

Sea Isle City Former Manufactured Gas Plant Site

Background

Like thousands of other communities throughout the United States, the City of Sea Isle City is home to a former manufactured gas plant (MGP) site. The former plant, which operated between 1889 and the early 1920s and was purchased by Jersey Central Power & Light Company (JCP&L) in 1926, produced “town gas” or “coal gas” to serve the community’s street lighting system, home heating and cooking needs before the advent of natural gas. Town gas manufacturing was phased out at this location in the 1920s.

JCP&L is working in accordance with the regulations of the New Jersey Department of Environmental Protection (NJDEP) as well as in cooperation with and under the direction of our Licensed Site Remediation Professional (LSRP) to finalize and document environmental remediation activities performed at the site and on off-site properties near the site. This work was completed to address soil and groundwater impacted from historical MGP operations. Future activities may include groundwater monitoring of existing well installations, soil and groundwater sampling, and potential redevelopment support.

FREQUENTLY ASKED QUESTIONS

Where is the site?

The JCP&L-owned former MGP site is located on the southwest corner of 39th Street and Central Avenue. The site is identified as Block 39.04, Lots 22, 23 and 24. The NJDEP Preferred Identification Number is G000006130.

What is the status of remediation activities?

JCP&L is nearly complete with the site’s remediation. Since 1987, JCP&L has conducted environmental investigations at and near the site. JCP&L implemented an interim remedial action in 1989 to remove the surface soil at the site and replace it with certified clean fill.

JCP&L completed delineation of soil impacts associated with the site in 2011. In the past, JCP&L has conducted remediation activities at the site and at off-site properties in the vicinity of the site to address soil and groundwater affected by historical MGP operations. Between 2009 and 2014, JCP&L successfully completed soil removal activities at 15 properties to the west side of Central Avenue, on 39th Street and 40th Street. All work was completed in cooperation with and under the direction of a LSRP, and in accordance with NJDEP’s Technical Requirements for Site Remediation. The NJDEP and/or Site LSRP have issued final unrestricted use remedial closure documents for soil for all properties where soil removal activities were performed between 39th Street and 40th Street.

In 2017, JCP&L worked in cooperation with Sea Isle City’s Department of Public Works to install a portion of the City’s planned sanitary sewer line upgrade in 39th Street in the vicinity of the site, from the corner of 39th Street and Central Avenue west to the first sanitary sewer manhole in 39th Street. JCP&L took the opportunity to create a clean utility corridor for the upgrade work, and to remove and replace with clean fill shallow soils impacted by the former MGP operations that exist south of the sanitary sewer line to JCP&L-owned property southwest of the intersection of 39th Street and Central Avenue.

What is the focus of the current activities?

JCP&L is working to address through institutional controls remaining limited impacts to soil, at depth, within City rights of way.

Remediated properties owned by JCP&L are being marketed for sale. Soil removal activities previously implemented at 12 of the properties meet NJDEP requirements for residential use and can be developed without restrictions on soil. Monitoring of groundwater through existing permanent monitoring wells is ongoing.

Are local public water supplies affected?

No. The City of Sea Isle City public water supply is not affected.

What are the materials of concern?

The source of the MGP materials is the former MGP operations. Some by-products of the gas manufacturing process, including coal tar and oils, were found in the soil and groundwater at and near the site. Compounds of concern include benzene, toluene, ethylbenzene and xylene(s) and polycyclic aromatic hydrocarbons.

Is it safe to live at a property overlying or adjacent to the city rights-of way?

Impacted soils remain at depths deeper than 2-4 feet within limited areas along 39th Street, Central Avenue and 40th Street. These areas are well defined and will be memorialized with a Deed Notice. The potential concern typically associated with the presence of MGP materials would involve the ingestion (eating) of the affected soil or drinking of the affected groundwater. The existing soil cover, sidewalk and roadway create a barrier to this possibility, accepted by NJDEP as being protective of the public.

Questions? Concerns?**Call the Community Information Line at 1- 800 - 598 - 9724.**

Or, visit our information repository at the City of SIC Public Library (4800 Central Avenue) to view a copy of the final remedial investigation and remedial action reports and plans submitted to and approved by NJDEP.

JCP&L's LSRP is Robert P. Blauvelt, GEI Consultants, Inc. You can contact him at 973-873-7110.