

# Lang Property

## New Jersey

EPA ID#: NJD980505382

### EPA REGION 2

#### Congressional District(s): 03

Burlington  
Pemberton Township

NPL LISTING HISTORY  
Proposed Date: 12/1/1982  
Final Date: 9/1/1983

## Site Description

The Lang Property site is located on a 40-acre parcel of land. Two acres were used as an illegal dumping ground for abandoned vehicles, tires, and other debris. In 1975, between 1,200 and 1,500 drums of unidentified chemical waste were discovered on the property. The owners removed the drums in 1976. Before their removal, however, the drums were emptied into unlined pits or the contents were spilled on the ground. Tests conducted by the County and State confirmed soil and ground water contamination. The property is situated within New Jersey's Pinelands National Reserve, a forest expanse which has been recognized as one of the nation's valuable environmental resources.

Site Responsibility: This site was addressed through Federal actions. The State of New Jersey is responsible for the operation and maintenance of the remedy.

## Threat and Contaminants

The remedial investigation indicated that surficial soils (0 - 2 feet deep) in the two-acre area where disposal took place were contaminated with volatile organic compounds (VOCs) and metals. Subsurface soils were also contaminated with hazardous substances. Shallow ground water beneath the disposal area was also contaminated with VOCs and metals. Contaminants had migrated approximately 300 to 500 feet from the disposal area, principally to the northwest. Ground water below a depth of 30 feet showed no signs of contamination. Potable wells identified in the immediate area were upgradient from the site (not in the direction of ground water flow). Based on a review of site conditions, toxicological information concerning plant uptake of chemical contaminants, and sampling of blueberries near the site, there was no evidence of contamination of nearby vegetation attributable to the Lang Property site.

## Cleanup Approach

Due to the nature of the remedy, an operable unit approach was followed.

### Response Action Status

Entire Site: In September 1986, EPA selected a remedy to clean up the site which included: (1) excavation of contaminated soils and waste materials and disposal at an approved off-site landfill facility; (2) restoration of the excavated area by filling and grading, including the removal of surface debris as necessary; (3) installation of a security fence to restrict site access; (4) extraction and on-site treatment of contaminated ground water, with reinjection of the treated water; and (5) appropriate environmental monitoring to ensure the effectiveness of the remedial action.

Site Facts: The United States sued a potentially responsible party (PRP) for reimbursement of costs incurred. The case was settled in April 2001. The PRP agreed to reimburse the United States approximately \$10 million.

## Cleanup Progress

(Construction Completed)

The contract for Phase I (soil cleanup) of the site remediation was awarded in July 1988, and Phase I of the site cleanup was completed in November 1988. A total of about 13,200 tons of contaminated soils, two dozen crushed drums, and other site debris were disposed of off-site at an approved facility. The excavated soil area was backfilled with clean fill, graded and seeded. Site fencing was also installed under this contract.

Construction activities for Phase II (ground water) of the remediation commenced on August 15, 1994, and were completed in September 1995. In the Phase II cleanup, the contaminated ground water was treated at the site. The treated water was reinjected back into the aquifer.

The remediation of the ground water at the site was considered a long-term remedial action. Approximately 307 million gallons of ground water were treated at the site. To further optimize the ground water cleanup, EPA excavated a residual contaminant source. The contractor mobilized to the site in June 2005 and completed the excavation in 2006.

The New Jersey Department of Environmental Protection (NJDEP) assumed responsibility for the site in December 2006. There was extensive coordination to ensure the effective transfer of site responsibilities from the Federal government to the State of New Jersey.

The ground water remediation system was shut down in December 2006. At about that time, the aquifer appeared to be remediated. NJDEP performs ground water monitoring at the site with oversight by EPA.

EPA completed five-year reviews of the site in 2000, 2005 and 2010. The 2000 and 2005 five-year reviews documented that the remedy was protective of human health and the environment. The 2010 five-year review indicated that surficial and subsurficial soil contamination had been removed from the site and, therefore, presented no actual or potential threat to human health or the environment. The 2010 five-year review further indicated that a protectiveness determination of the ground water remedy could not be made until further information was obtained. The five-year review stated that further information would be obtained by collecting and analyzing ground water data during monitoring events in 2010 and 2011 to determine ground water plume contaminant levels and extent. NJDEP collected ground water samples in November 2010, and additional ground water sampling at the site is planned.

## **Site Repositories**

Pemberton Community Library, 16 Broadway, Browns Mills, NJ 08015

U.S. Environmental Protection Agency, Records Center, 290 Broadway, 18th floor, New York, NY 10007