

**EPA Superfund
Record of Decision:**

**MONITOR DEVICES, INC./INTERCIRCUITS, INC.
EPA ID: NJD980529408
OU 02
WALL TOWNSHIP, NJ
09/29/2006**

RECORD OF DECISION

Monitor Devices/Intercircuits, Inc. Site

Operable Unit Two - Soils

Wall Township, Monmouth County, New Jersey

United States Environmental Protection

Agency Region II

September 2006

DECLARATION STATEMENT

RECORD OF DECISION

SITE NAME AND LOCATION

Monitor Devices/Intercircuits, Inc. (EPA ID#NJD980529408)
Wall Township, Monmouth County, New Jersey

STATEMENT OF BASIS AND PURPOSE

This decision document presents the Selected Remedy to address soils for the second operable unit at the Monitor Devices/Intercircuits, Inc. Superfund Site, in Wall Township, Monmouth County, New Jersey. The Selected Remedy was chosen in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, and to the extent practicable, the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). This decision is based on the Administrative Record file for the site.

The State of New Jersey, at this time, has deferred in concurring with EPA's decision in selecting the no further action remedy for soils at the site (see Appendix IV).

DESCRIPTION OF THE SELECTED REMEDY

The lead agency has determined that no action is necessary to address soils at the site in order to protect public health or welfare or the environment.

DECLARATION OF STATUTORY DETERMINATIONS

Part 1: Statutory Requirements

No remedial action, is necessary to be protective of human health and the environment.

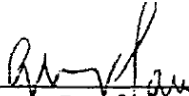
Part 2: Statutory Preference for Treatment

The statutory preference for treatment is not necessary since no remedy is required to protect human health and the environment.

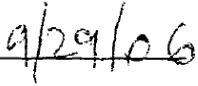
Part 3: Five-Year Review Requirements

Because this remedy will not result in hazardous substances, pollutants, or contaminants remaining on-site above levels that allow for unlimited use and unrestricted exposure, Five-Year reviews of the soils will not be necessary.

AUTHORIZING SIGNATURE



George Pavlou, Director
Emergency and Remedial
Response Division
EPA - Region II



Date

Decision Summary

Soils

Monitor Devices Site,

Wall Township, Monmouth County, New Jersey

United States Environmental Protection Agency

Region II

September 2006

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SITE NAME, LOCATION AND BRIEF DESCRIPTION

The Monitor Devices site is located in Wall Township, Monmouth County, New Jersey. The former facility occupies two acres in the industrial park of the Allaire Airport (also known as the Monmouth County Airport) off Route 34 (see Figure 1). Monitor Devices formerly occupied Building 25 in the industrial park, which is located along the airport access road at the intersection of George and Edward Streets. Building 25 is currently occupied by a local business and used as a repair and storage facility. The area surrounding the site and the Monmouth County Airport is zoned for mixed commercial and light industrial use, with residential zoning nearby as well. Several industrial parks, light industry, commercial properties and undeveloped areas border the airport to the south and west. The airport and commercial park are currently active.

SITE HISTORY AND ENFORCEMENT ACTIVITIES

Monitor Devices, Inc., operated in Building 25 from 1977 to 1980. The Monitor Devices operation primarily involved the manufacture and assembly of printed circuit boards used by companies in the computer industry.

As part of the manufacturing process, circuit panels were plated with copper, lead, nickel, gold, and tin. The various plating processes required both electrolysis and electroplating lines. Effluent from the electrolysis and electroplating lines was directed to three pipes that discharged to the rear of the building. The pipes discharged rinse waters from the nickel-gold plating and electrolysis, rinse water from the copper and lead electroplating line, and alkaline washing solution. Volatile organic compounds (VOCs) such as trichloroethylene (TCE) were used as solvents and cleaners in a variety of facility operations.

A complaint against Monitor Devices was filed with the Monmouth County Department of Health (MCDH) in January 1980. In response to the complaint, the MCDH visited the Monitor Devices facility and observed discolored effluent from discharge pipes. Sampling identified elevated levels of copper, lead, and mercury in the effluent and in the stained soils.

In early 1980, site inspections by EPA and the New Jersey Department of Environmental Protection (NJDEP) noted effluent pipes discharging wastewater directly onto the ground, at rates of as much as two gallons per minute. Wastewater that was not percolating into the ground was observed to be flowing around the building and along an access road. A small dam had been constructed to control the migration of manufacturing effluent, resulting in a small unlined pond. Drums of acetone, isopropyl alcohol and a variety of acids were also stored at the site, apparently to be used as part of the facility operations.

NJDEP determined that Monitor Devices never possessed the required permits to discharge wastewater. In May 1980, NJDEP issued a Notice of Civil Administrative Penalty Assessment and an Administrative Order to Monitor Devices. The order required the cessation of all wastewater discharge, the installation of monitoring wells, and groundwater sampling. Except for payment of \$1,500 and installation of three monitoring wells, Monitor Devices failed to comply with the Administrative Order requirements, particularly the installation of a groundwater recovery and

decontamination system. In 1985, Monitor Devices and its president were named in a six-count indictment by a Monmouth County Grand Jury for unlawful release, criminal mischief, and illegal discharge of pollutants in violation of New Jersey Water Pollution Act of 1977. The indictment resulted in a guilty plea and the agreement to pay \$100,000 towards the clean-up of the site. The plea agreement was not complied with. In 1988 Monitor Devices went bankrupt and the State of New Jersey decided to take no further action against the company or its president. The business started up again as Intercircuits, Inc., at the Lakewood Industrial Park in Lakewood, New Jersey, in 1988. Intercircuits, Inc., went bankrupt in 1988.

The Monitor Devices site was proposed for inclusion on the National Priorities List (NPL) in April 1985, and formally placed on the NPL on June 1, 1986. NJDEP initiated a Remedial Investigation and Feasibility Study (RI/FS); however, after completing a phase of field investigations, NJDEP requested that EPA assume responsibility for the site.

After several phases of soil and groundwater studies, EPA's environmental consultant completed field investigations in 2004, and prepared a RI Report summarizing the results. In August 2005, a FS Report was completed for the site. Based on discussions with NJDEP, EPA decided to produce two separate Records of Decision (RODs) for the site, one for groundwater and one for soils. On September 30, 2005 EPA issued an Operable Unit One (OU1) ROD for groundwater contamination at the site. The selected remedy called for enhanced bioremediation of the VOC plume. EPA has initiated the remedial design for the OU1 remedy, which is expected to take two years to complete.

The Operable Unit Two (OU2) ROD for soils was deferred pending a further review of the soil data by EPA and NJDEP. This review resulted in a revision of the soil section of the 2005 RI Report to include additional information, such as historical data from a 1987 NJDEP Report. This data was used as a guide for soil sampling and the placement of groundwater monitoring wells during EPA's field work, but had not been included in the RI Report. The analytical results from these earlier samples are included in a revision of the 2005 RI Report resulting in the Revised Final Remedial Investigation Report (2006 RI Report), which was used as the basis for the development of EPA's Proposed Plan. All of these documents are included in the Administrative Record for the site.

HIGHLIGHTS OF COMMUNITY PARTICIPATION

On August 23, 2006, EPA released the Proposed Plan and supporting documentation for the groundwater remedy to the public for comment. EPA made these documents available to the public in the administrative record repositories maintained at the EPA Region II office (290 Broadway, New York, New York 10007), the Wall Public Library (2700 Allaire Road, Wall, New Jersey 07719). EPA published a notice of availability involving these documents in the Asbury Park Press newspaper, and opened a public comment period on the documents from August 23, 2006 to September 22, 2006 .

On August 30, 2006, EPA held a public meeting at the Wall Public Branch Library, to inform local officials and interested citizens about the Superfund process, to review the planned remedial activities at the site, and to respond to any questions from area residents and other attendees.

No comment was received or recorded at the public meeting or during the public comment period. See Responsiveness Summary (Appendix V).

SCOPE AND ROLE OF OPERABLE UNIT

As previously mentioned, in 2005, EPA made the determination to bifurcate the ROD into two operable units, OU1 to address groundwater contamination and OU2 to address soil contamination. A ROD for OU1 was signed on September 30, 2005. OU2 is the subject of this ROD addressing soil contamination at the site. This is the final remedy planned for the site.

SUMMARY OF SITE CHARACTERISTICS

Soil

NJDEP's initial field investigations in 1987 identified contaminants near the discharge area around Building 25. VOCs such as TCE and methylene chloride were found above the soil-specific screening criteria. ("Screening criteria" are selected during site investigations to evaluate contaminants detected in various media, such as soil or groundwater, at a site.) TCE was found at 1,800 parts per million (1,800 ppm) and methylene chloride at 6.5 ppm in soils. Other VOCs such as 1,1,1-trichloroethane were detected below the screening criteria. Semi-volatile organic compounds (SVOCs) were sporadically detected in the shallow soils below the soil-specific screening criteria. Polychlorinated biphenyls (PCBs) were detected in surface soils up to at 22 ppm. For inorganic analytes, only arsenic and chromium were found slightly above the soil screening criteria. EPA used this data to target its soil investigations for soil sampling performed in several phases in 1998 and 2001.

The EPA RI indicated the following:

EPA sampled surface soils (within the first two feet of the ground surface) and subsurface soils to investigate soil contamination. The soil investigation initially focused on the area surrounding Building 25; however, groundwater sampling suggested a possible source area near Building 62-C of the industrial park (see Figure 1), and additional soil sampling was also performed there. Samples were analyzed for metals, VOCs, semi-volatile organic compounds, PCBs and pesticides.

A total of 37 surface samples were collected around Building 25. Table 1 shows the most frequently detected contaminants in surface and subsurface soils and their levels in comparison with the screening criteria that was used for these compounds. Only one of the surface samples equaled/exceeded its respective soil screening criteria. Arsenic was found at 2.2 ppm within the vicinity of Building 25. The RI identified 2.2 ppm arsenic as a background value for arsenic at the site and, consequently, it was considered the de facto screening criteria for the site, over the lower published value of 1.6 ppm.

A total of 29 subsurface samples were collected around Building 25, at depths between 8-10 feet, 16-18 feet and 48-50 feet below the ground surface. All contaminants found in the subsurface soils were below the screening criteria for surface soils in the vicinity of Building 25. However, arsenic was found at one location at 2.9 ppm, 8-10 feet below surface next to Building 62-C.

After finding high levels of VOCs in groundwater monitoring well MW17A, the RI took further soil samples near Building 62-C, which is located adjacent to the groundwater monitoring well, to see if it was potentially the source of such contamination. The sampling around Building 62-C consisted of three borings, with soils collected at between 0 to 0.5 foot, 8 to 10 feet, 16 to 18 feet and 48 to 50 feet below ground surface. Arsenic was detected in the subsurface soils at 2.9 ppm within the 8 to 10 foot sampling interval around Building 62-C. This value is only slightly higher than the 2.2 ppm screening criteria for surface soils. However, based on the results of the human health risk assessment, discussed below, arsenic should not pose a threat to human health.

Results from the soil sampling indicated that no organic compounds or metals were detected in soils above the site-specific soil screening criteria, with the exception of arsenic in two samples. Arsenic is not believed to be associated with former Monitor Devices operations, and may be attributable to background soil concentrations. Based on data collected during the RI, site soils are not currently a source of contamination to the groundwater. Results from the soil sampling did not identify any "principal threat wastes" at the site.

Site-wide Groundwater Contamination

Groundwater contamination was addressed in the OU1 ROD for groundwater. A detailed groundwater investigation can be found in the RI Report (2005), in the administrative record.

Surface Water and Sediment

The RI also collected surface soil and sediment samples from a small marshy area found approximately 2,000 feet south-southeast of Building 25. It is a small ponded area at the end of the airport runway. During the RI, it was unclear whether this ponded area was a groundwater discharge point, and whether the groundwater contaminant plume might have transported contaminants to this area. The RI concluded that it was perched water, probably runoff from the runway, and that it was not in contact with the groundwater. While some measurable contaminants were found in this area, such as lead and hexavalent chromium, none of it is believed to be site-related and the concentrations are below the site-specific screening criteria.

CURRENT AND POTENTIAL FUTURE SITE AND RESOURCE USES

Site Uses: Building 25, the probable original source of the contamination at the site, is currently used as a storage facility. Zoning in the area includes mixed residential, commercial, and light industrial uses. The site area includes the industrial park that is part of the Monmouth County (Allaire) Airport, and neighboring commercial-use properties on Route 34. Several industrial parks,

light industry, and commercial properties are located to the east, along Route 34, and to the north. Commercial and residential properties and undeveloped areas border the airport.

The airport and the industrial park are privately owned; however, Monmouth County has plans to acquire the property and the airport. Acquisition by Monmouth County is not expected to change the land use in the affected area, though future development consistent with the zoning appears likely.

Ground and Surface Water Uses: Groundwater underlying the site is considered Class IIA, a source of potable water; however, the Kirkwood-Cohansey aquifer is not currently used as a source of potable water in the area. Residents and businesses are supplied by municipal water. One of Wall Township's municipal wells is hydraulically downgradient of the site (approximately one mile), but it is screened in the deeper Englishtown aquifer system, and does not appear to be threatened by site contamination.

SUMMARY OF SITE RISKS

Risk Assessment Addendum

A human health risk assessment (HHRA) was performed in 2005 to determine the non-cancer hazards and cancer risks associated with exposure to contaminated surface soil from the Monitor Devices site (CDM, 2005). Since the zoning of the site is industrial, the HHRA evaluated the following receptor's exposure to the surface soil: site worker, adolescent trespasser and construction worker. The residential exposure pathway was not evaluated since the site is zoned for industrial use and the township plans on maintaining the zoning as industrial. Based on the initial screening of all constituents detected, arsenic, chromium VI and total chromium were the only constituents that were retained and quantitatively evaluated (2005 CDM - RAGS Part D Table 2). The screening criteria used in the 2005 HHRA were the Region 9 Preliminary Remediation Goals, which are based on an industrial exposure pathway. The HHRA concluded that the constituents detected in the soil do not pose a human health risk to the receptors evaluated (e.g. site worker, adolescent trespasser and the construction worker).

In 2006, EPA prepared an addendum to the 2005 HHRA. The objective of the risk assessment addendum is to determine whether the constituents identified in the 2005 HHRA pose a significant human health risk under a residential exposure pathway.

In the 2005 HHRA, the maximum concentrations of the chemicals detected were compared to screening criteria, which are based on an industrial exposure pathway. The 2006 addendum did not screen all the chemicals detected in the 2005 HHRA against their respective residential risk based criteria. Any additional chemicals that would potentially be retained by screening against residential risk based criteria would not contribute significantly to the overall risk at the site. Therefore, in order to determine the cancer risks and hazards associated with a residential exposure to the surface soil at Building 25, the constituents that were retained and quantitatively evaluated in the 2005 HHRA

(e.g. arsenic, chromium VI and total chromium) are the only constituents that were addressed in this risk assessment addendum.

As part of the 2005 HHRA, the exposure point concentration (EPC), which is a statistical value calculated on the arithmetic mean concentration for a contaminant based on the distribution of the data set, was calculated for arsenic, total chromium and chromium VI. EPCs are used to calculate the cancer risks and non-cancer hazards associated with site related contamination. The methodology used to calculate the EPCs for the constituents of potential concern (COPCs) can be located on page 4-6 of the 2005 HHRA. The calculated EPCs for the COPCs are documented in Table 2.

In order to calculate the risks and hazards associated with the constituents at the site, EPCs for the COPCs were compared to their respective risk based criteria, Region 9 Preliminary Remediation Goals - residential (PRGs). The PRGs are a human health risk based value that is equivalent to a cancer risk of 1×10^{-6} or a non-cancer threshold of 1. The hazard index assumes an exposure below which it is unlikely even for sensitive populations to experience adverse health effects. If the hazard index exceeds 1, there may be a concern for potential non-cancer effects. Generally, the greater the hazard index above the threshold value of 1, the greater the level of concern. Cancer risks are estimated as an incremental probability of an individual developing cancer over time. An excess lifetime cancer risk of 1×10^{-6} (one in million), represents the incremental probability that an individual will develop cancer as a result of exposure to a carcinogenic chemical over a 70 year lifetime under specified conditions. The criteria are based on a residential receptor's direct exposure (via ingestion, inhalation of particulates and dermal contact) to the surface soil and uses an age-adjusted approach that takes into account the higher daily rates of soil ingestion in children as well as longer duration of exposure that is anticipated for a long term resident over a 30-year period. Table 3 presents the risk based criteria that are used in this assessment to estimate the risk to constituents in the soil.

As part of this streamlined risk assessment, exposure to surface soil within the area of Building 25 under the residential exposure pathway was evaluated for potential human health risks and hazards (see Table 4).

Since cancer is the more sensitive endpoint for all COPCs evaluated, only cancer risks were estimated. The cancer risk was estimated for each chemical by calculating a ratio between the site specific concentration (EPC) and the risk based concentration (PRG - residential).

The cancer risks associated with exposure to the COPCs are summarized on Table 3. Based on the EPC, total chromium and arsenic are the only constituents identified as contributors to risks associated with exposure to surface soil in the area of Building 25. The cancer risk associated with chromium VI, 7×10^{-8} , is below the cancer risk range. Chromium VI was retained and quantitatively evaluated in the 2005 HHRA since it is classified as a known human carcinogen, not because it exceeded its respective risk based criteria. All known human carcinogens, regardless whether the maximum detected concentration exceeds its respective risk-based criteria, are retained and quantitatively evaluated.

In general, current Superfund guidelines for acceptable exposures are a lifetime excess cancer risk in the range of 1×10^{-4} to 1×10^{-6} . The total cancer risk associated with exposure to the constituents in the surface soil is 4×10^{-6} , which is within EPA's acceptable cancer risk range. This streamlined risk assessment has determined that the concentrations of constituents detected in the surface soil within the area of Building 25 do not pose a human health risk to residential receptors. Any additional contaminants that would have been retained from a risk based screen using residential criteria are not likely to significantly change the risk estimates.

Ecological Risks

A four-step process is utilized for assessing site-related ecological risks for a reasonable maximum exposure scenario: *Problem Formulation* - a qualitative evaluation of contaminant release, migration, and fate; identification of contaminants of concern, receptors, exposure pathways, and known ecological effects of the contaminants; and selection of endpoints for further study. *Exposure Assessment* - a quantitative evaluation of contaminant release, migration, and fate; characterization of exposure pathways and receptors; and measurement or estimation of exposure point concentrations. *Ecological Effects Assessment* - literature reviews, field studies, and toxicity tests, linking contaminant concentrations to effects on ecological receptors. *Risk Characterization* - measurement or estimation of both current and future adverse effects.

An ecological risk characterization was performed for the Monitor Devices site in 1998 and re-evaluated in 2004. A soil evaluation indicated no adverse impact.

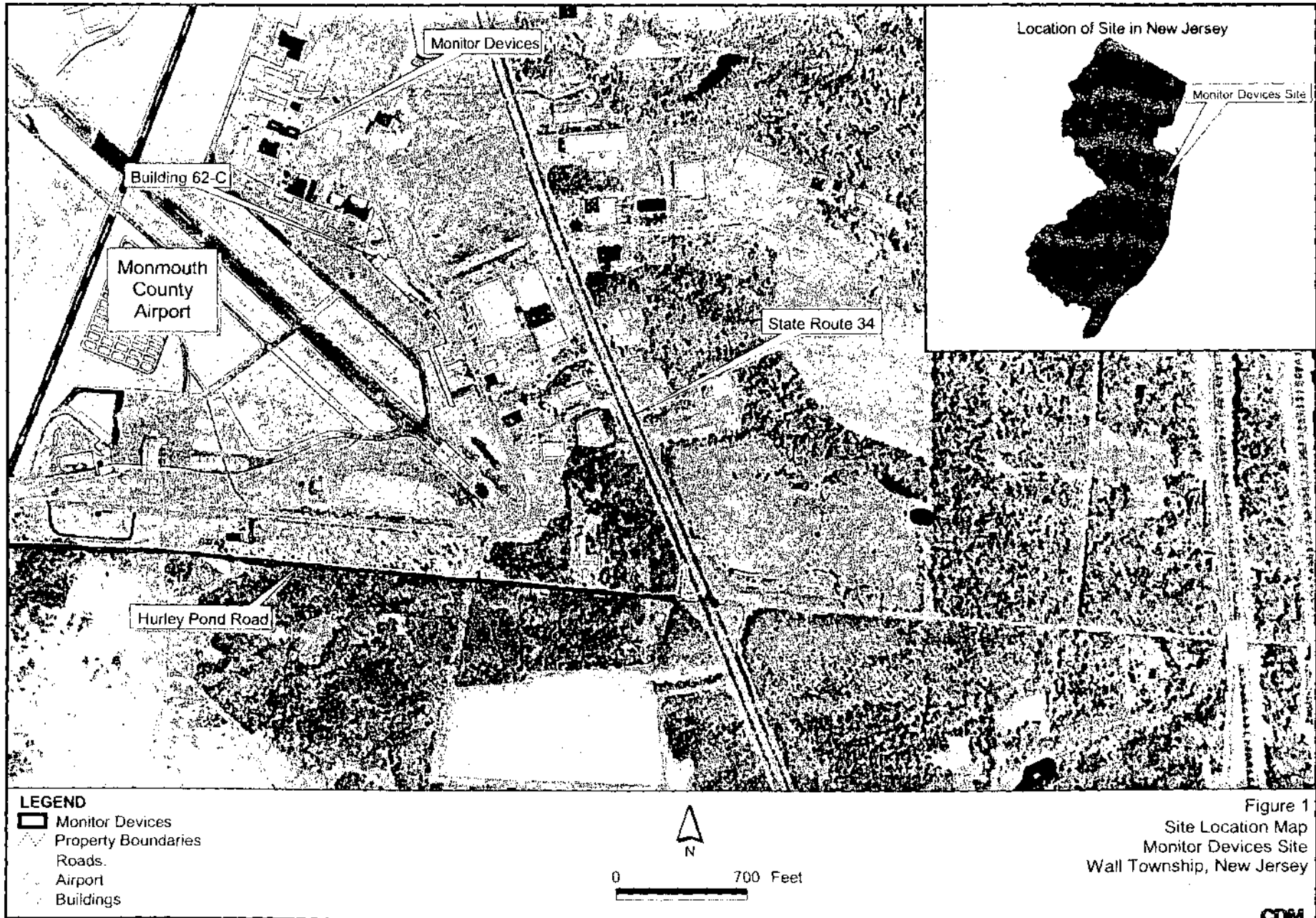
DOCUMENTATION OF SIGNIFICANT CHANGES

The Proposed Plan for the Monitor Devices sites was released for public comment on August 23, 2006. The comment period closed on September 22, 2006.

The Proposed Plan identified that no further action was needed to address soil contamination at the site. Upon review of all comments submitted, EPA determined that no significant changes to the Selected Remedy, as it was presented in the Proposed Plan.

APPENDIX I

FIGURES



APPENDIX II

TABLES

TABLE - 1
MOST FREQUENTLY DETECTED
SOIL CONTAMINANTS
 (Remedial Investigation Report - 2005)

Contaminants	Maximum Concentration in Surface Soils (parts per million)	Site-Specific Soil Screening Criteria[#] (parts per million)
<i>Volatile Organic Compounds</i>		
Tetrachloroethylene (PCE)	0.029	1
Trichloroethylene (TCE)	0.011	0.11
2-Butanone	0.003	50
Methylene Chloride	0.073	1
Carbon Disulfide	0.001	120
<i>Semi-volatile Organic Compounds</i>		
Pyrene	0.36	100
Diethylphthalate	0.37	50
Butylbenzylphthalate	0.035	100
Fluoranthene	0.036	100
<i>Pesticides/PCBs</i>		
PCB (Aroclor 1260)	0.062	0.74
4,4'- DDE (pesticide)	0.03	7
4,4' - DDT (pesticide)	0.11	7
<i>Inorganic Analytes</i>		
Aluminum	5,790	92,000
Arsenic	2.2 & 2.9*	1.6
Copper	99.9	600
Lead	36.6	600
Mercury	0.11	270
Chromium	267	450
Beryllium	0.38	2

* - Subsurface sample

- See Remedial Investigation Report for source of site-specific soil screening criteria.

TABLE 2

**Summary of Chemicals of Concern and
Medium-Specific Exposure Point Concentrations**

Scenario Timeframe: Future
 Medium: Soil
 Exposure Medium: Soil

Exposure Point	Chemical of Concern	Concentration Detected		Concentration Units	Frequency of Detection	Exposure Point Concentration	Exposure Point Concentration Units	Statistic
		Min	Max					
Surface Soil	Arsenic	0.82	1.8	mg/kg	9/15	1.1	mg/kg	Student's t
	Chromium (total)	3.6	267	mg/kg	15/15	200	mg/kg	99% Chebyshev
	Chromium VI	1.1	3.6	mg/kg	3/13	2	mg/kg	95% Chebyshev

Key

mg/kg: milligram/kilogram
 95% Chebyshev: 95% Upper Confidence Limit - assuming a lognormal distribution
 99% Chebyshev: 99% Upper Confidence Limit - assuming a lognormal distribution
 Student's t: 95% Upper Confidence Limit - assuming a normal distribution

Summary of Chemicals of Concern and Medium-Specific Exposure Point Concentrations

The table presents the chemicals of concern (COPCs) and exposure point concentration (EPC) for each of the COPCs detected above their respective Region 9 Preliminary Remediation Goals (PRG). The PRG screening levels are equivalent to a cancer risk of 1×10^{-6} or an HI = 0.1. The EPC was calculated using Pro-UCL, Version 3.0. The EPC was used to estimate the human health risk and hazard associated with the exposure pathways identified in the risk assessment addendum. The table includes the range of concentrations detected for each COPC, as well as the frequency of detection (i.e., the number of times the chemical was detected in the samples collected at the site in 1998), the exposure point concentration (EPC), and how the EPC was derived (i.e. statistic).

TABLE 3 Risk Characterization Summary				
Scenario Timeframe:		Future		
Receptor Population:		Resident		
Receptor Age:		Adult and child		
Medium	Exposure Medium	Exposure Point	Chemical of Potential Concern (COPC)	Exposure Routes Total
Soil	Soil	Surface Soil	Arsenic	3 x 10 ⁻⁶
			Chromium(total)	1 x 10 ⁻⁶
			Chromium VI	7 x 10 ⁻⁸
Industrial Total Cancer Risk =				4 x 10 ⁻⁶

Summary of Risk Characterization - Carcinogens

The table presents risk estimates for the significant routes of exposure. These risk estimates are based on a reasonable maximum exposure and were developed by taking into account various health protective assumptions for the residential scenario with regard to the frequency and duration of the receptors exposure to soil, as well as the toxicity of the COPCs. The total risk from direct exposure to soil to the resident (adult and child) is estimated to be 4 x 10⁻⁶, which is within NCPs risk range. The risk level indicate that if no action were taken, a resident (total risk for the adult and child) would have an increased probability of 4 in 1,000,000 of developing cancer due to site-related exposure to COPCs.

TABLE 4
SELECTION OF EXPOSURE PATHWAYS
MONITOR DEVICES

Scenario Timeframe	Medium	Exposure Medium	Exposure Point	Receptor Population	Receptor Age	Exposure Route	Type of Analysis	Rationale for Selection or Exclusion of Exposure Pathway
Future	Soil	Soil	Surface Soil	Resident	Adult (>18 years old)	Ingestion	Qualatative	Exposure pathway may be complete in the future if land use changes.
			Building 25			Inhalation	Qualatative	Exposure pathway may be complete in the future if land use changes.
						Dermal	Qualatative	Exposure pathway may be complete in the future if land use changes.
Future	Soil	Soil	Surface Soil	Resident	Child (>6 years old)	Ingestion	Qualatative	Exposure pathway may be complete in the future if land use changes.
			Building 25			Inhalation	Qualatative	Exposure pathway may be complete in the future if land use changes.
						Dermal	Qualatative	Exposure pathway may be complete in the future if land use changes.

APPENDIX III

ADMINISTRATIVE RECORD INDEX

**MONITOR DEVICES SUPERFUND SITE
OPERABLE UNIT 2
ADMINISTRATIVE RECORD FILE
INDEX OF DOCUMENTS**

3.0 REMEDIAL INVESTIGATION

3.4 Remedial Investigation Reports

- P. 300001 - Report: Revised Final Remedial Investigation Report, Monitor Devices Site, Wall Township, New Jersey, Volume I, RI Report, Tables and Figures, prepared by CDM Federal Programs Corporation, prepared for U.S. EPA, Region. 2, July 2, 2006.
300257

Note: The Administrative Record for Monitor Devices Superfund Site Operable Unit 1 is incorporated into this Administrative Record by reference.

APPENDIX IV
STATE LETTER



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE
Governor

LISA P. JACKSON
Commissioner

Mr. George Pavlou, Director
Emergency and Remedial Response Division
United States Environmental Protection Agency
Region II
290 Broadway
New York, NY 10007-1866

Re: Monitor Devices Superfund Site
Record of Decision

SEP 27 2006

Dear Mr. Pavlou:

The New Jersey Department of Environmental Protection (Department) has reviewed the "Decision Summary, Soils, Monitor Devices Site, Wall Township, Monmouth County, New Jersey" prepared by the U.S. Environmental Protection Agency (USEPA) Region II in September 2006 and defers concurrence with the selected No Action remedy for soils at this time. NJDEP believes there is insufficient data about one area of the site where elevated levels of polychlorinated biphenyl (PCB) contamination were found during past soil investigation work.

NJDEP will work with USEPA to implement additional sampling necessary to further delineate any PCB contamination in the one location in question and any required remedial actions before concurring with the recommended No Action alternative.

NJDEP appreciates the opportunity to participate in the decision making process to select an appropriate remedy and is looking forward to future cooperation with USEPA to implement the selected remedy.

If you have any questions, please call Edward Putnam, Assistant Director of the Remedial Response Element, at 609-984-3078.

Sincerely,

Irene Kropp, Assistant Commissioner
Site Remediation and Waste Management Program

C: Edward Putnam, Assistant Director, Remedial Response Element, NJDEP
Carole Petersen, Chief, New Jersey Remediation Branch, USEPA

APPENDIX V

RESPONSIVENESS SUMMARY

APPENDIX V

RESPONSIVENESS SUMMARY Monitor Devices Site Wall Township, New Jersey

INTRODUCTION

This Responsiveness Summary provides a summary of the public's comments and concerns regarding the Proposed Plan for the Monitor Devices site, and EPA's responses to those comments. At the time of the public comment period, EPA proposed a preferred alternative for remediating groundwater. All comments summarized in this document have been considered in EPA's final decision for the selection of remedial alternatives for the site.

This Responsiveness Summary is divided into the following sections:

- I. **BACKGROUND ON COMMUNITY INVOLVEMENT AND CONCERNS:** This section provides the history of community involvement and interests regarding the Monitor Devices site.
- II. **COMPREHENSIVE SUMMARY OF MAJOR QUESTIONS, COMMENTS, CONCERNS AND RESPONSES:** This section contains summaries of oral comments received by EPA at the public meeting, EPA's responses to these comments, as well as responses to written comments received during the public comment period.

The last section of this Responsiveness Summary includes attachments, which document public participation in the remedy selection process for this site. They are as follows:

Attachment A contains the Proposed Plan that was distributed to the public for review and comment;

Attachment B contains the public notices that appeared in the Asbury Park Press; and

Attachment C contains the transcripts of the public meeting.

EPA received no written comments during the public comment period.

I. BACKGROUND ON COMMUNITY INVOLVEMENT AND CONCERNS

Early in the RI/FS, EPA met with residents and local interest groups to learn about the concerns of the community. EPA has also met Wall Township officials on several occasions to discuss the site, including the Township's plans for future land use of the site and neighboring airport properties.

On August 23, 2006, EPA released the Proposed Plan and supporting documentation for the soil remedy to the public for comment. EPA made these documents available to the public in the administrative record repositories maintained at the EPA Region II office (290 Broadway, New York, New York) and the Wall Township Public Library (2700 Allaire Road, Wall, New Jersey 07719). EPA published a notice of availability involving these documents in the Asbury Park Press newspaper, and opened a public comment period on the documents from August 23, 2006 to September 22, 2006. On August 30, 2006, EPA held a public meeting at the Wall Township Library to inform local officials and interested residents about the Superfund process, to present the preferred remedial alternatives for the site, solicit oral comment, and respond to any questions.

II. COMPREHENSIVE SUMMARY OF MAJOR QUESTIONS, COMMENTS, CONCERNS, AND RESPONSES

PART 1: Verbal Comments

This section summarizes comments received from the public during the public comment period along with EPA's responses.

A public meeting was held August 30, 2006, at 6:00 p. m. at the Wall Township Public Library, 2700 Allaire Road, Wall, New Jersey. Following a brief presentation of the investigation findings, EPA presented the Proposed Plan and preferred alternatives for the site, received comments from meeting participants, and responded to questions regarding the remedial alternatives under consideration.

No comment or questions was asked at the public meeting.

PART 1: Written Comments

No written comment was received from the public during the public comment period.

ATTACHMENT A
PROPOSED PLAN

Superfund Program
Proposed Plan

U.S. Environmental Protection
Agency, Region II



MONITOR DEVICES, INC./INTERCIRCUITS, INC.
OPERABLE UNIT - 2 (FOR SOILS)
August 2006

EPA ANNOUNCES PROPOSED PLAN

This Proposed Plan describes the U.S. Environmental Protection Agency's (EPA's) proposal for addressing soils at the Monitor Devices, Inc./Intercircuits, Inc., Superfund site, commonly referred to as the Monitor Devices site, and provides the rationale for that preference. The Monitor Devices site was placed on the National Priorities List (NPL) of Superfund sites in 1986. Groundwater at the site is contaminated with a variety of volatile organic compounds (VOCs), and EPA and the New Jersey Department of Environmental Protection (NJDEP) selected a remedy for the groundwater in September 2005. EPA's studies of the soils have not identified any areas of soil contamination that would pose an unacceptable current or future risk to human health or the environment; therefore, EPA is recommending no action for the soils.

This Proposed Plan summarizes the data considered in making this no action recommendation. This document is issued by EPA, the lead agency for site activities. EPA, in consultation with NJDEP, the support agency for site activities, will select the final remedy for the site after reviewing and considering all information submitted during a 30-day public comment period. EPA, in consultation with NJDEP, may modify the preferred alternative or select another response action presented in this Proposed Plan based on new information or public comments. Therefore, the public is encouraged to review and comment on all the information presented in this Proposed Plan.

EPA is issuing this Proposed Plan as part of its community relations program under section 117(a) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or Superfund). This Proposed Plan summarizes information that can be found in greater detail in the Remedial Investigation Report (RI) and the Feasibility Study Report (FS), and other documents contained in

the Administrative Record file for the site. EPA and NJDEP encourage the public to review these documents to gain a more comprehensive understanding of the site and Superfund activities that have been conducted at the site.

Dates to remember:

MARK YOUR CALENDAR

PUBLIC COMMENT PERIOD:

August 23 - September 22, 2006

U.S. EPA will accept written comments on the Proposed Plan during the public comment period.

PUBLIC MEETING:

August 30, 2006, 6:00 pm

U.S. EPA will hold a public meeting to explain the Proposed Plan and all of the alternatives presented in the Feasibility Study. Oral and written comments will also be accepted at the meeting. The meeting will be held at the Wall Public Library Branch, 2700 Allaire Road, Wall Township, New Jersey.

For more information, see the Administrative Record at the following locations:

U.S. EPA Records Center, Region II

290 Broadway, 18th Floor.

New York, New York 10007-1866

(212)-637-4308

Hours: Monday-Friday - 9 am to 5 pm

Wall Public Library Branch

2700 Allaire Road,

Wall, New Jersey 07719

(732) 449-8877

SITE DESCRIPTION

The Monitor Devices site is located in Wall Township, Monmouth County, New Jersey. The former facility occupies two acres in the industrial park section of the Monmouth County Airport (also known as the Allaire Airport) off Route 34 (see Figure 1). Monitor Devices formerly occupied Building 25 in the industrial park, which is located along the airport access road at the intersection of George and Edward Streets. Building 25 is currently used as a repair and storage facility. The area surrounding the site and the Monmouth County Airport is zoned for mixed residential, commercial, and light industrial use. Several industrial parks, light industry, and commercial properties and undeveloped areas border the airport to the south and west. The airport and commercial park are currently active. It is anticipated that for the foreseeable future, the property will continue to be used for light industrial and commercial purposes.

SITE HISTORY

Monitor Devices, Inc. operated in Building 25 from 1977 to 1980. The Monitor Devices operation primarily involved the manufacture and assembly of printed circuit boards used by companies in the computer industry.

As part of the manufacturing process, circuit panels were plated with copper, lead, nickel, gold, and tin. The various plating processes required both electrolysis and electroplating lines. Effluent from the electrolysis and electroplating lines was directed to three pipes that discharged to the rear of the building. The pipes discharged rinse waters from the nickel-gold plating and electrolysis, rinse water from the copper and lead electroplating line, and alkaline washing solution. Volatile organic compounds (VOCs) such as trichloroethylene (TCE) were used as solvents and cleaners in a variety of facility operations.

In early 1980, site inspections by the Monmouth County Department of Health, NJDEP and EPA noted effluent pipes discharging wastewater directly onto the ground. Sampling identified elevated levels of copper, lead, and mercury in the effluent and in stained soils. Wastewater that was not percolating into the ground was observed to be flowing around the building and along an access road. A small dam had been constructed to control the migration of manufacturing effluent, resulting in a small unlined pond. Drums of acetone, isopropyl alcohol and a variety of acids were also stored at the site, apparently to

be used as part of the facility operations.

NJDEP determined that Monitor Devices never possessed the required permits to discharge wastewater, and in May 1980, assessed a penalty and issued an administrative order to the company. The order required the cessation of all wastewater discharge, the installation of monitoring wells, and groundwater sampling. The company never fully complied with this order. In 1980, Monitor Devices changed its name to Intercircuits, Inc., and moved its operation to Lakewood, New Jersey. Monitor Devices/Intercircuits declared bankruptcy in 1988 and eventually went out of business.

The Monitor Devices site was proposed for inclusion on the National Priorities List (NPL) in April 1985, and formally placed on the NPL on June 1, 1986. NJDEP initiated an RI/FS field investigation; however, after completing a phase of the field investigation work, NJDEP requested that EPA assume responsibility for the site.

After several phases of soil and groundwater studies, EPA's environmental consultant completed field investigations in 2004, and prepared a RI Report summarizing the results. In August 2005, a FS Report was completed for the site, assessing soil and groundwater; however, NJDEP requested further time to review the soil data, and EPA elected to move forward with a remedy for the groundwater contamination only.

In August 2005, EPA, with NJDEP concurrence, released a Proposed Plan for Operable Unit 1 (OU1), the groundwater. After an opportunity for public comment, on September 30, 2005, EPA issued a Record of Decision for OU1. The selected remedy calls for enhanced bioremediation of the VOC plume. EPA has initiated the remedial design for the OU1 remedy, which is expected to take approximately two years to complete.

After further evaluation, EPA concluded that the existing soil data adequately represents site conditions, which has resulted in the issuance of this Proposed Plan for OU2. The results of the 2005 RI report are discussed below, and formed the basis for the development of this Proposed Plan.

SITE CHARACTERISTICS

NJDEP's initial field investigations in 1987 identified contaminants near the discharge area around Building 25. VOCs such as TCE and methylene chloride were found above the soil-specific screening criteria. ("Screening criteria" are selected during site investigations to evaluate contaminants detected in various media, such as soil or groundwater, at a site.) TCE was found at 1,800 parts per million (1,800 ppm) and methylene chloride at 6.5 ppm in soils. Other VOCs such as 1,1,1-trichloroethane were detected below the screening criteria. Semi-volatile organic compounds (SVOCs) were sporadically detected in the shallow soils below the soil-specific screening criteria. Polychlorinated biphenyls (PCBs) was detected in surface soils at 22 and 8.3 ppm. For inorganic analytes, only arsenic and chromium were found slightly above the soil screening criteria. EPA used this data to target its soil investigations for soil sampling performed in several phases in 1998 and 2001.

The EPA RI indicated the following:

Soils

EPA sampled surface soils (within the first two feet of the ground surface) and subsurface soils to investigate soil contamination. The soil investigation initially focused on the area surrounding Building 25; however, groundwater sampling suggested a possible source area near Building 62-C of the industrial park (see Figure 1), and additional soil sampling was also performed there. Samples were analyzed for metals, VOCs, semi-volatile organic compounds, PCBs and pesticides.

A total of 37 surface samples were collected around Building 25. Arsenic was the only chemical that exceeded its respective screening criteria. Table 1 shows the most frequently detected contaminants and their levels in comparison with the screening criteria that was used for these compounds.

A total of 29 subsurface samples were collected around Building 25, at depths between 8 -10 feet, 16-18 feet and 48-50 feet below the ground surface. All the contaminants found in the subsurface soils were below the screening criteria.

The RI samples collected around Building 62-C consisted of three borings, with soils collected at between 0 to 0.5 foot, 8 to 10 feet, 16 to 18 feet and 48 to 50 feet below ground surface. Arsenic was detected in the subsurface soils at 2.9 ppm within the 8 to 10 foot sampling interval around Building 62-C. This value is only slightly higher than the 2.2 ppm screening criteria for surface soils.

However, based on the results of the human health risk assessment, discussed below, arsenic should not pose a threat to human health.

The RI also collected surface soil and sediment samples from a small marshy area found approximately 2,000 feet south-southeast of Building 25. It is a small ponded area at the end of the airport runway. During the RI, it was unclear whether this ponded area was a groundwater discharge point, and whether the groundwater contaminant plume might have transported contaminants to this area. The RI concluded that it was perched water, probably runoff from the runway, and that it was not in contact with the groundwater. While some measurable contaminants were found in this area, such as lead and hexavalent chromium, none of it is believed to be site-related and the concentrations are below the site-specific screening criteria.

Results from the soil sampling indicated that no organic compounds or metals were detected in soils above the site-specific soil screening criteria, with the exception of arsenic in two samples. Arsenic is not believed to be associated with former Monitor Devices operations, and may be attributable to background soil concentrations. Based on data collected during the RI, site soils are not currently a source of contamination to the groundwater. Results from the soil sampling did not identify any "principal threat wastes" at the site. (See explanation of Principal Threats, below).

WHAT IS A "PRINCIPAL THREAT"?

The NCP establishes an expectation that EPA will use treatment to address the principal threats posed by a site wherever practicable (NCP Section 300.430(a)(1)(iii)(A)). The "principal threat" concept is applied to the characterization of "source materials" at a Superfund site. A source material is material that includes or contains hazardous substances, pollutants or contaminants that act as a reservoir for migration of contamination to groundwater, surface water or air, or acts as a source for direct exposure. Contaminated groundwater generally is not considered to be a source material; however, Non-Aqueous Phase Liquids (NAPLs) in groundwater may be viewed as source material. Principal threat wastes are those source materials considered to be highly toxic or highly mobile that generally cannot be reliably contained, or would present a significant risk to human health or the environment should exposure occur. The decision to treat these wastes is made on a site-specific basis through a detailed analysis of the alternatives using the nine remedy selection criteria. This analysis provides a basis for making a statutory finding that the remedy employs treatment as a principal element.

ENFORCEMENT

Based on the findings of County, State and Federal inspections, the NJDEP levied a financial penalty and administrative order in May 1980 for unpermitted discharges. Except for payment of \$1,500 and installation of three monitoring wells, Monitor Devices failed to comply with the order, particularly the installation of a groundwater recovery and decontamination system. In 1985, Monitor Devices and its president were named in a six-count indictment by a Monmouth County Grand Jury for unlawful release, criminal mischief, and illegal discharge of pollutants in violation of New Jersey Water Pollution Act of 1977. The indictment resulted in a guilty plea and the agreement to pay \$100,000 towards the cleanup of the site. The plea agreement was not complied with; in 1988, Monitor Devices went bankrupt and the State of New Jersey decided to take no further action against the company or its president.

In 1988, EPA notified Monitor Devices and the property owner, the Wall-Herald Corporation, of their potential liability for cleanup costs under CERCLA. When initiating the RI/FS, EPA concluded that the potentially responsible parties (PRPs) appeared to have insufficient resources and/or environmental expertise to perform the RI/FS. EPA has used federal funds to perform the RI/FS and to initiate the remedial design of the OUI groundwater remedy.

SCOPE AND ROLE OF THE ACTION

EPA addressed groundwater at this site in the first operable unit. This second operable unit to address soils is the final remedy planned for the site.

SUMMARY OF SITE RISKS

A human health risk assessment (HHRA) was performed in 2005 to determine the non-cancer hazards and cancer risks associated with exposure to contaminated surface soil from the Monitor Devices site. Since the zoning of the site is industrial, the HHRA evaluated the following receptors exposure to the surface soil: site worker, adolescent trespasser and construction worker. The HHRA concluded that the constituents detected in the soil do not pose a human health risk to the receptors evaluated.

In July 2006, EPA prepared an addendum to the 2005 HHRA that evaluated exposure to surface soil in the area

of Building 25 under a residential (unrestricted use) exposure scenario. The purpose of this addendum was to evaluate whether institutional controls such as a deed notice would be necessary to limit the future land uses. The addendum focused on those chemicals that were retained and quantitatively evaluated in the 2005 HHRA. It was determined that any additional chemicals would not contribute significantly to the overall risk if the maximum detected concentrations of chemicals detected in the surface soil were compared to their respective residential risk-based criteria. Therefore, the only constituents that were evaluated as part of the addendum were arsenic, total chromium and chromium VI. Based on EPA's risk evaluation, the total cancer risk associated with a residential exposure to total chromium, chromium VI and arsenic in the surface soil in the area of Building 25 is 4×10^{-6} , which is within EPA's acceptable risk range.

The HHRA (including the July 2006 addendum) concluded that the surface soils within the area of Building 25 do not pose an unacceptable risk to human health.

CONCLUSION

Based on the data collected from 1998 and 2001 and the conclusion of the HHRA, the soil does not need to be remediated and is not currently a source of contamination to the groundwater and, therefore, no further action is necessary for these soils.

State/Support Agency Acceptance

The State of New Jersey is still evaluating EPA's preferred alternative in this Proposed Plan.

COMMUNITY PARTICIPATION

EPA provided information regarding the cleanup of the Monitor Devices site to the public through public meetings, the Administrative Record file for the sites, and announcements published in the Asbury Park Press newspaper. EPA encourages the public to gain a more comprehensive understanding of the sites and the Superfund activities that have been conducted there.

WHAT IS RISK AND HOW IS IT CALCULATED?

A Superfund baseline human health risk assessment is an analysis of the potential adverse health effects caused by hazardous substance releases from a site in the absence of any actions to control or mitigate these under current- and future-land uses. A four-step process is utilized for assessing site-related human health risks for reasonable maximum exposure scenarios.

Hazard Identification: In this step, the contaminants of concern at the site in various media (i.e., soil, groundwater, surface water, and air) are identified based on such factors as toxicity, frequency of occurrence, and fate and transport of the contaminants in the environment, concentrations of the contaminants in specific media, mobility, persistence, and bioaccumulation.

Exposure Assessment: In this step, the different exposure pathways through which people might be exposed to the contaminants identified in the previous step are evaluated. Examples of exposure pathways include incidental ingestion of and dermal contact with contaminated soil. Factors relating to the exposure assessment include, but are not limited to, the concentrations that people might be exposed to and the potential frequency and duration of exposure. Using these factors, a "reasonable maximum exposure" scenario, which portrays the highest level of human exposure that could reasonably be expected to occur, is calculated.

Toxicity Assessment: In this step, the types of adverse health effects associated with chemical exposures, and the relationship between magnitude of exposure (dose) and severity of adverse effects (response) are determined. Potential health effects are chemical-specific and may include the risk of developing cancer over a lifetime or other non-cancer health effects, such as changes in the normal functions of organs within the body (e.g., changes in the effectiveness of the immune system). Some chemicals are capable of causing both cancer and non-cancer health effects.

Risk Characterization: This step summarizes and combines exposure information and toxicity assessments to provide a quantitative assessment of site risks. Exposures are evaluated based on the potential risk of developing cancer and the potential for non-cancer health hazards. The likelihood of an individual developing cancer is expressed as a probability. For example, a 10^{-4} cancer risk means a "one-in-ten-thousand excess cancer risk"; or one additional cancer may be seen in a population of 10,000 people as a result of exposure to site contaminants under the conditions explained in the Exposure Assessment. Current Superfund guidelines for acceptable exposures are an individual lifetime excess cancer risk in the range of 10^{-4} to 10^{-6} (corresponding to a one-in-ten-thousand to a one-in-a-million excess cancer risk). For non-cancer health effects, a "hazard index" (HI) is calculated. An HI represents the sum of the individual exposure levels compared to their corresponding reference doses. The key concept for a non-cancer HI is that a "threshold level" (measured as an HI of less than 1) exists below which non-cancer health effects

The dates for the public comment period, the date, location and time of the public meeting, and the locations of the Administrative Record files, are provided on the front page of this Proposed Plan. EPA Region 2 has designated a public liaison as a point-of-contact for the community concerns and questions about the federal Superfund program in New York, New Jersey, Puerto Rico, and the U.S. Virgin Islands. To support this effort, the Agency has established a 24-hour, toll-free number that the public can call to request information, express their concerns, or register complaints about Superfund.

For further information on the Monitor Devices site, please contact:

Nigel Robinson
Remedial Project
Manager
(212) 637-4394

Natalie Loney
Community Relations
Coordinator
(212) 637-3639

U.S. EPA
290 Broadway 19th Floor.
New York, New York 10007-1866

The public liaison for EPA's Region 2 is:

George H. Zachos
Regional Public Liaison
Toll-free (888) 283-7626
(732) 321-6621

U.S. EPA Region 2
2890 Woodbridge Avenue, MS-211
Edison, New Jersey 08837-3679

TABLE - 1
MOST FREQUENTLY DETECTED
SOIL CONTAMINANTS
 (Remedial Investigation Report - 2005)

Contaminants	Maximum Concentration in Surface Soils (parts per million)	Site-Specific Soil Screening Criteria [#] (parts per million)
<i>Volatile Organic Compounds</i>		
Tetrachloroethylene (PCE)	0.029	1
Trichloroethylene (TCE)	0.011	0.11
2-Butanone	0.003	50
Methylene Chloride	0.073	1
Carbon Disulfide	0.001	120
<i>Semi-volatile Organic Compounds</i>		
Pyrene	0.36	100
Diethylphthalate	0.37	50
Butylbenzylphthalate	0.035	100
Fluoranthene	0.036	100
<i>Pesticides/PCBs</i>		
PCB (Aroclor 1260)	0.062	0.74
4,4'- DDE (pesticide)	0.03	7
4,4' - DDT (pesticide)	0.11	7
<i>Inorganic Analytes</i>		
Aluminum	5,790	92,000
Arsenic	2.2 & 2.9*	1.6
Copper	99.9	600
Lead	36.6	600
Mercury	0.11	270
Chromium	267	450
Beryllium	0.38	2

* - Subsurface sample

- See Remedial Investigation Report for source of site-specific soil screening criteria.

ATTACHMENT B
PUBLIC NOTICE

Benefit to aid beach activist

By NANCY SHIELDS
STAFF WRITER

ASBURY PARK — A fundraiser to help Loch Harbour resident Sophie Bubis pay back a home equity loan she took out to pay legal fees in a decade-old fight for public beach access will be held from 6 to 8 p.m. Thursday at the Red Fusion bar, Cookman Avenue and Bond Street.

Bubis, 83, borrowed against the equity in her Ocean Place home to help pay her legal bills, which she says amounted to about \$200,000 over the 10 years.

Scheduled speakers at the fundraiser will include Tim Dillingham, executive director of the Littoral Society, and Ralph Coscia and Ed Sirchio of Citizens Right to Access Beaches. Local talk show host Maureen Nevin, an organizer of the event, will broadcast part of the fundraiser on her talk show, Asbury Radio, on WYGG (88.1-FM).

Tickets, available at the door, cost \$20.

Transgender teacher applies at Pinelands

TEACHER: Had sex-change operation more than a year ago

By TRISTAN J. SCHWEIGER
MAN/MAWIKIN BUREAU

LITTLE EGG HARBOR — The transgender substitute teacher hired to work at the elementary school in Eagleswood has now applied to teach in the Pinelands Regional School District, the district superintendent confirmed Tuesday.

Detlef Kern, the Pinelands Regional superintendent, said Lily McBeth was interviewed Tuesday by a district assistant principal for a job as a substitute teacher. Kern will make a recommendation to the Board of Education before its Sept. 28 meeting on whether to hire her.

McBeth, 72, could not be

reached for comment Tuesday afternoon. She is a retired medical marketing executive who began substitute teaching in local districts after moving to southern Ocean County several years ago.

McBeth substituted for the Eagleswood, Pinelands and Little Egg Harbor school districts before undergoing a sex-change operation more than a year ago.

Last winter, the Eagleswood school board's decision to rehire McBeth as a substitute ignited controversy in the town, with some parents arguing that school officials were exposing their children to a complicated issue before they were ready.

Meanwhile, transgender rights

WHAT'S NEXT
Detlef Kern, superintendent of the Pinelands Regional School District, will make a recommendation to the Board of Education before its Sept. 28 meeting on whether to hire Lily McBeth as a substitute teacher.



Lily McBeth (left), 72, is a substitute teacher who has been hired to work at the elementary school in Eagleswood.
PRESS FILE PHOTO


activists charged that reversing the decision to rehire McBeth in the wake of such criticism would be discrimination. The board stuck to its decision to rehire her.

Last school year, McBeth taught for one day in Eagleswood Township Elementary School, according to the district.

ON THE WEB: Visit our Web site, www.app.com, and click on this story for a link to the Pinelands Regional School District.

www.autolenders.com

ANNIVERSARY
PARTY DRIVEN



EPA is hosting a Public Meeting for the Monitor Devices Superfund Site

The U.S. Environmental Protection Agency invites you to attend a public meeting to discuss the Proposed Plan to address soil contamination at the Monitor Devices Superfund site in Wall Township, New Jersey.

The meeting will be held at the Wall Public Library at:

2700 Allaire Road
Wall Township, New Jersey
on Wednesday, August 30, 2006
at 6:00 PM

To request a copy of the Proposed Plan you can, e-mail Natalie Loney, Community Involvement Coordinator:
loney.natalie@epa.gov

or call Natalie: (212) 637-3639 or toll-free at 1-800-346-5009 or visit EPA's website:
http://www.epa.gov/region2/superfund/npl/monitor_devices_proposal2006.htm

The public comment period for this Proposed Plan runs from Wednesday, August 23, 2006 to Friday, September 22, 2006. All written comments should be mailed to:

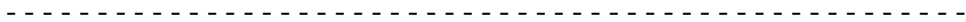
Nigel Robinson, Remedial Project Director
U.S. Environmental Protection Agency
290 Broadway, 19th Floor
New York, NY 10007-1866

Or you can e-mail your comments to:
robinson.nigel@epa.gov

ATTACHMENT C
PUBLIC MEETING TRANSCRIPT

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ENVIRONMENTAL PROTECTION AGENCY

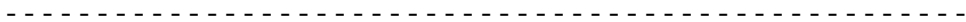


PUBLIC MEETING

MONITOR DEVICES, INC./INTERCIRCUITS, INC

SUPERFUND SITE

WALL TOWNSHIP, NEW JERSEY



6:10 p.m.
August 30, 2006

Wall Township Public Library
2700 Allaire Road
Wall Township, New Jersey

Reported by:

Charleane M. Heading, RPR

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A P P E A R A N C E S

NATALIE LONEY,
Community Relations Coordinator
U.S. Environmental Protection Agency

NIGEL ROBINSON,
Project Manager
U.S. Environmental Protection Agency

JULIE McPHERSON,
Risk Assessor
U.S. Environmental Protection Agency

ALI RAHMANI,
Project Engineer, COM

SHARON BUDNEY,
RI Task Leader, COM

o0o

1 Public Meeting

2 MS. LONEY: Good afternoon,

3 everyone. My name is Natalie Loney.

4 I'm with the Environmental Protection

5 Agency. I'm a Community Involvement

6 Coordinator assigned to the Monitor

7 Devices Superfund site.

8 This evening we are here to

9 present to you EPA's Proposed Remedial

10 Action Plan to address contamination

11 at the Monitor Devices site.

12 Just by way of setting up some

13 ground rules for this evening, we're

14 going to do our full presentation,

15 myself followed by Nigel Robinson who

16 is the Remedial Project Manager for

17 the site and we ask that you hold all

18 questions until after the

19 presentation.

20 I just want to go over the

21 Superfund remedial process, where the

22 site started and where we are today.

23 This is a general overview of

24 the Superfund process, how a site gets

25 listed and what stage in this

1 Public Meeting
2 continuum we're actually along.

3 Site discovery obviously is
4 when a site is first identified as
5 having a problem. Initially, there's
6 a preliminary assessment and a site
7 inspection to determine if the site
8 poses a threat that qualifies it to be
9 a Superfund site.

10 Once that process is
11 completed, it goes through something
12 we call the hazard ranking system and
13 that ranking system determines whether
14 or not a response action is needed at
15 the site.

16 Once it has gone through that
17 HRS, it is ranked and it's listed, if
18 it scores high enough, on the
19 Superfund list.

20 Once a site makes it on to the
21 Superfund list, we go through a
22 process called the remedial
23 investigation and the feasibility
24 study.

25 These two studies look at the

1 Public Meeting
2 nature and extent of contamination at
3 the site and the feasibility study
4 looks at options that would be
5 feasible for addressing contamination
6 at the site.

7 We've completed all of these,
8 all of these activities at the Monitor
9 Devices site and now we've come to the
10 point where we're proposing a plan to
11 address the contamination at the site,
12 something we call the Proposed
13 Remedial Action Plan.

14 Copies of the Remedial Action
15 Plan are available at the back of the
16 room. In addition, you can request
17 them via e-mail. I can e-mail them
18 out to you if you need to get a copy
19 of it.

20 At the completion of the
21 presentation and the comment period,
22 there's a 30 day comment period where
23 you can submit comments either verbal
24 tonight or you can e-mail or mail your
25 comments to, to us. Our e-mail

1 Public Meeting

2 very close to Route 34.

3 Okay. That's a brief

4 description of the site and also you

5 can find more details on the site in

6 the Proposed Plan.

7 The site occupies 2 acres in

8 the industrial park section of

9 Monmouth County, also known as Allaire

10 Airport, and Monitor Devices formerly

11 occupied Building 25 which is located

12 at intersection of George and Edward

13 Streets.

14 The history of the site goes

15 back to 1977 when Monitor Devices

16 started operating. They operated

17 until 1980 and they manufactured and

18 assembled printed, circuit boards.

19 Circuit panels were plated

20 with copper, lead, nickel, gold and

21 tin and apparently effluent from the

22 electrolysis and the electroplating

23 processes through lines were

24 discharged onto the ground at the rear

25 of the building.

1 Public Meeting
2 In June 1986, after previous
3 investigation by New Jersey DEP and
4 EPA, the site was placed on the
5 National Priorities List.

6 On September 30, 2005, EPA
7 issued a Record of Decision, just what
8 Natalie was talking about when she
9 showed you the entire process.

10 The selected remedy that EPA
11 chose called for enhanced
12 bioremediation of the volatile organic
13 compound plume in the groundwater or
14 groundwater plume.

15 Remedial design for OU1
16 groundwater is currently in progress.
17 Groundwater remedy is expected to be
18 implemented in two years.

19 And for our RI/FS
20 investigation, we did surface and
21 subsurface soil sampling. We did
22 groundwater screening at 63 locations.
23 We installed a total of 31 monitoring
24 wells and we did 6 rounds of
25 groundwater sampling.

1 Public Meeting
2 took samples from three locations.
3 Okay. The result from the
4 soil sampling. We found VOCs which is
5 volatile organic compounds, SVOCs
6 which is semi-volatile organic
7 compounds, pesticides and PCBs were
8 detected below site-specific soil
9 screening criteria. Arsenic was
10 detected above site specific soil
11 screening criteria but also detected
12 in the background samples and that
13 gives us reason to believe that it's
14 not site related.

15 Investigations performed to
16 date have not identified areas of soil
17 contamination that pose a direct
18 contact risk or that is currently a
19 source of groundwater contamination.

20 Here's a summary of the soil
21 risks.

22 The site itself is zoned as
23 industrial. The human health risk
24 assessment that was performed in 2005
25 as a part of the, the groundwater, the

1 Public Meeting
2 Constituents evaluated in the
3 addendum to the HHRA were arsenic and
4 total and hexavalent, total chromium
5 and hexavalent chromium.

6 The HHRA concluded that the
7 total cancer risk associated with a
8 residential scenario for arsenic,
9 total for arsenic, for total, for
10 chromium both total and hexavalent is
11 4 times 10 to the minus 6. This risk
12 is within EPA acceptable risk range.

13 And here are the conclusions
14 of the evaluation that we did, RI/FS
15 and the soil evaluation and the
16 additional work that we did under the
17 addendum.

18 The HHRA including the
19 July 2006 addendum concludes that
20 surface soil is within the area, that
21 surface soil within the area of
22 Building 25 do not pose an
23 unacceptable risk to human health.

24 Data collected from 1998 and
25 2001 -- okay. Data collected from

1 Public Meeting
2 1998 and 2001 and conclusion of the
3 HHRA, the soil is not a source of
4 contamination to groundwater.

5 Based on these, no further
6 action is necessary for soils at the
7 site.

8 So this concludes our
9 presentation and anybody has any
10 questions, go ahead and ask.

11 (Pause)

12 MR. ROBINSON: Okay. I guess
13 there's no questions so this concludes
14 the presentation and the meeting.

15 (Time noted: 6:25 p. m.)

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Public Meeting

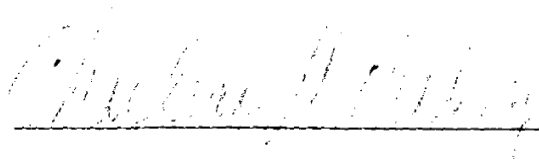
C E R T I F I C A T E

STATE OF NEW YORK)
)
) ss .
)
COUNTY OF NEW YORK)

I, Charleane M. Heading, a
Registered Professional Reporter and
Notary Public of the State of New
York, do hereby certify that the
foregoing Public Meeting, taken at the
time and place aforesaid, is a true
and correct transcription of my
shorthand notes.

I further certify that I am
neither counsel for nor related to any
party to said action, nor in any wise
interested in the result or outcome
thereof.

IN WITNESS WHEREOF, I have
hereunto set my hand this 5th day of
September, 2006.



Charleane M. Heading, RPR