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## New NJDEP Vapor Intrusion Guidance

In August 2009, the NJDEP released changes to their indoor air and sub slab soil gas sampling requirements for vapor intrusion investigations involving sensitive populations.

Currently, the NJDEP **Vapor Intrusion Guidance** document is currently undergoing major revisions (with a number of changes related to vapor intrusion are in various stages of development and implementation). The Department hopes to issue a fully revised document before the end of 2009.



One of the changes being implemented now, however, deals with the investigative approach to vapor intrusion. More specifically, it

deals with sub-slab soil gas and indoor air samples and how they should be collected concurrently for all buildings having sensitive populations. The NJDEP states that "sensitive uses" include, but are not limited to: child care centers, schools, and residential properties.

Currently as it is written, the Vapor Intrusion Guidance recommends that exceedances of the Ground Water Screening Levels trigger the collection of sub-slab soil gas samples. Then, if

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## PADEP Proposed Stormwater Management Rules

On October 31, 2009, that Pennsylvania Bulletin published information regarding proposed changes to how the State addresses the Clean Streams Law and the Federal Clean Water Act.

The notice is targeted to those individuals who have applied for a new, amended, or renewed National Pollutant Discharge Elimination System (NPDES) permits.

Changes to NPDES renewal applications include a tentative determination to reissue

these permits for 5 years, subject to effluent limitations and monitoring requirements.

For applications for new NPDES permits (and renewal applications that include major changes) the PADEP has tentatively decided to include effluent limitations, along with other terms and conditions.

If finalized, major changes to the permitting process will include:

- The codification of the Department's current require-

ment that a Post-Construction Stormwater Management ("PCSM") Plan be submitted with an NPDES permit application for stormwater discharges during construction activities.

- The inclusion of a mandatory riparian forest buffer zone in areas located within 150 feet from any side of a body of surface water indicated to be and

*(Continued on page 3)*



The impetus for the Act is the massive backlog of sites requiring remediation.

“Erase Your Trace allows people to calculate emissions and make a contribution to plant trees.”

Save money, and help the planet, by following a few simple tips.

## Law Intended to Speed NJDEP Approvals

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 those subsequent sub-slab soil gas samples exceed the Soil Gas Screening Levels, the guidance recommends that indoor air samples be collected. The new changes in policy, however, will require the collection of both sub-slab soil gas and indoor air upon the initial trigger of a vapor intrusion investigation. Usually, this trigger will be an exceedance of a Ground Water Screening Level.

The indoor air sample should

be collected first at the structure undergoing investigation in order to avoid the potential for cross-contamination between the soil gas and indoor air. Once the indoor air sampling is completed, the investigator shall immediately collect the sub-slab soil gas sample. Using the typical 24-hour sampling timeframe, the indoor air sample shall be sampled on Day 1. Twenty four (24) hours later (Day 2), the indoor air sample canister is closed and the investigator shall drill the sample port and

collect the sub-slab soil gas sample.

This policy change should be implemented immediately.

Additional information on the SRRRA is available at the NJDEP's [SRP web site](#).



## Philadelphia Launches On-Line Carbon Offset Calculator

The newest element of the City of Philadelphia's recent efforts to become the number one green city in the US has recently been rolled out. **Erase Your Trace**, as it is known, is an on-line total emissions calculator designed to be used by both individual families and businesses.



This project, which uses the CarbonPlus calculator, was developed to help enable area residents and businesses to estimate their carbon footprint (the amount of their carbon dioxide, or CO<sub>2</sub>, emissions). In addition, the on-line service provides helpful

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Follow these handy tips to help you save money, reduce pollution, and stay warm this winter!

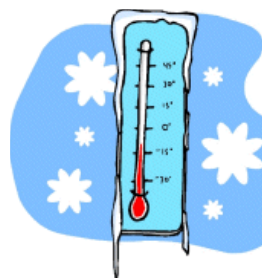
- Use those drapes! Keep the shades on your south facing windows open during the day, to allow the sunlight to enter your home; and closed at night, to reduce the chill you may feel from cold windows.
- Install a programmable thermostat and set it to lower the temperature at night and whenever the house is unoccupied. Lowering your thermostat by 10 degrees at night can reduce

## Save Energy (and Money) this Winter!

your heating bill by 10 to 20 percent.

- Weatherize your home—caulk and weatherstrip any doors and windows that leak air.
- Be sure to properly maintain and clean heating equipment, including: installing a water heater blanket if your water heater is older than 5 years; and making sure the water heater is set no higher than 125 degrees.
- Furnace check! Replace your furnace filters regularly, and get your furnace inspected and tuned up by a heating professional.

- Have a fireplace? Remember, never use a traditional fireplace for supplemental heating as it sucks heated air out of your home to fuel the fire and exhausts it through the chimney, and then your furnace has to turn on to replace that warm air. Also, be sure to close the fireplace damper and seal the opening shut when not in use.
- Check the insulation in your attic, ceilings, exterior and basement walls, floors, and crawl spaces to see if it meets the levels recommended for your area.



# Philadelphia Launches On-Line Carbon Offset Calculator

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tips on how to reduce your footprint, and how to compensate for your footprint via local carbon offset programs. Offset credits donated via the program will go towards the Fairmount Park Conservancy, a local nonprofit organization that raises funds for and awareness of the city's Fairmount Park system, which will, in turn, donate the funds to plant trees in Philadelphia's neighborhoods. In regards to the tool, Mayor



Nutter has this to say: "This is an easy way for Philadelphians to better understand their personal impact on the environment and take action to

help reduce it...I encourage everyone to use *Erase Your Trace*, find out about their carbon emissions, and make a contribution towards making

Philadelphia a greener city."

The calculator prices carbon at \$20/ton, the current value being used by the Obama administration.

The tool was developed in corporation with the City of Philadelphia, the US Forest Service, the Mayor's Office of Sustainability, Fairmount Park Conservancy, and the Dept. of Parks and Recreation; and it is an initiative of Greenworks Philadelphia.

## EPA Awards Two Philadelphia Hospitals

In October 2009, the EPA presented their "Trailblazer Award" to Pennsylvania Hospital and Doyelstown Hospital, at a ceremony held at the Delaware Valley Healthcare Council's annual meeting.

The award, now in its third year, recognizes hospitals in the Philadelphia area that have served as models for other hospitals, and have shown leadership, in a par-

ticular area of sustainability by helping to reduce their environmental footprints.

Philadelphia Hospital was presented with the award for its extensive recycling program, as well as its "healthy organic foods" program. In addition, the hospital started a weekly farmer's market in 2008 for patients, staff, and the surrounding communities.

Doylestown Hospital received the award for its "Green Team" efforts in toxic and medical waste reduction and its environmentally preferable purchasing practices among others (including a hospital arboretum).

For more information, visit the [EPA's Region 3 website](#).



# PADEP Proposed Stormwater Management Rules

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"Exceptional Value" (EV) zone. With limited exception, development within riparian forest buffer zones will be prohibited.

- The development of a new option for low impact projects that are located outside of an identified EV watershed zone; and which

meet other eligibility requirements.

- The installation of additional erosion and sedimentation control requirements in conjunction with agricultural activities.

In addition to these, and other changes to the rule, individuals applying for permits can ex-

pect application fees to increase significantly. The cost of a general NPDES permit will increase from \$250 to \$2,250; while the cost for individual NPDES permits will increase from \$500 to \$5,000.



### React Environmental Professional Services Group's Environmental Newsletter

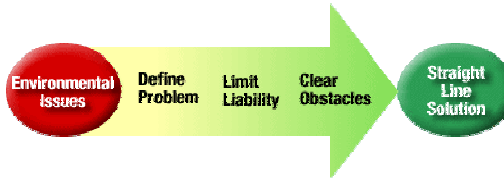
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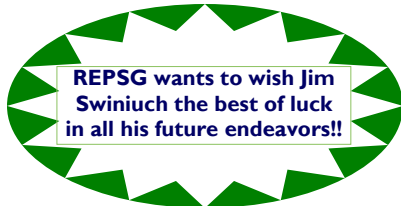
### You Have a Vision...

Maybe it's a long-neglected brownfields site that could be a thriving retail center. An ecologically compromised industrial property with office park potential. Or, perhaps simply an unneeded piece of real estate with unwanted environmental issues. The point is, you see things that others don't. So do we.

### ...We Bring it Into Focus.

REPSG sees the potential in plain. The extraordinary in ordinary. The opportunity in crisis. And, we have the experience, contacts, resources and a proven business approach to see every property, problem and project for what it really is—a business opportunity waiting to happen.

See how REPSG's Straight Line Environmental Solutions can help you contain risk, clear obstacles and create opportunity.



## REPSG Part of Community

### Revitalization Effort

LaSalle University has its first grocery store in 40 years thanks to Moreland Development. The Shoppes at LaSalle is anchored by a Fresh Grocer and is estimated to provide more than 250 jobs. The project was supported, in part, by the [Pennsylvania Fresh Foods Financing Initiative](#).

Just a decade ago, a national study showed that Philadelphia had the second lowest number of supermarkets per capita of major cities in the United States. Lack of food access was particularly severe in low-income neighborhoods and was linked to high rates of diet-related diseases such as obesity and diabetes.



**In Photo: Eric Seidman of Moreland Development**

REPSG is proud to be part of the project team and support our longtime client, Moreland Development. One half of the development team, Eric Seidman, is pictured here.

For more information about REPSG's participation in community redevelopment, brownfields, or for information about grants and funding sources available for brownfields redevelopment and environmental cleanups please contact us at [info@repsg.com](mailto:info@repsg.com).