



UPDATED June 28, 2023

November 23, 2022

Ms. Melissa Dulinski
New Jersey Economic Development Authority
36 West State Street
Trenton, New Jersey 08608

Via email: MDulinski@njeda.com

**Re: Data Gap Summary
Federal Street Sites
Former Port-A-Pot Site
1601 Federal Street, Camden, NJ
Block 1182, Lots 5, 21**

Dear Ms. Dulinski,

BRS is pleased to provide the New Jersey Economic Development Authority (NJEDA) with this data gap summary of outstanding environmental issues at the above referenced property (the “site”). A review of prior environmental assessments was completed in order to provide recommendations for future assessment scope of work activities. BRS conducted a file review and made electronic copies of all available New Jersey Department of Environmental Protection (NJDEP) case files for the site at the NJDEP Office of Record Access in Trenton, NJ, on March 16, 2021 and again on September 6, 2022. BRS confirmed no additional files were available in 2022.

The site is located near the Marlton neighborhood and the Conrail railroad switching station in Camden, NJ that includes two tax lots totaling approximately three acres in size (see attached **Figures 1 and 2**). The property is bounded to the north by railroad tracks, to the east by vacant land, to the south by Federal Street, and to the west by River Avenue. The surrounding area includes residential and industrial uses.

Site Description and Background

The site is currently an active case with the NJDEP Site Remediation Program (SRP) with Program Interest (PI) No. G000027674 and site address listed as E River Rd & N E Federal St. The current owner of the site is the City of Camden having acquired the site via tax foreclosure. Block 1182, Lot 21 was acquired January 17, 2018, and Lot 5 was acquired October 30, 1988. According to NJDEP case files no Licensed Site Remediation Professional (LSRP) has been retained on this site and the former site investigation activities were conducted using public funds.

The documents that were reviewed for this site indicate that in 1906 the site was used as R.F. Smith and Son Lumber & Coal Company to store lumber and boards. At this time, Standard Oil Company was located across River Avenue from the site and adjacent to the coal pile portion of the R.F. Smith and Son Lumber

& Coal Company. During this time, the lumberyard also operated on what is now lots 5 and 20¹.

Between 1907 and 1926 the Standard Oil Company began to expand operations onto lot 21. Between 1926 and 1950, lots 5 and 20 were utilized as a contractor storage yard with a machine shop on the central portion of lot 5 and then by a drum storage company (Hollingshead Chemical Corporation) on lots 5 and 20. During this time Standard Oil further expanded their operations on lot 21 with installation of three underground storage tanks along Federal Street and two large tank fields. A drum storage area was noted along the eastern portion of lot 21 belonging to a drum storage company on lots 5 and 20. By 1977 all of Standard Oil’s onsite operations ceased and the site was used as a contractor’s storage yard, with the exception of a filling station shown on the eastern side of the building of lot 21². Wood pallets were then stored onsite in the late 1990s. Historical aerial photographs and topographic maps for the general property vicinity were provided by the CRA and confirm these observations.

History of Environmental Remediation

The site was abandoned sometime circa 2000. A Preliminary Assessment Report (PA) was prepared by Remington & Vernick Engineers (R&V) in March 2001 and a Site Investigation Report (SI) was prepared in February 2003. Ten Areas of Concern (AOCs) were evaluated in the PA and nine AOCs were investigated during the SI and are listed in the table below.

DESIGNATION	AREA OF CONCERN
A1	Above Ground Storage Tanks
B1	Underground Storage Tanks-Small
B2	Underground Storage Tanks-Large
B3	Underground Storage Tank-Heating Oil
C1	Rail Spur Lot 21
C2	Rail Spur Lot 5
D1	Drum Storage Area Lot 5
D2	Drum Storage Area Lot 21
E	Asbestos – not evaluated beyond PA
F	Waste Pile Lot 21

On August 21, 2002, one unregulated 500 gallon heating oil underground storage tank (UST) was excavated and removed from the Former Port-a-Pot Site (AOC-B3). This tank was not previously known and was encountered during SI activities. Soils in the bottom of the excavation appeared impacted by petroleum product as strong odors, staining and elevated field readings were noted. Soil excavation of impacted soils was not performed. The tank excavation was backfilled with certified clean fill. Despite the evidence of a release, the analytical results of the post-excavation sampling indicate that no contamination was present in the UST field. No further action was recommended for AOC-B3.

¹ Note that the former Port A Pot site included three lots; Block 1182, Lots 5, 20, and 21; however, this data gap summary focuses only on adjacent Lots 5 and 21. Lot 20 is an access road from Federal Street that leads to Lot 5 and is not included in this summary.

² This filling station is shown on the 1977 Sanborn map but is not noted in any prior reports and has not been assessed to date.

Three shallow groundwater monitoring wells were installed on Lot 21 only. According to the reports, groundwater is less than 10 feet below grade and is considered influenced by tidal fluctuations given the proximity to the tidal Cooper River and Delaware River.

The results of the SI indicated that several AOCs including groundwater indicate the presence of contamination at the site and require further delineation. Impacts from the aboveground storage tanks (ASTs) were confirmed and require delineation at AOC-A. Impacts from the USTs were confirmed and require delineation at AOC-B1 and AOC-B2. Historic fill was attributed to soil exceedances observed at AOCs -C1 and -C2, -D1 and -D2, and AOC-F. Additional sampling should be conducted in the former AOC-B3 tank bed to confirm the absence of contamination. Groundwater contamination at the site was identified with relatively low concentrations of volatile organic compounds, lead and arsenic that require delineation. In addition, the filling station shown on the 1977 Sanborn map has not been assessed to date.

The presence of petroleum contamination in site groundwater may pose elevated risks to potential users of the site. A NJDEP internal memorandum in response to the NJDEP review of the PA/SI noted that a Vapor Intrusion Investigation and Receptor Evaluation were required related to groundwater contamination identified at the site.

Site maps with AOCs and sampling locations are included at the end of this document. A bibliography of documents reviewed is included at the end of this document. Files reviewed for this site have been uploaded to the following web link, <https://spaces.hightail.com/space/GoaMdvbMQA>.

Recommendations and Next Steps

In order to advance the investigation of the site, the recommended future scope of work includes the completion of additional investigation for soil and groundwater, a vapor intrusion assessment, and a receptor evaluation. The work should be performed in accordance with the requirements of N.J.A.C. 7:26E, and be directed by a New Jersey Licensed Site Remediation Professional (LSRP). A geophysical survey should be completed to evaluate the potential for buried tanks, piping, and other subsurface structures as part of assessment activities related to the former filling station. Site clearing will likely be necessary to accommodate the geophysical equipment.

Based on the prior reporting it is recommended that the Remedial Investigation (RI) include test pitting of suspect areas of subsurface anomalies, installation of approximately 20 soil borings, five temporary groundwater monitoring wells, five soil vapor sample points, and collection of soil, soil vapor, and groundwater samples for laboratory analysis.

It is estimated that six days of labor consisting of two days of test pitting, three days of drilling, and one day of groundwater sampling will be required to install the test pits, soil borings, soil vapor points, and temporary wells. It is recommended that up to two soil samples be collected per boring and test pit, and one groundwater sample be collected from temporary wells. Pending results of the initial groundwater sampling event, up to eight permanent groundwater monitoring wells should be installed for two subsequent groundwater sample collection and analysis events.

Soil sample analysis would include the following analyses:

- Total Contaminant List (TCL)/ Target Analyte List (TAL) + 30 parameters
- Volatile Organic Compounds (VOCs)
- Category 1 Extractable Petroleum Hydrocarbons (Cat 1 EPH) analysis



- Category 2 EPH analysis
- Polychlorinated Biphenyls (PCBs)
- TAL metals analysis
- Polycyclic Aromatic Hydrocarbons (PAHs)
- EPH Contingency Analysis
- Pesticides/Herbicides

Groundwater sample analysis would include the following analyses:

- VOCs
- PCBs
- PAHs

Soil vapor sample analysis would include the following analysis:

- VOCs

The RI approach and sampling analysis will ultimately be determined by the LSRP of record for the site. Following completion of the RI activities, additional investigation may be required.

COST ESTIMATE

The detailed cost sheet, which includes Task 3 Third Party Owner's Representative, is attached.

Activity	Cost Basis
Task 1 – 6: Remedial Investigation	\$166,230.00

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement BF-96242421 to the New Jersey Economic Development Authority. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, no names or recommend the use of commercial products mentioned in this document.

If you have any questions, please do not hesitate to contact me (856) 964-6456 or via email at aflammia@BRSinc.com.

Sincerely,



Alicia Flammia
Brownfield Redevelopment Solutions, Inc.

Cc: Olivette Simpson, CRA
Michele Christina, BRS
Jennifer Taylor, BRS
Megan Stanley, BRS



Figures



Notes:

- 1) Aerial sourced from Google Earth Pro (8/23/2022)
- 2) Parcels Included: Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1186, Lot 25
- 3) NJEDA - New Jersey Economic Development Authority

Legend

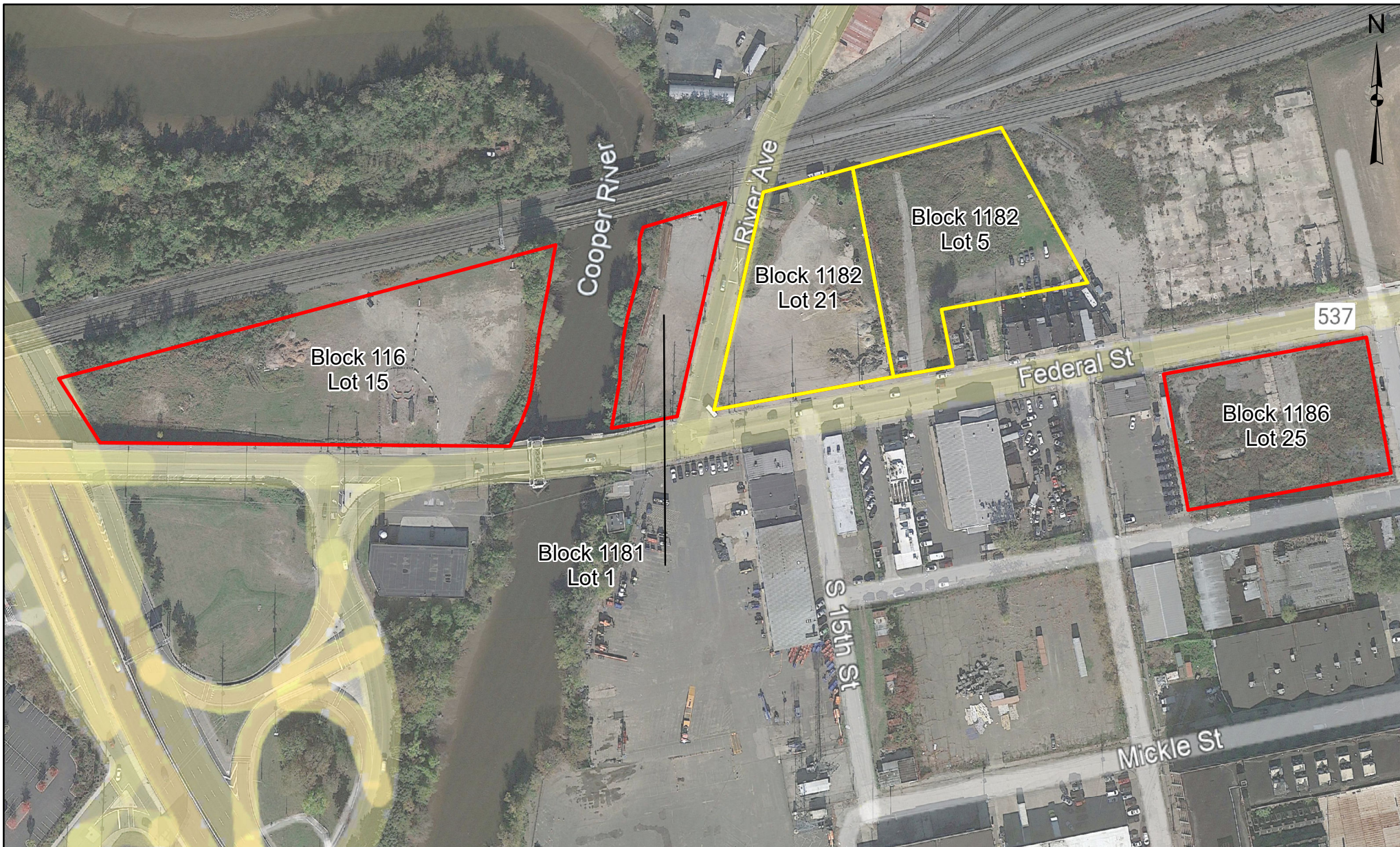
Federal Street Parcels



Scale	0 125 250 500
1:3,000	Feet

Figure Title **Federal Street Sites**

Client	NJEDA	Figure No.	1
Address	Federal Street Camden, New Jersey	Print Date	10/31/2022



Notes:

- 1) Aerial sourced from Google Earth Pro (8/23/2022)
- 2) Parcels Included: Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1186, Lot 25
- 3) NJEDA - New Jersey Economic Development Authority

Legend

- Action Port a Pot
- Federal Street Parcels

Scale	0 125 250 500		
1:3,000	Feet		
Figure Title	Action Port a Pot		
Client	NJEDA		Figure No.
Address	Federal Street Block 1182 Lots 5, 21 Camden, New Jersey		2
			Print Date 10/31/2022

Cost Estimate

Former Port A Pot, 1601 Federal Street, Camden, NJ					
Activity	Quantity	Hours	Days	Unit Price	Total
ASSESSMENT COSTS					
Task 1 - LSRP Retention and Oversight, NJDEP forms and Pre-mobilization for RI					
Principal		2		\$160.00	\$320.00
LSRP		2		\$150.00	\$300.00
Project Manager		4		\$130.00	\$520.00
Staff Geologist		8		\$110.00	\$880.00
Site Clearing to prepare site for surveys	1			\$8,500.00	\$8,500.00
Geophysics	1			\$5,500.00	\$5,500.00
Task Total 1					\$16,020.00
Task 2- Remedial Investigation Planning / Coordination					
LSRP		5		\$150.00	\$750.00
Project Manager/Staff		8		\$130.00	\$1,040.00
QAPP	1			\$3,000.00	\$3,000.00
HASP	1			\$1,850.00	\$1,850.00
Task Total 2					\$6,640.00
Task 3- Soil Investigation					
LSRP		8		\$150.00	\$1,200.00
Project Manager		12		\$130.00	\$1,560.00
Staff Geologist		48		\$110.00	\$5,280.00
Travel and Equipment	6			\$450.00	\$2,700.00
Geoprobe 20 soil borings			3	\$2,800.00	\$8,400.00
Macrocore liners		70		\$11.50	\$805.00
Temporary Well (25 ft)	5			\$200.00	\$1,000.00
Soil Vapor Points	5			\$200.00	\$1,000.00
Test Pitting Equipment			2	\$2,200.00	\$4,400.00
Mobilization to/from site	2			\$550.00	\$1,100.00
Laboratory Analysis					
Soil - TCL/TAL + 30 parameters	12			\$550.00	\$6,600.00
Soil - VOCs	32			\$120.00	\$3,840.00
Soil - EPH Category 1 analysis	32			\$120.00	\$3,840.00
Soil - EPH Category 2 analysis	32			\$155.00	\$4,960.00
Soil - PCBs	32			\$120.00	\$3,840.00
Soil -TAL	32			\$130.00	\$4,160.00
Soil - PAH	32			\$180.00	\$5,760.00
Soil - Pesticides/Herbicides	33			\$120.00	\$3,960.00
EPH Contingency Analysis	11			\$55.00	\$605.00
GW - VOCs	6			\$120.00	\$720.00
GW - PAHs	6			\$180.00	\$1,080.00
GW - PCBs	6			\$120.00	\$720.00
Soil Vapor - TO-15	7			\$480.00	\$3,360.00
Dispose of IDW (up to 10 drums)	Est	1		\$6,000.00	\$6,000.00
Task Total 3					\$76,890.00
Task 4- Groundwater Investigation					
LSRP		8		\$150.00	\$1,200.00
Project Manager		10		\$130.00	\$1,300.00
Staff Geologist		16		\$110.00	\$1,760.00
Field Staff		50		\$100.00	\$5,000.00
Travel and Equipment	6			\$750.00	\$4,500.00
Well Installation - Shallow	8			\$2,000.00	\$16,000.00
Survey	1			\$2,800.00	\$2,800.00
Laboratory Analysis					
GW - VOCs	18			\$120.00	\$2,160.00
Dispose of IDW (up to 10 drums)	Est	1		\$6,000.00	\$6,000.00
Task Total 4					\$40,720.00
Task 5- Data Management and Evaluation					
Principal		1		\$160.00	\$160.00
LSRP		12		\$150.00	\$1,800.00
Project Manager/Staff		30		\$130.00	\$3,900.00
Data validation/DKQ review	1			\$3,000.00	\$3,000.00
Task Total 5					\$8,860.00
Task 6- LSRP Forms, EDDs, & RI Report					
LSRP		20		\$150.00	\$3,000.00
Project Manager/Staff		50		\$130.00	\$6,500.00
CADD Designer		20		\$100.00	\$2,000.00
Printing/shipping	1			\$200.00	\$200.00
Case Inventory Document	1			\$1,800.00	\$1,800.00
Receptor Evaluation (Initial)	1			\$1,800.00	\$1,800.00
Receptor Evaluation (Update)	1			\$1,800.00	\$1,800.00
Task Total 6					\$17,100.00
Task 7- Third Party Owner's Representative					
Principal		6		\$150.00	\$900.00
PG/PE/Project Manager		60		\$130.00	\$7,800.00
Grants Specialist		32		\$90.00	\$2,880.00
Task Total 7					\$11,580.00
Total Costs					\$177,810.00

Bibliography of Documents Reviewed

**Former Port-A-Pot, 1601 Federal Street, Camden
NJDEP File Inventory**

Date	Document Type	Prepared By	Prepared For	Comments
8/5/1988	Environmental Cleanup Responsibility Act (ECRA) Applicability Affidavit	Legal Counsel for Lynkram (owner)	NJDEP	Applies only to Block 1182, Lot 5. Submitted for sale of vacant property to Vincent Palleta. Lists owner of the site as Lynkram and Richard Lynch as a partner. Previous owners listed as Borden, Inc. from 4/18/74 to 4/25/83 with no on-site activities; Warren Webster up to 4/18/74 with no on-site activities.
8/12/1988	Letter	NJDEP	Legal Counsel for Lynkram (owner)	NJDEP determination that ECRA Applicability does not apply to Block 1182, Lot 5
5/19/1999	Executed Memorandum of Agreement (MOA)	NJDEP	NJDEP	MOA between City of Camden and NJDEP for request of publicly funded Preliminary Assessment and Site Investigation on Block 1182 lots 5, 20, and 21. The property owner is listed as Paul Levine (1995), with Former Port-A-Pot listed as the company engaged in commercial septic services.
March 2001	Preliminary Assessment Report (PA)	Remington & Vernick Engineers (R&V)	Former Port-A-Pot Facility	Ten AOCs evaluated in the PA
February 2003	Site Investigation Report (SI)	R&V	Former Port-A-Pot Facility	Nine AOCs investigated during the SI. Contamination confirmed from former tanks and historic fill
4/7/2003	Remedial Investigation Scope of Work and Cost Estimate	R&V	NJDEP	Remedial Investigation Scope of Work and Cost Estimate for Block 1182, Lot 5 only

**Former Port-A-Pot, 1601 Federal Street, Camden
NJDEP File Inventory**

Date	Document Type	Prepared By	Prepared For	Comments
9/25/2003	Memo	NJDEP	NJDEP	Review of the R&V RI SOW and cost estimate with revisions. No other comments.
Un-dated	Memorandum	NJDEP	Former Port-A-Pot Facility	Response to PA/SI Review; Vapor Intrusion Investigation and Receptor Evaluation required for this site related to groundwater contamination.
11/15/2018	Spill Act Exemption Form	City of Camden/CRA	NJDEP	Prepared for Block 1182, Lot 21 only.