare had planned to use for the test went out of business. The Corps will decide whether another test will be arranged.

Mr. McKenna asked if the tests were going to be done prior to the submission of the Proposed Plan. Mr. Wilkinson said he didn't know.

Mary Carton asked if soil washing were selected as the remedy, could NJIT address the concerns about noise? Mr. Signorelli said the CGG has advised the Army Corps that something would have to be done to reduce the noise levels in the event soil washing was selected as part of the remedy. Mr. McKenna said the NJIT could evaluate noise concerns.

Mr. McKenna said he wanted to know if the specifications for the technologies would be discussed in the Proposed Plan or if that would be part of the Remedial Design. He said he didn't think that the level of detail about technologies would be in the Proposed Plan.

Louise Ponce asked how samples were gathered for soil washing. Mr. Wilkinson said the 500 yards that was taken to Utah is soil that was adjacent to the waste pits (not the licensed burial pits). The original idea was to treat the soil surrounding the pits, and not the sludge in the pits. Mr. Wilkinson said that most soil washing treatments are an assembly of commonly used waste treatment technologies that are tailored to suit the type of soil that was being excavated. There might be a basic treatment train or separate treatment trains, depending on the type of soil.

Ms. Ponce asked if the material in the burial pits could be treated through soil washing. Mr. Wilkinson said that probably would not be possible. He added that the material in the pits is not soil per se.

The Nuclear Regulatory Commission (NRC) has licensed the burial pits to Stepan. Ms. Ponce asked who owns the material. Mr. Wilkinson said the federal government owns the material on the Maywood Interim Storage Site. Mr. Roos said that the burial pits are on the Stepan Company property and that the Army Corps would have to have permission from the NRC to do any work with those pits.

Mr. Christian asked if soil washing would involve sifting operations. Mr. Wilkinson said that soil washing generally uses liquids to separate out constituents. The equipment is similar to that used in water and waste treatment plants.

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Mr. Ross said there was some discussion early on about having a CGG observer for a soil washing test to determine how noisy the treatment process might be, although that idea was shelved when it was thought that the Proposed Plan would have been released prior to any tests. Mr. Wilkinson said he didn't know if there would be time for tests prior to the release of the Proposed Plan.

Mr. Ross asked if the next step for soil washing would be for Envirocare to test the soil. Mr. Wilkinson said that Envirocare would have to find another subcontractor for any tests the Corps might want to do. Ms. Ponce asked how any remedy involving soil washing could be considered without these tests. Mr. Wilkinson said that soil washing uses generally proven technologies and that the Proposed Plan is more conceptual, with the details for implementing the approved concepts developed later.

Mr. McKenna said that testing is generally done first on a smaller scale -- a laboratory bench -- and then expanded to a larger, or pilot, scale. Sometimes when tests are taken to a larger scale, the technologies don't work. But before there is a choice of technologies, we would want to make sure that there is an adequate database first.

Ms. Ponce asked if the equipment would have to be set up on the Maywood site for testing, or if it could be set up off-site. Mr. Wilkinson said that most companies would do a bench scale test on the specific soil in order to develop a treatment train. Then companies might do a larger test, then put together a string of equipment to actually run some soil through. Most companies, he explained, would test off site first because their contracts would be performance-based and they wouldn't want to show up with expensive equipment without being fairly sure it would work.

Mr. McKenna said that soil washing starts in the laboratory. Then, if the results are promising, there would be a test with, say, 20 cubic yards. If that test is a success, then try a test with 100,000 cubic yards, at which time issues such as noise and air permits are addressed.

Mr. Ross asked if soil washing has been tested for remediation projects, if not necessarily for radioactive remediation projects. He asked if soil washing has been used on a commercial scale. Mr. McKenna said it is quite commonly used in this country, although not always with success. He added that soil washing also is commonly used with surfactants. But it is a pretty successful technology overall.

Mr. Christian said that if you reduce the volume of contaminated soil with this kind of treatment, would that be enough of a volume reduction to make it cost-effective. Mr. Roos said any remedy would have to meet the nine CERCLA criteria.

Mr. Signorelli asked what it costs per cubic yard to excavate and ship soil versus the cost of soil washing and then disposal. Mr. Roos said that because we don't know what the treatment train might be, it is hard to have a number. Mr. Wilkinson said that the national average for excavating and disposing of this type of material is about \$1,000 per cubic yard. But Mr. Roos said that the excavations here are in confined spaces, which has raised the cost to about \$1,400 per cubic yard.

Ms. Ponce cited JFK Park as an example. She asked if the soil from there would be

shipped to the Maywood Interim Storage Site for treatment or if the treatment would be done in the park. Mr. Roos said that if performed, any treatment would be done at the Maywood Interim Storage Site. If soil washing reduced the concentrations in the soil to approved levels, it could be used as backfill. If it couldn't be used as backfill, it might be disposed at a cheaper facility than Envirocare. Ms. Ponce asked if the least expensive option would be to leave the soil in Maywood after it has been washed. Mr. Roos said he couldn't say because soil washing might not be effective enough to meet health-based cleanup criteria.

Mr. Signorelli said that if the material wasn't clean enough to go back into JFK Park, no one wanted it to stay in Maywood.

Ms. Ponce asked if the park would have to meet the same cleanup level as Stepan. Mr. Roos said that the park is a Phase I property. Mr. Wilkinson said that the cleanup criteria for Phase I properties is 5 picocuries per gram.

[Sarah – I'm not sure what Allen said here; is this the gist?:]

Ms. Ponce asked if the standard for Stepan would be different than the Sears property. Mr. Roos said there is also a question of institutional controls and making sure that there is no exposure to any material left in place on a restricted property like the Maywood Interim Storage Site. But the Army Corps is wrestling with the issue of institutional controls for properties like Sears, where the property owners might want to modify their properties 20 years from now and thereby excavate into material left in place.

Ms. Ponce said that the federal land that is the Maywood Interim Storage Site could be held to a different standard than the residential or commercial properties.

Mr. Ross said that the CGG has said it wants the federal property to go back on the tax rolls.

Ms. Ponce said she has an NRC document that says one burial pit has 2.5 million pounds of hot material in it. Mr. Wilkinson said that 1,000 cubic yards of soil could easily weigh 2.5 million pounds.

Mr. McKenna asked if there still was discussion about the final cleanup levels. Donna Gaffigan said that EPA could mandate a level, but if the state's level is more restrictive, then the state has to pay for the cleanup. That's why the state coordinates with EPA before decisions are made. Several CGG members (including Mr. Signorelli, Mr. Perkins and Mr. Schlüssel) urged the agencies to achieve consensus on a cleanup standard as soon as possible.

Mr. Signorelli asked what background for the area averaged. Mr. Wilkinson said it was one to between one and two picocuries per gram.

Mr. Christian asked the possibility of having buildings built over parking spaces so that any radon would disperse without entering the building. Ms. Carton said that would be a consideration for the planning board.

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Review and Refine Community Issues

Mr. Ross said the entire discussion has touched on several community issues that the CGG has identified as important in evaluating cleanup remedies. He said most of those issues coincide with the CERCLA nine evaluation criteria. He said the CGG agreed at the last meeting to prioritize the issues.

He said Mr. Christian has touched upon the issue of property values, while the federal government is concerned with cost-effectiveness. He asked if there are any other issues that have developed since the CGG identified the issues listed below.

[LIST FROM POSTER]

Mr. Ross said that soil washing is likely to be controversial, and he asked why it was controversial. He asked the CGG what were the issues involved for all the remedies.

David Schlüssel said soil washing is controversial because we don't know if the technology works.

Ms. Ponce asked what has contaminated Lodi and Maywood. She said she has not heard that the government is going to clean up the burial pits. She said she feared that Maywood would become the permanent storage site, which would be a stain on the community's reputation and attractiveness as a place to live. She said the problem is the burial pits, which contents cannot be treated through soil washing.

Mr. Perkins said Ms. Carpenter has said that those pits contain mixed wastes, not just thorium, and would therefore be handled differently. He said that he thought soil washing tests would be a waste until there is an approved cleanup level from the agencies.

Mr. Signorelli said that soil washing could result in disposal of the material in a less expensive disposal facility.

Mr. Wilkinson said that if soil washing equipment was designed to clean to a 5 picocuries per gram level, it probably would not achieve a significantly lower level through repeated washing. It could potentially be adjusted to clean to a higher cleanup level (i.e. 10 picocuries per gram).

Mr. McKenna said the assumption is that there is not enough money to send all the material to Utah. If that is the case, then soil washing and other treatments are used because they are less expensive ways to dispose of the contaminated soils. Ms. Carton said this is the problem in a nutshell.

Mr. Ross said he couldn't speak to the remedies because the treatability study has not been released. With respect to the Stepan burial pits, Ms. Gaffigan said that, in general, facilities with an NRC license have to have a decommissioning plan as part of the license.

Mr. Ross said that Ms. Ponce's concern about the burial pits was addressed by the CGG when the group recommended that the burial pits be removed. He said the CGG

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also discussed roads and how they were not good barriers.

Mr. Christian asked what percentage of the volume of soil used for soil washing was left. He asked if, of the 350,000 cubic yards, soil washing would result in only 10 percent of the soil requiring out-of-state disposal.

Mr. Wilkinson said that in other separation tests, some results showed that 90 percent of the soil was reusable, but that it varied widely from soil to soil and depended on the desired cleanup levels. Mr. McKenna said the soil washing report cited a 60-75 percent reduction.

Mr. Ross asked if the agencies would arrive at a consensus on the cleanup standard. Mr. Roos said yes, that would be in the Feasibility Study, which would be released at the same time as the Proposed Plan.

Mr. Ross said the alternative to use soil washing to reduce the volume of soil that has to be shipped to Utah and increase the amount that could be disposed of at less expensive offsite facilities is a new idea. He said there would be some issues involved in those scenarios. He asked whether, if the decontaminated material met the standards set by the government, would that make soil washing an acceptable alternative?

Ms. Ponce asked if that standard would make the Maywood Interim Storage Site on par with the rest of the Maywood community that is not contaminated? The answer was no, because normal background is 1 to 2 picocuries per gram. Mr. Ross said the end result would have to meet the standards the agencies agree to, whether the soil is washed or removed.

Mr. Perkins asked whether the backfill is 1 to 2 picocuries per gram? Ms. Gaffigan said that background varies. Mr. Perkins said that the best case scenario might be to wash the soil to 5 picocuries per gram and then return it to the excavation, rather than paying for backfill.

Ms. Ponce asked whether this would allow homeowners to sell their properties without any radiological restrictions. Mr. Roos said that would be the case, because the site would be decertified and delisted from the National Priorities List. But that will take a while. Mr. Roos added that he spoke to Ms. Carpenter and they are finalizing how to do a partial de-listing.

Ms. Ponce said homeowners on Central Avenue are suing because they were not told they were next to a Superfund Site. Ms. Gaffigan said she had not researched this issue completely, but there is a law governing new construction that requires disclosure.

Mr. Perkins said he would be really upset if his property were remediated and then years later when he wanted to sell it he would have to disclose that it had once been contaminated. He said he doesn't understand why there is a delay between completion of remediation and issuance of a letter certifying to the cleanup.

Ms. Ponce said that if people were prudent, they would tell prospective buyers about the Superfund site. Ms. Carton said that houses are selling in Maywood, contrary to what

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people may have heard.

Ms. Gaffigan said that there also was a responsibility for due diligence on the part of the homeowner.

Mr. Ross asked the CGG to consider an alternative that would have soil washing primarily to treat the soil so that it could be more economically disposed of elsewhere. He asked if there were any issues with the use of soil washing for that purpose. Ms. Carton said the noise issue is the main concern with soil washing. Mr. Signorelli said noise, traffic and dust are all part of those quality of life concerns.

Ms. Carton said she has no problem with that soil washing scenario, so long as noise and other issues are addressed. Mr. Signorelli asked how long it would take to complete cleanup with soil washing.

Ms. Ponce said no one has ever proven that excavation is less expensive than soil washing. Mr. McKenna said that if soil washing works, it generally is less expensive. When soil washing only is 40 to 50 percent, then it's not as cost-effective, he added. He said soil washing costs only about \$50 to \$100 per cubic yard just for treatment. Mr. McKenna said it should be a lot cheaper than just shipping a far greater volume of the material to a disposal facility.

Mr. Signorelli asked for a breakdown of the \$1,400 per cubic yard cost. Mr. Roos said that the cost reflects underpinning houses, restoring those homes and other similar expenses in addition to the costs of excavation, transportation and disposal.

Ms. Carton said the CGG doesn't know if the soil washing is going to work and what the cleanup level will be. She said the CGG needs more information and questioned the value of further discussion on this issue at this point.

Mr. Ross said one of the benefits to the Army Corps is for the agency to hear the concerns so they are better prepared. Mr. Perkins said the priority should be for the federal agencies to come to consensus. Mr. Roos said counsel is working on the issue of NRC jurisdiction.

Status of Letter to Remediated Property Owners

Mr. Roos said he didn't have an update.

Mr. Signorelli asked if the remediated properties were de-listed, would homeowners even need to show a letter about the contamination.

Old Business

Mr. Signorelli asked Mr. Perkins about attending other municipal meetings. He said he mentioned the CGG at two fire department meetings, but there was no interest in participating on the advisory board. He has asked to be on the agenda for Rochelle Park. Rochelle Park was going to send a letter asking for a scenario for what he wants to discuss, but he hasn't received that letter yet. He also said he would be speaking to

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