

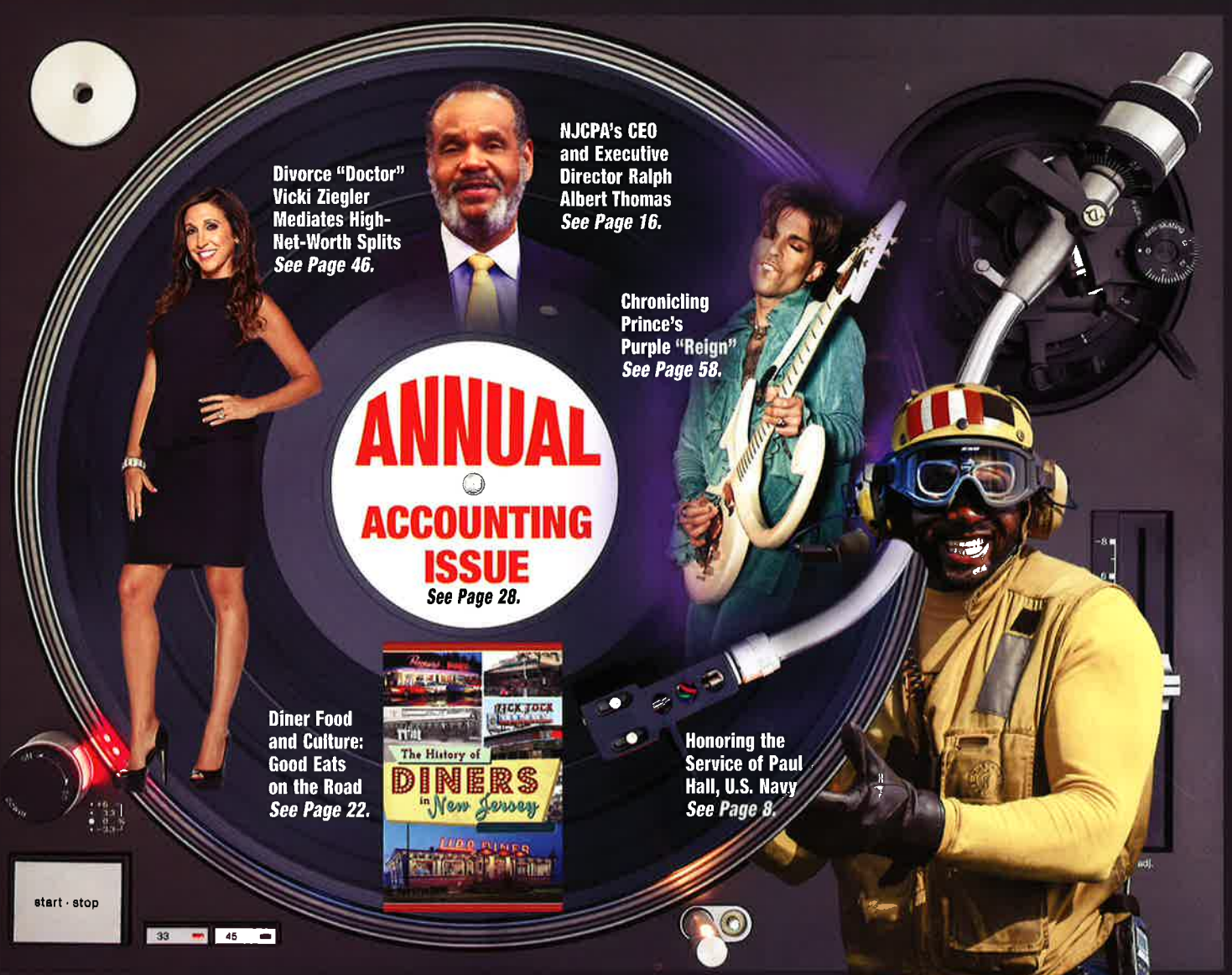
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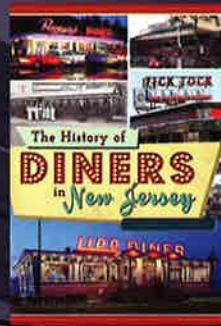
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New Jersey Natural Gas Prepares to Expand Energy Efficiency Program

"Our efforts have prevented the release of 2.1 million tons of carbon dioxide into the atmosphere, which equates to removing 400,000 cars from New Jersey's roads each year," says NJNG Chairman and CEO Laurence M. Downes.



COMPILED BY JOHN JOSEPH PARKER
CONTRIBUTING EDITOR

NEW JERSEY NATURAL GAS (NJNG) filed with the New Jersey Board of Public Utilities (BPU), seeking to significantly expand its energy efficiency offerings to help customers save money, manage their energy usage and reduce emissions. NJNG is also proposing a new solar program at its facilities, which would provide the systems' annual energy savings to low income households in its service area, doubling the benefit for those participating in the state's utility assistance program.

The filing is designed to increase consumer access to energy efficiency with information about how to lower energy costs and provides rebates, incentives and special financing for residential, low-income customers (including seniors and the disabled), public entities and commercial and industrial customers. These programs support New Jersey's energy efficiency and clean energy goals.

Pending BPU approval, NJNG is planning to invest more than \$341 million over the six-year program, consisting of approximately \$158 million of direct investment and \$183 million in financing options. The investment will be funded at a cost of \$302 million by customers over the next 30 years.

The average annual impact for the typical residential heating customer using 1,000 therms per year over the life of the program is estimated to be \$14.74 or 1.4 percent. Expected savings

for participating customers will range from 1 percent to 30 percent depending on the program utilized, creating energy savings totaling \$605 million over the 30-year period. Further, if fully subscribed, the program will result in a reduction of more than 3.4 million tons in carbon dioxide emissions.

NJDEP Approves Pre-Purchaser Administrative Consent Orders

The New Jersey Department of Environmental Protection (NJDEP) has approved the use of pre-purchaser Administrative Consent Orders (ACOs). This tool allows a buyer with no connection to the responsible party to purchase a site that is in direct oversight with modifications to the NJDEP requirements.

Under direct oversight, remediation timeframes are tied to the site, not to the responsible party. However, the new regulations allow the NJDEP to adjust certain direct oversight requirements. The new pre-purchaser ACO allows for the following adjustments:

- A remediation cost review must still be certified by an LSRP and a remedial funding source must be established for the full remediation cost. However, the 1 percent annual surcharge is waived.
- The entire contaminated site must still be remediated, but the responsible party selects the remedy and remediation proceeds without prior NJDEP approval.

- Annual remediation fees replace direct oversight costs.
- The feasibility study requirement is waived.
- Submittals are reviewed by the NJDEP Bureau of Inspection & Review.
- A new remedial investigation time-frame will be established, but no extensions will be available.

Three to four months prior to a proposed property transaction, the prospective purchaser must submit a letter to the NJDEP providing basic identifying information on the site and certifying that they have no prior connection to the site or the responsible party.

The pre-purchaser ACO must be executed with the NJDEP prior to the transfer of ownership, but not necessarily the date the deed is recorded. If a deal does not go through, the pre-purchaser agreement is cancelled with no obligation from the purchaser.

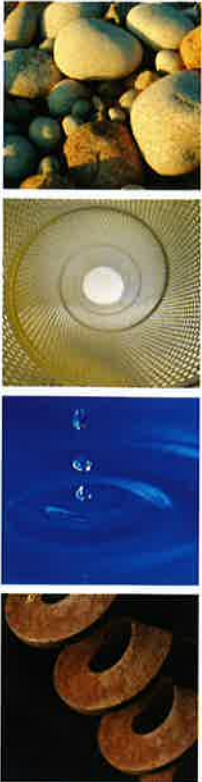
The NJDEP hopes to make this a collaborative effort that fosters property transactions, while bringing contaminated sites that have languished for years in direct oversight into compliance.

—By Chris Valligny, LSRP, and Rick Shoyer, LSRP, Advanced GeoServices Corp.

NJDEP Updates VIT Guidance

In January 2018, the NJDEP provided a list of significant changes for the Vapor Intrusion Technical (VIT) Guidance, which uses a risk-based, incremental

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Sue Boyle, Senior Consultant
sboyle@geiconsultants.com
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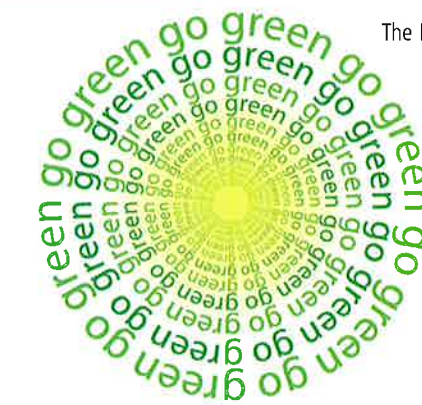
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approach based on the latest science from government and industry—including New Jersey specific parameters. It supersedes previous NJDEP guidance on this topic and can be used immediately. The NJDEP provides for a six-month “phase-in” period between the date the technical guidance is issued final and the time it must be used.

Chapter 1, Intro—Added information on NJDEP variances that will be in the next update to Technical Requirements for Site Remediation;

Chapter 2, Receptor Evaluation and Screening—Explains the need for a VI investigation for wet basement with contaminated ground water or Light Non-Aqueous Phase Liquid (LNAPL) present;

Chapter 3, Vapor Intrusion Investigation-Gaining—Legal access for VI sampling, use of indoor air or sub-slab soil gas samples, defines near slab and exterior soil gas samples (Technical Rules do not exclude any building from a VI investigation.)



Introduced Indeterminate VI Pathway status (investigation conducted, but indoor air samples can't be collected or the occupant is using same contaminants of concern in operations). Recommends NIOSH Method 6009 for the analysis of elemental mercury in indoor air samples;

Chapter 4, Multiple Lines of Evidence and Data Evaluation—VI and establishing a Classification Exception Area; details related to ground water investigation and high seasonal water table. Pressure differential readings cannot be averaged.

The NJDEP updated its Vapor Intrusion Technical Guidance and approved Pre-Purchaser Administrative Consent Orders.

Chapter 5, Petroleum Hydrocarbons—Service stations must be investigated. Indoor air samples may be delayed until a change in property use.

Chapter 6, Vapor Intrusion Mitigation—Explains ground water remediation standards relating to VI and pressure differential readings. Information on step-out sampling for vapor concern (VC) and immediate environmental concern (IEC) cases. Monitoring & Maintenance annual inspections to include indeterminate status structures and other restricted uses to identify any change in use.

Appendix N—Vapor Intrusion Mitigation Monitoring & Maintenance Checklist has significant updates. —By Lisa K. Voyce, MSEne, HDR

Senate President Steve Sweeney Advocates for Wind Energy

Speaking at the annual International Offshore Wind Partnering Forum in

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500 International Drive, Mount Olive, NJ 07828

Phone: 973-527-7451

E-mail: info@equityenvironmental.com

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