

Project Name

Rocky Hill Cleaners at
Village Shopper II

Client

The Gadbey Organisation

Services Provided

- Site Investigation
- Remedial Action Workplan
- Remedial Investigation
- Response Action Outcome



Project Description

The site in question has had several uses during its history, including its current use as a dry cleaner. This business operated beginning in 1994 with technology that relied on the use of tetrachloroethylene (PCE), a solvent typically used by dry cleaners at the time. However, in recent years the business upgraded its technology to be more environmentally friendly.

The commercial property that houses this dry cleaner leasehold was sold in 2007. During the due diligence investigations performed by the potential buyer, a series of temporary groundwater sampling points were installed based on the site's historical use of PCE. Trace levels of PCE were found in the groundwater behind the building at levels slightly above the NJDEP groundwater quality standard. The dry cleaner leasehold operator initially assumed the responsibility for the investigation of the extent of the contamination.

Approach

Unfortunately, the groundwater investigation lagged and the buyer would not release the money escrowed by SAI's client (the former property owner). As a result, SAI's client elected to take over the responsibility for the investigation. SAI was retained in 2008 to perform a Site Investigation and submitted a Site Investigation Report / Remedial Action Workplan to NJDEP on December 2008, which recommended that no further action (NFA) be required. NJDEP declined to issue the NFA at that time, instead issuing comments that required further investigation.

To address NJDEP's comments, SAI installed a permanent groundwater monitoring well. PCE was not detected in the groundwater immediately outside of the Rocky Hill leasehold. SAI reported these findings to NJDEP in the September 2010 Remedial Investigation Report (RIR) and again requested an NFA. However, the response to this second RIR was delayed, so the client elected to opt into the LSRP program. SAI was retained to provide the LSRP of record in February 2011.

SAI performed a thorough review of the project file, and prepared a RIR Addendum and an area-of-concern-specific Response Action Outcome for the leasehold in May 2011.

Project Impacts

As a result of the efforts of SAI's LSRP, this long-standing contamination case was addressed and closed, and SAI's client was able to close this real estate transaction and recover the escrowed funds.

Updated 1/12

