

Residential Inspection Program Workshop

January 21, 2010
6:30 p.m.

Mary McLeod Bethune Life Center
140 Dr. Martin Luther King Jr. Drive
Jersey City, N.J.

Chromium Cleanup
Partnership

N.J. DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF JERSEY CITY
PPG INDUSTRIES
COURT-APPOINTED SITE ADMINISTRATOR

Workshop Overview

- Settlement Background
- Residential Inspection Program Background
- Three-phase Program Process Review
- Program Outcomes Discussion
- Seller's Disclosures and other Property Value Considerations
- Questions
- Break as a group - Individual Q&A

Settlement Overview

- In June 2009, DEP, Jersey City and PPG signed a settlement in Superior Court where they agreed to work together to clean up PPG's chromium sites.
- **The agreement:**
 - Establishes a 5-year goal to clean up all 20 sites;
 - Creates new position of an independent, court-appointed Site Administrator;
 - Creates new position of an independent Technical Consultant; and among other things,
 - Directs the Site Administrator to establish an inspection and cleanup program for residential properties located near PPG sites.

Settlement Provision

- Site Administrator will establish a telephone number that residents living near PPG chromium waste sites can call if they suspect the presence of chromium waste in or on their property.
- Homes within 400 feet of a PPG site are eligible for the program. Also eligible are homes south of Bramhall Avenue, west of Halladay Street, east of Ocean Avenue and north of Bayview Avenue in Jersey City.
- Site Administrator will direct that an inspection and testing be conducted by qualified professionals, if needed or requested.
- PPG will undertake appropriate remedial measures, if elevated levels of chromium waste are found on the property.
- Residential property inspection, testing and/or remediation is put at the highest priority in the Site Administrator's scheduling of site work.

Residential Inspection Program

■ Background:

- Chromate refining operations in Jersey City created large volumes of a waste product known as *chromate chemical production waste* or CCPW, which contains hexavalent chromium.
- Exposure to hexavalent chromium may have significant health effects.
- CCPW is solid material that often has the characteristics of dirt and was widely used as residential/commercial construction fill material in Jersey City

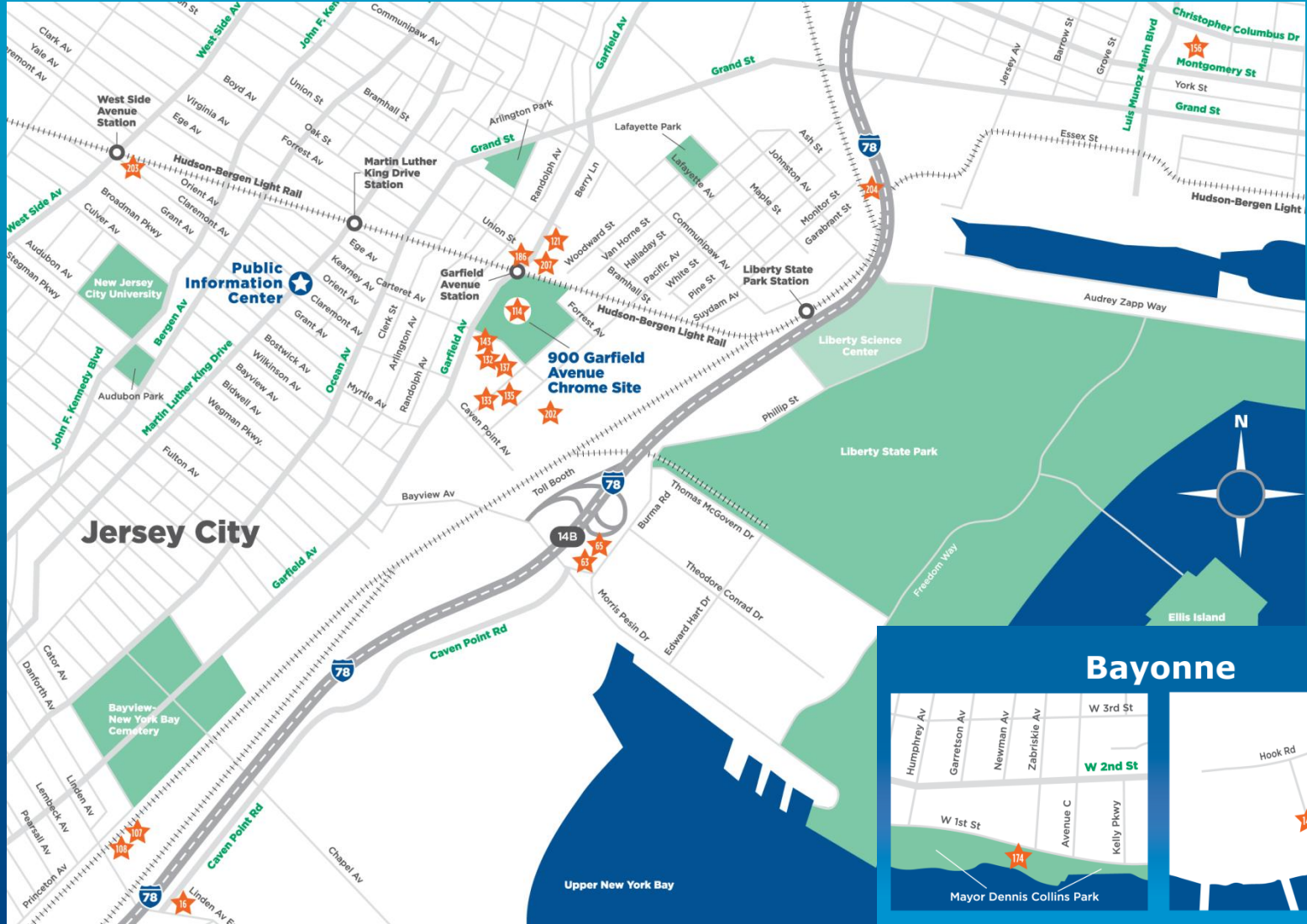
■ Current Status:

- Many residential sites were identified and cleaned up 20 years ago. However, there is community concern that areas of CCPW fill remain
- Settlement provision addresses community concern by establishing residential inspection and cleanup program

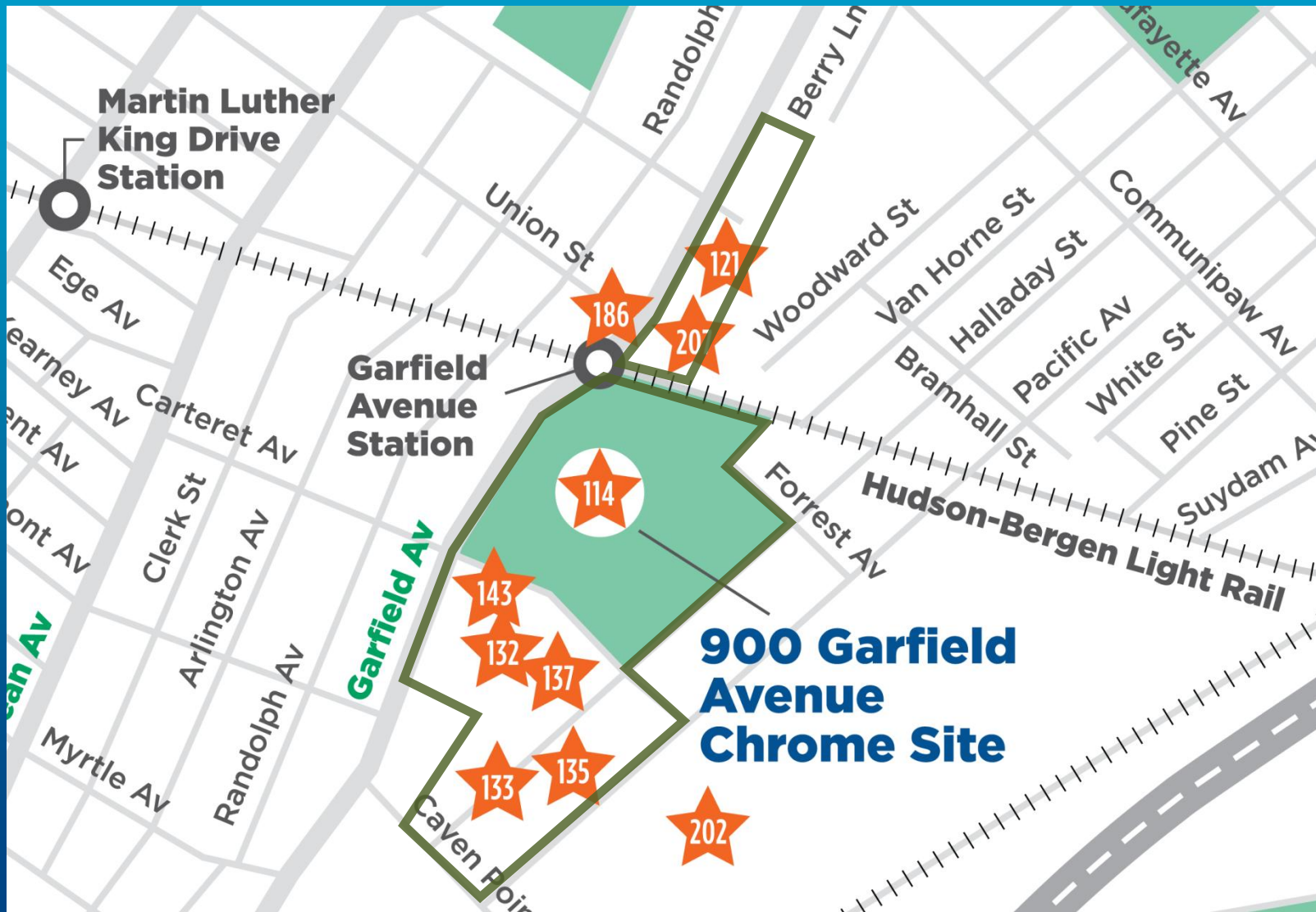
Residential Inspection Program Eligibility

- Residential properties within 400 feet of a PPG site in Jersey City or Bayonne, or south of Bramhall Avenue, west of Halladay Street, east of Ocean Avenue and north of Bayview Avenue in Jersey City
- Residential property owners
- Renters can request, but property owner will need to approve and grant access
- Residential-related properties, such as daycare centers, schools, playgrounds
- No commercial properties
- To determine eligibility, please complete Request Form available tonight or visit www.chromecleanup.com

Cleanup Locations



900 Garfield and Berry Lane





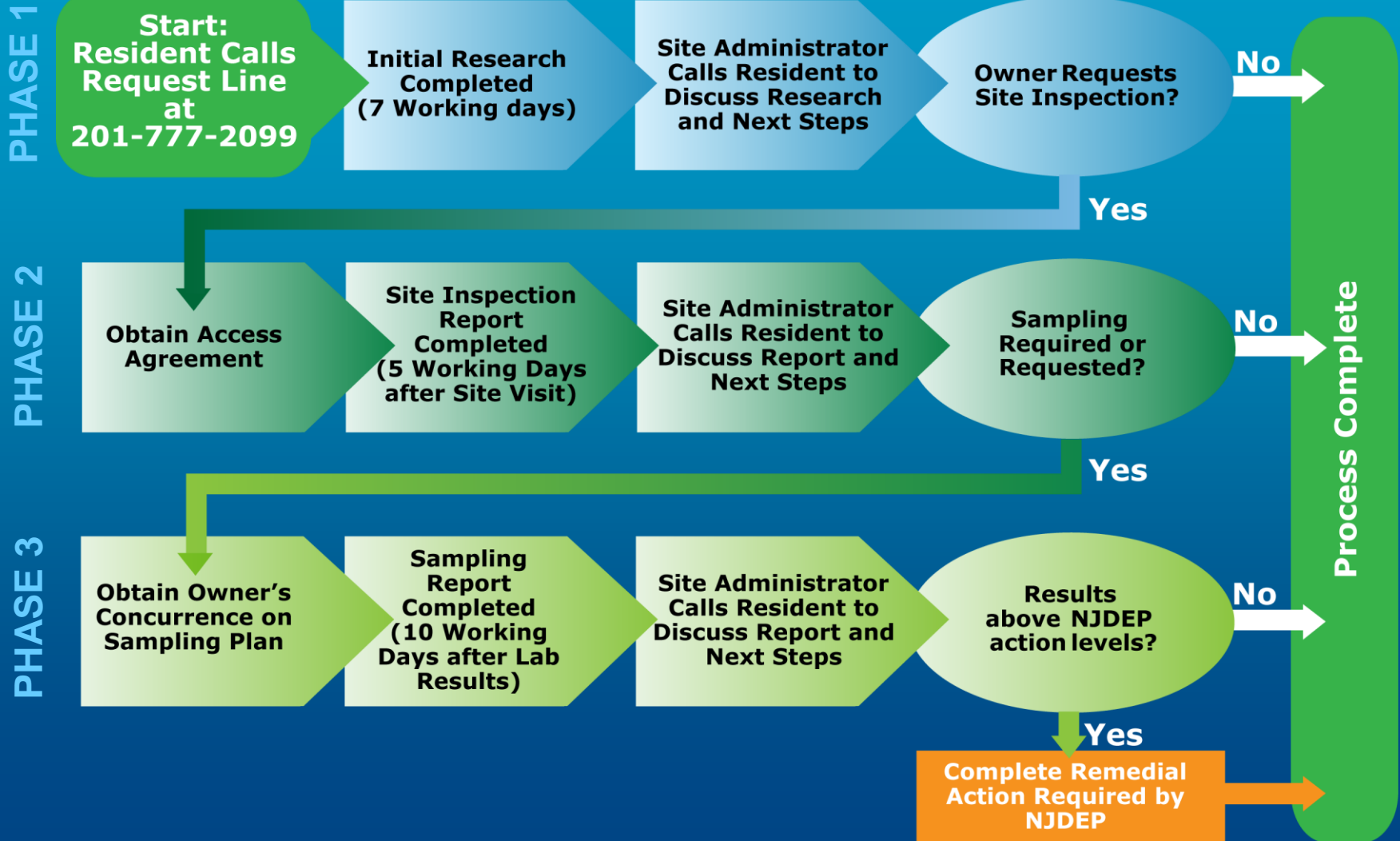
**Yellow chromate crystals on
inside of basement wall in
1990s prior to cleanup**

Residential Inspection Program Process

■ Three-Phase Residential Inspection Program

- Phase One: Background Research and Assessment
- Phase Two: On-Site Inspection
- Phase Three: Sampling and, if required, Cleanup

Residential Inspection Program Process



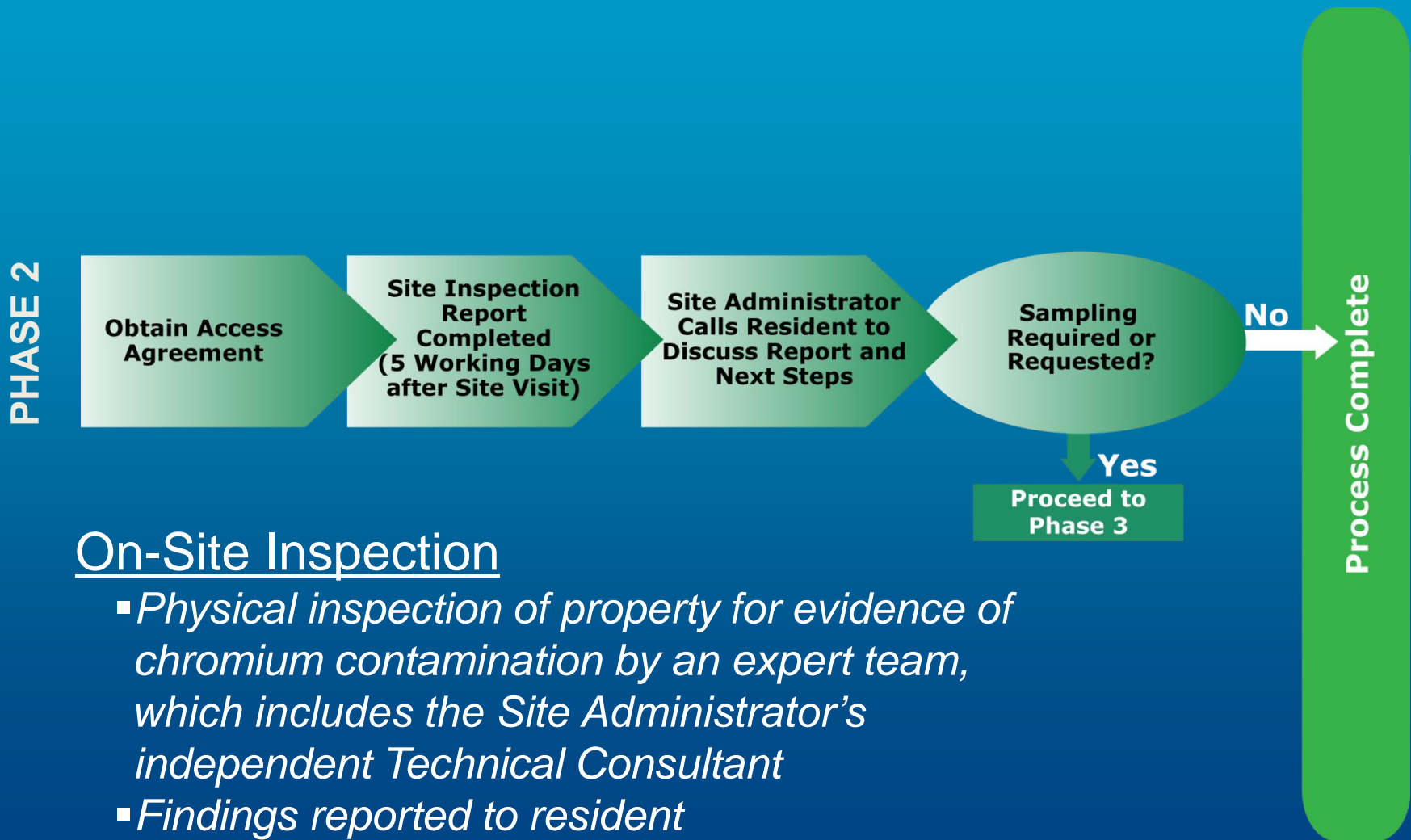
Inspection Program Phase One



Background Research and Assessment

- *Basic information is gathered from a variety of sources, including property records, aerial photographs, historical maps, environmental databases, etc.*
- *Findings reported to resident*

Inspection Program Phase Two



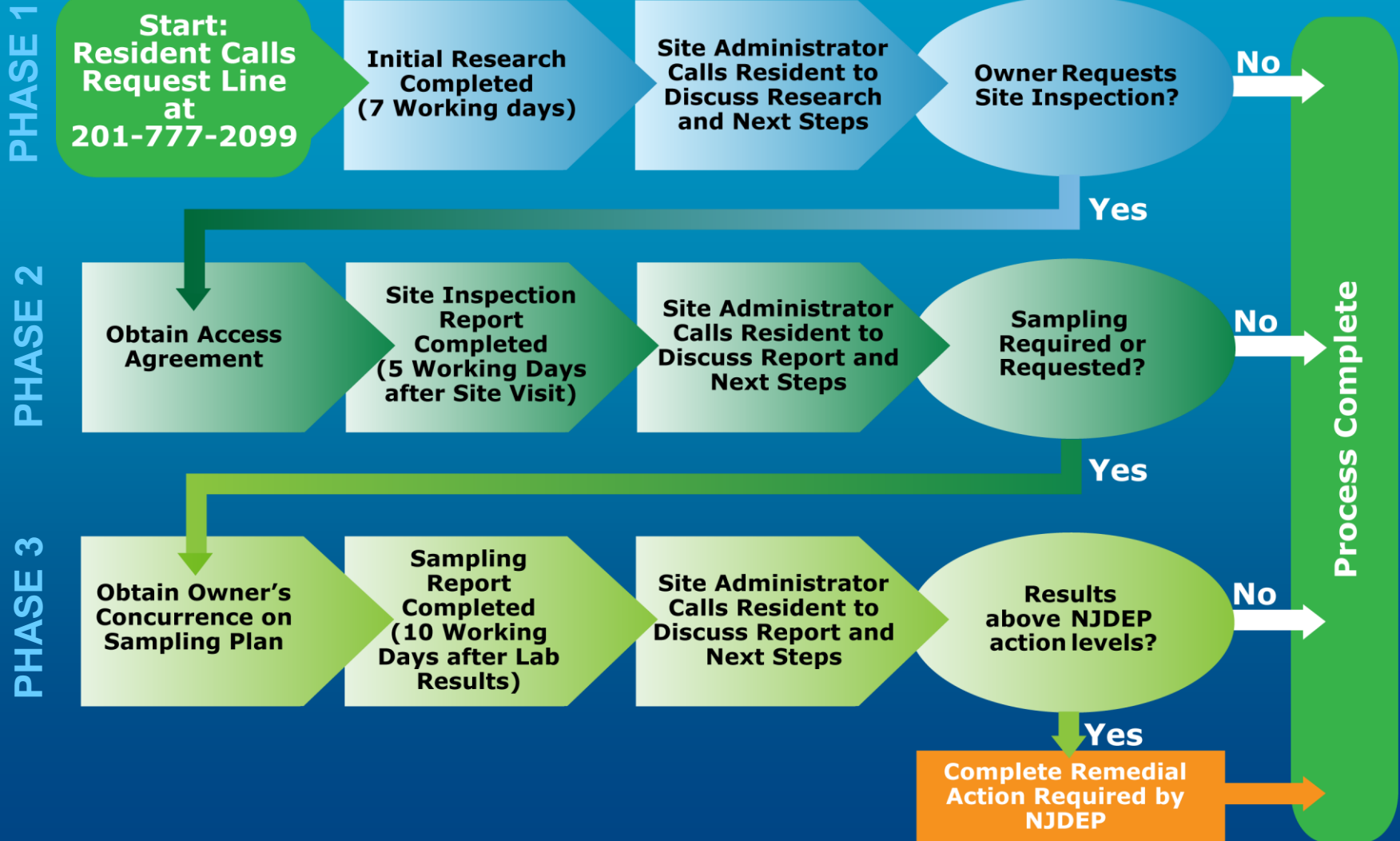
Inspection Program Phase Three

Sampling and, if required, Cleanup

- *Property sampling and laboratory analysis, if warranted or requested*
- *Findings reported to resident*
- *Cleanup required if contaminants are present above action levels*
- *Cleanup plan arranged with resident*



Residential Inspection Program Process



Program Outcomes

- **Each property handled on a case-by-case basis**
- **Residents consulted at every step**
- **Costs covered by PPG**
- **Property restored to prior condition**
- **Chromium waste detected**
 - Below Action Levels – No action necessary
 - Above Action Levels – Property cleaned to standard
- **Potentially hazardous substance removed**

Disclosures and Property Value

- Each property and surrounding neighborhood is unique, therefore consult a real estate professional on these matters.
- Generally, sellers are advised to tell buyers of any known conditions that might materially affect the value of the property. This includes disclosure of known contamination or completed cleanup of contamination.

How to Have Your Property Inspected and/or Questions Answered

- Fill out workshop form tonight or fax to request line at 201-777-2099
- Call request line anytime at 201-777-2099
- E-mail us at inspection@chromecleanup.com
- Mail: Chromium Cleanup Partnership
P.O. Box 15981
Jersey City, N.J. 07305