

**Camden Redevelopment
Agency
618 Chestnut St.
Contaminated Soil Pile
Removal**

WORK PLAN



September 27, 2023

Prepared For:

**Camden Redevelopment
Agency (CRA)**

**520 Market Street, Suite 1300
Camden, NJ 08101**



Prepared By:

The Ambient Group, LLC.

**2515 Glassboro Cross Keys Rd.
Williamstown, NJ**

856-582-1765

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1.0 INTRODUCTION

The Ambient Group, LLC (Ambient) has prepared this Work Plan for the removal and disposal of contaminated soil located at 618 Chestnut Street in Camden, New Jersey.

The work is related to the Weyhill Reality Holdings I LLC (aka Yaffa) site located on properties bound by Chestnut Street to the north, South 7th Street to the east, Sycamore Street to the south, and South 6th Street to the west. Developed properties are located on the north and northwest of Block 331. The work pertains to the lots located south of Chestnut Street, specifically Block 331, Lots 41, 48-50, 52, 54-65, 67, 75, 80, & 114, on the larger Yaffa site. The solid waste pile located on Block 324 shall also be removed as part of this scope of work. Block 324 is north of Chestnut Street. Site access to and from the work zone is by an existing swing gate on Chestnut Street.

The site is currently an active case with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP) with Program Interest # 025881 and Solid Waste Program Interest # U2318. The Licensed Site Remediation Professional (LSRP) of record will be Christopher D. Valligny (LSRP # 629039).

The following major tasks will be performed:

- Project preparation, including all submittals.
- Installation of soil erosion control measures.
- Collection of waste classification soil samples for laboratory analysis.
- Obtaining disposal facility approval.
- Mechanical screening/segregation of mixed stockpiled materials.
- Removal and disposal of the soil.
- Removal and disposal of solid waste/construction debris
- Restoration of the site.
- Installation of chain link fence and gates (if and where directed).

All work will be performed in accordance with the New Jersey Administrative Code (N.J.A.C.) 7:14B-1.1 to 16.9. The site safety and health officer information is located in the site specific Health and Safety Plan.

2.0 PROJECT SUMMARY

Ambient will remove and dispose of stockpiled material identified as Pile B and Pile C. Site access to and from the work zone is anticipated to be gained by Chestnut Street. Ambient will characterize, load, transport, and dispose of approximately 55,125 tons of nonhazardous contaminated screened material related to illegal dumping on these lots.

Pile B was calculated to occupy 44,912 square feet and consist of 35,516 cubic yards of material. It is important to note that the majority of Pile B consists of a mixture of soil and unprocessed construction debris (brick, concrete block, and asphalt), but that historical aerial photographs suggest that this material was placed over of a layer solid waste (tires, metal, etc.). It is estimated that the solid waste layer might represent approximately 1,722 cubic yards of the total volume of Pile B. This volume could not be confirmed due to the physical access and safety limitations encountered. A very rough estimate based on field observations is that the remainder of Pile B consists of approximately:

- 90% (30,414.6 cubic yards) of soil, and
- 10% (3,379.4 cubic yards) of construction debris, by volume.

Pile C was calculated to occupy 8,154 square feet and consist of 2,106 cubic yards of material. It is important to note that Pile C consists of a mixture of unprocessed construction debris (brick and concrete block) and soil. A very rough estimate based on field observations is that Pile C consists of approximately:

- 10% (210.6 cubic yards) of soil,
- 80% (1,684.8 cubic yards) of brick, and
- 10% (210.6 cubic yards) of crushed construction debris, by volume.

Figure 1: Site Location Plan

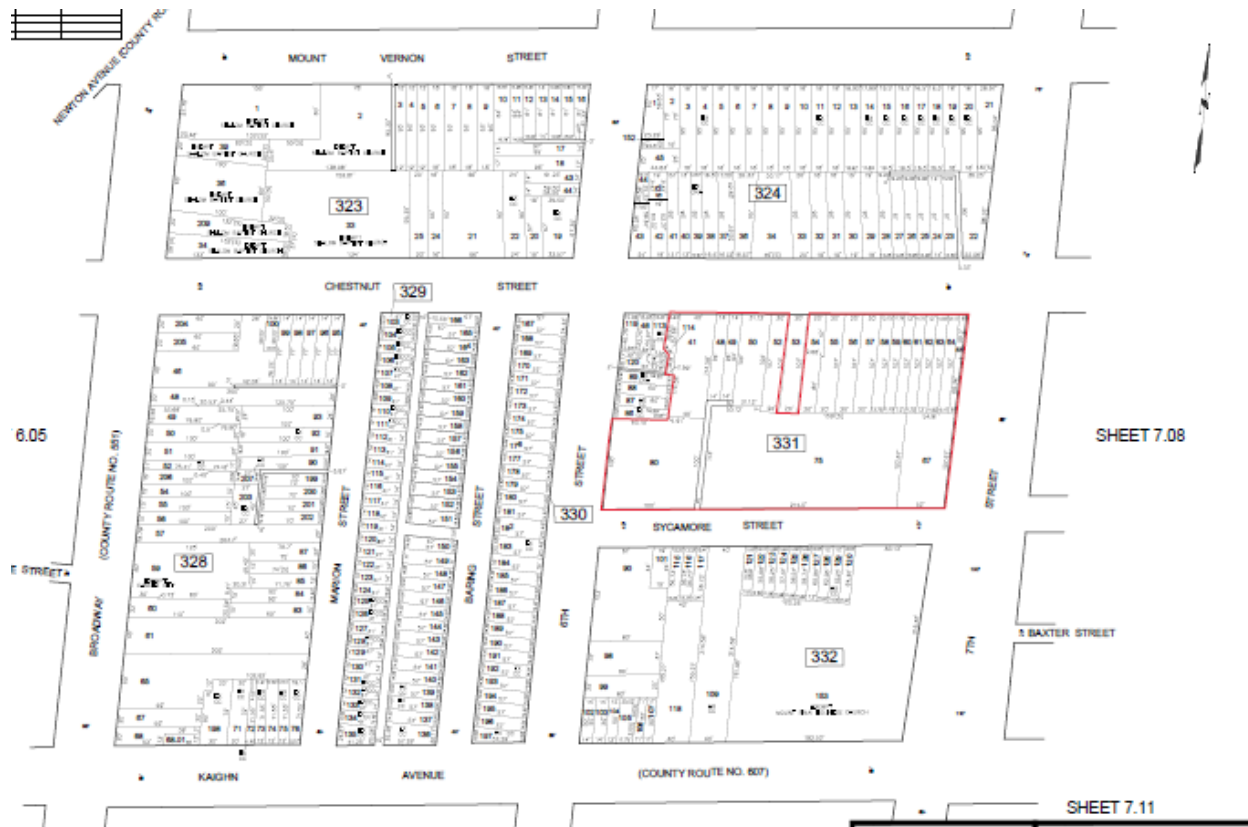


Figure 2: Work Area



2.1 Project Preparation

Prior to mobilization Ambient shall prepare and submit all documents detailed in the specifications including Schedule, Work Plan, Health and Safety Plan, and NJ One Call Confirmation.

2.2 Soil Sampling and Disposal Facility Acceptance

Ambient will collect and analyze waste classification samples as required for the selected disposal facility.

2.3 Erosion and Sediment Controls

Ambient will install soil erosion controls, in accordance with the Camden County Conservation District approved plan. A copy of the approved erosion control plan will be available onsite at all times. Street cleaning will be required before and after soil removal to remove debris impacting the public right-of-way and blocking CSO inlets.

2.4 Soil Removal

Ambient will utilize an excavator and/or wheel loader to load the stockpiled soil into tri-axles trucks for transport to the selected disposal facility. The trucks will enter and exit the site via the existing entrance on Chestnut Street. The trucks will follow the designated truck routes as shown on Figure 3 and Figure 4 below.

2.5 Restoration

All disturbed areas shall be graded to the existing surrounding topography. Following completion of stabilization of all disturbed areas and if directed by CRA, Ambient shall install a 6-foot high chain-link fence around the perimeter of the site, to include a six-foot wide gate,

3.0 SITE PERSONNEL AND SUPERVISION

Ambient – Management and Key Personnel

Sergio Cardoso - Project Administrator – Ambient -856-582-1765 or 856-371-0319

Julian Heal - Project Manager, Waste Management Supervision – Ambient – 856-582-1765 or 215-870-5092

Charles Iepson – SSO/Project Administrative – 856-419-1004
Safety Training: OSHA 30 Hour, CPR, First Aid

Daron Kolb – SS/Equipment Operator/Competent Person – 609-241-5378
Safety Training: OSHA 40 Hour Hazwoper
Equipment: Excavator, Backhoe, Dozer, Roller, Loader, Sweeper
Experience: 17 years

4.0 LOAD OUT, TRANSPORTATION AND DISPOSAL FACILITIES

Ambient will submit copies of all waste analyses performed for disposal; completed profile form(s) to the receiving facility for the waste materials; approval form or letter from the receiving facility confirming that the facility will accept the waste materials, at least 2 days before planned removal of the material.

4.1 Shipping Documents

Prior to loading and transporting any material offsite, shipping documents will be created and will be utilized to track each load that is transported to the respective facility. Shipping documents will be signed by the generator or an authorized agent of the generator before being transported to the designated facility.

Copies of the shipping documents shall be monitored and maintained by the contractor and will be made available to the CRA on a daily basis.

4.2 Waste Transporters

The transportation will be performed by licensed haulers with current and valid permits in accordance with applicable federal, state and local regulations.

Ambient equipment operating engineers will make every effort to ensure that trucks do not leave the site overloaded with material.

Trucks that are shipping to a licensed receiving facility will be weighed upon arrival and provided with a stamped weight ticket.

4.3 Receiving Facilities

The soil disposal facility will be determined based on the results of the waste classification analysis.

5.0 TRUCK ROUTE

Trucks arriving to the site, will approach via Route 676 (North or South), exit at Atlantic Ave (as shown on the map), travel west on Atlantic Ave, turn right onto S. 6th St., travel north, turn right onto Chestnut St. and turn right into the construction entrance at the site. Upon arriving onsite, trucks will be directed to the loading/unloading zone. A map of the incoming truck route is provided as Figure 3 below.

Once the trucks are loaded/unloaded and have their load slip signed, they will exit the site via the gate on Chestnut St, trucks will turn right on Chestnut St, turn right onto S 7th Street and travel south to the 676 ramps. A map of the outgoing truck route is provided as Figure 4 below.

Trucks will only utilize main roads suitable for heavy trucks and will minimize routes through residential neighborhoods. Ambient estimates a maximum of 50 trucks per day and work hours will be 7:00 AM – 3:30 PM. No vehicles shall be staged on the right-of-way.

Figure 3 - Incoming Truck Route:

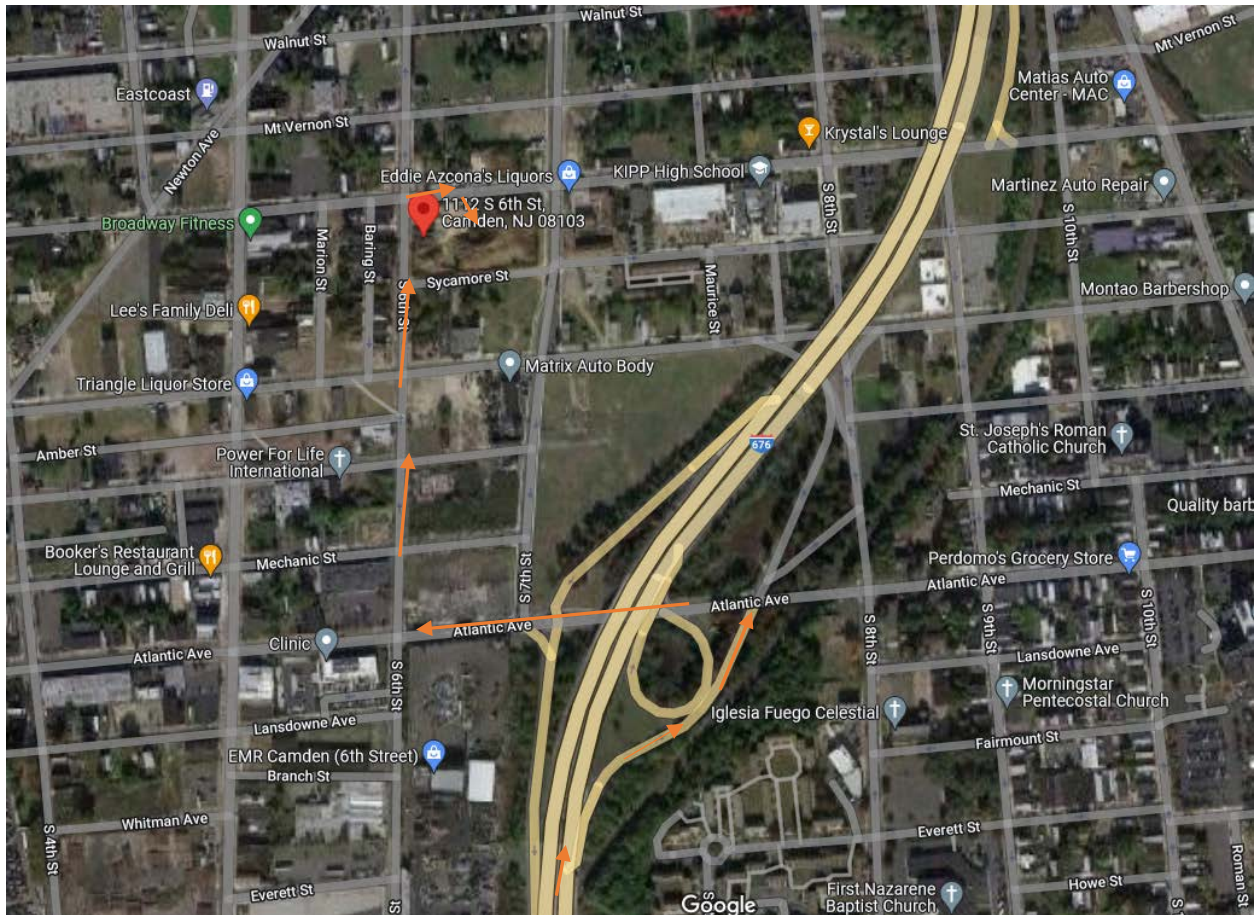
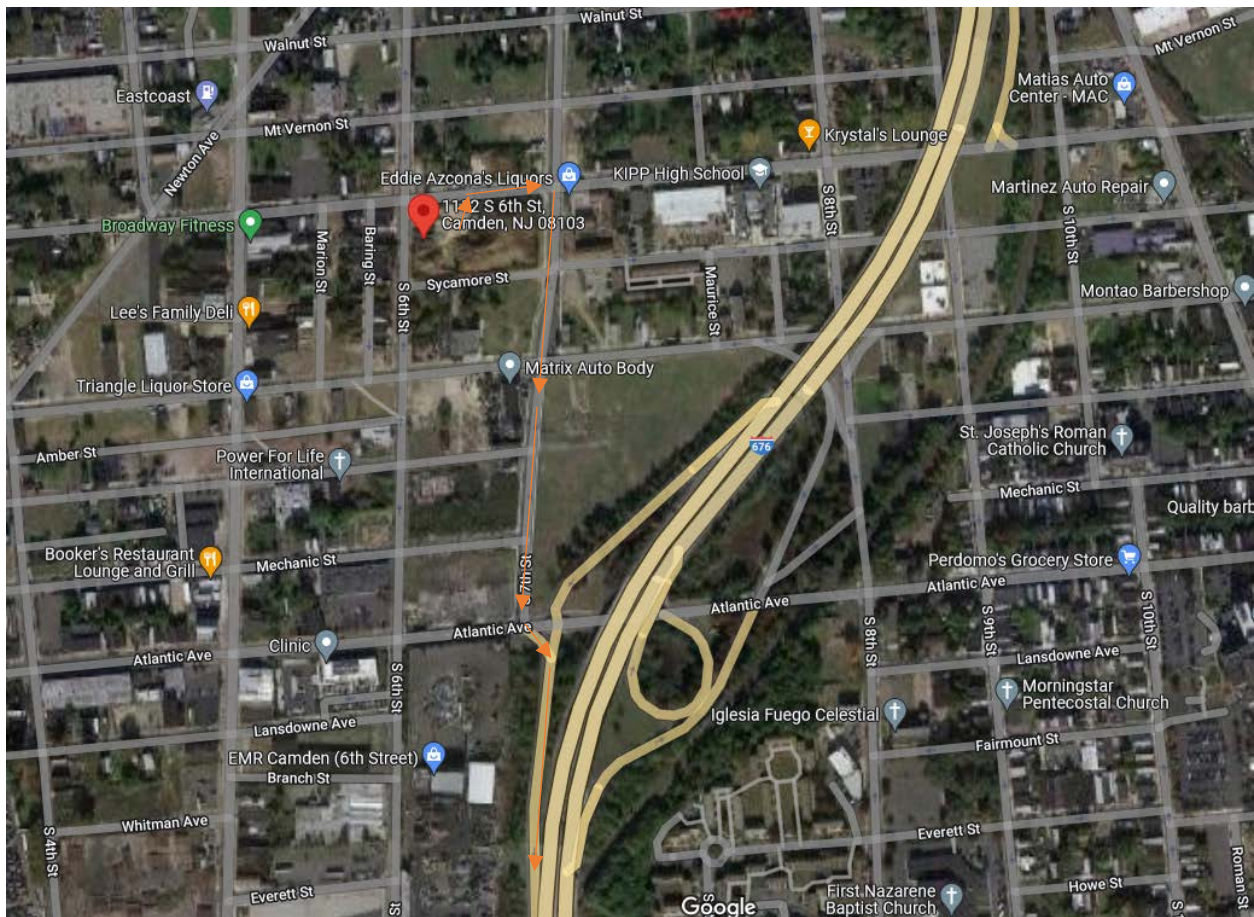


Figure 4 - Outgoing Truck Route:



6.0 DECONTAMINATION PLAN

Ambient shall decontaminate equipment when switching from handling contaminated material to handling clean material and prior to demobilizing from the site. This shall be accomplished by brushing the bucket and/or tracks to remove any contaminants that may have adhered to the surface.

After the trucks are loaded with material, the load will be covered utilizing a tarp and the truck will be brushed free of any spillage to prevent accidental track out. Dump trucks, trailers and other rubber tire vehicles will be dry brushed as needed to remove any visible soil chunks that may be present.

Paved streets shall be swept frequently (water sweeper or wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

7.0 SPILL AND DISCHARGE CONTROL PLAN

During all field activities a petroleum spill control kit will be maintained on site. The spill control kit shall consist of hydrophobic petroleum diapers, pillows, drain covers and booms in a 30-gallon overpack drum. In the event of a spill, personnel are trained to respond in a safe and effective manner. It is likely that employees will determine that a spill or release has occurred through obvious visible signs, such as a substance on the ground or leaking out of a container, a visible sheen on the water, and/or through odor detection. While maintaining personal safety, the immediate objectives are stopping the release of the oil and containing the release to prevent its migration to a pathway off the property. Any catch basins in the immediate vicinity will be covered. Personal protective equipment shall be worn during all spill response efforts.

Small spills (one gallon or less) of oil will be immediately cleaned up. The prompt correction of visible discharges from containers, including but not limited to seams, gaskets, piping, pumps, valves, rivets, and bolts, is required. Any accumulation of oil will be removed promptly. The employee will notify the spill response contact(s) of any spills.

In the event of a minor spill of oil (between one and 25 gallons and completely contained on pavement/impervious surfaces), the first employee on the scene will attempt to identify the source of the spill and the apparent rate of release. If the spilled quantity can be cleaned up immediately without assistance, the employee will take appropriate action to stop the release and contain the spilled substance. Containment of any oil spill will include surrounding the complete perimeter of the spill area with sorbent materials or other means of preventing flow. Special attention will be given to the storm conveyances, which will be protected using appropriate spill response materials.

If the spill volume is more than 25 gallons, the employee will immediately notify the spill response contact. The spill response contact will direct efforts to stop and contain the spill, if possible. Onsite fill material or dirt can be used to contain the spill using a front-end loader, if necessary. Special attention will be given to the storm water conveyances and catch basins, which will be protected using appropriate spill response materials. Catch basins should be surrounded by absorbent material to prevent the spill from entering the basin and flowing into the storm water drains.

Petroleum contaminated soils will be excavated and placed on and covered with polyethylene sheeting and silt sock will be placed around the stockpile to prevent runoff or migration of sediment and petroleum compounds. Petroleum contaminated PPE or used absorbent material will be placed into drums and labeled for disposal.

Spill Response Contacts:

Miller Environmental Services, Inc. - (856) 769-9022 – Elmer Lynam

8.0 SITE CONTROL AND SECURITY MEASURES

To reduce the possibility of entry of unauthorized personnel into the work area, a site control program will be implemented during this project. The work site will be fenced off with temporary chain link fence to prevent unauthorized persons from entering the work area. Signage indicating that the area is a work zone and the public is not authorized to enter will be posted around the perimeter of the work area.

No visitors will be permitted to enter the work area unless accompanied by authorized personnel and with the consent of SS or SSO. Names and affiliation of each visitor will be recorded and maintained. A daily Tailgate Safety Meeting Report will be used for documentation and for site safety meetings. A copy of the site-specific HASP will be kept on site for reference purposes and must be reviewed by all visitors as well as assigned personnel. Written acknowledgment of having reviewed the plan will be required by all persons working in the area.

The following measures are designed to augment the specific health and safety guidelines regarding the control of work areas.

The “buddy system” will be used at all times by all field personnel. No one is to perform work alone. Standby team members must be intimately familiar with the procedures for initiating an emergency response. Ambient employees will utilize handheld two-way radios, if needed to maintain contact throughout the work site.

A designated area will be determined for eating and drinking on-site outside of the work areas.

The use of alcohol or illicit drugs is prohibited during the conduct of field operations.

Personal protective safety equipment as described in the HASP will be required for all field personnel unless otherwise approved by the SS or SSO.