



Pompton Lakes Works Site Answers to Frequently Asked Questions about the Vapor Intrusion Mailing

1. Why was this vapor intrusion information package sent to me?

We mailed the packages to give you a record of the vapor intrusion data collected from your property to date. The purpose of the mailings is to give you a better understanding of the options for your property under the vapor intrusion program. The packages also include the contact information for people to call with any questions or concerns about the vapor intrusion program.

2. The information in the packet is very confusing. How do I find out what it means for my home?

Call one of the people below. They can talk with you about your specific situation and help you figure out what, if anything, you might want to do:

United States Environmental Protection Agency (EPA)
Pat Seppi
646-369-0068

New Jersey Department of Environmental Protection (NJDEP)
Mindy Mumford
609-777-1976

Pompton Lakes Works Site/DuPont (now Chemours)
Main Office
973-492-7703

In addition, EPA and/or NJDEP staff are available at the Borough Municipal Building every Thursday from 10 a.m. until 4 p.m. If this time is not convenient for you, please call one of the people above to arrange a time to get your questions answered either in person or over the phone.

3. Where do I find the documents referred to in the cover letter and throughout the vapor intrusion mailing?

The technical documents referred to in the cover letter and throughout the information package can be found at either the EPA or NJDEP websites:

http://www.nj.gov/dep/srp/community/sites/dupont_pompton_lakes/documents_maps.htm

EPA: http://www.epa.gov/region02/waste/dupont_pompton/cag.html

Vapor Intrusion Program Package Information Session
Sit down with EPA, DuPont/Chemours and NJDEP *in person*
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4. Do I have to choose one of the options presented to me in the vapor intrusion information package?

No. You are not required to choose a particular option presented in the vapor intrusion information package. The mailings were sent to give you a summary of the data from your property for you to keep for your records and to help you understand the options available for your property.

5. Why did these vapor intrusion information packages go out to the residents *now* after all this time?

The scientific understanding of vapor intrusion has advanced since the beginning of the Pompton Lakes program in 2008. EPA continues to evaluate chemical toxicity based on new information. Changes were made in how health risks were calculated related to the chemicals of concern. As a result, the state of New Jersey updated their vapor intrusion screening levels.

Due to these updates in New Jersey's screening levels and other considerations, NJDEP and EPA decided to prepare these individualized packages. We want to give homeowners a clear understanding of their choices under the program. We also want to assure people that *although screening levels have changed, the choices available to the homeowners in the original vapor mitigation area have not changed.*

6. Why have the State of New Jersey's vapor intrusion screening levels changed?

New Jersey updated the vapor intrusion screening levels based upon EPA's on-going evaluation of the toxicity of compounds. Based on this on-going evaluation, changes in the toxicological factors can result in the increase or decrease of the vapor intrusion screening levels.

7. What vapor intrusion screening levels are my options based upon?

The options in the vapor intrusion information package are based upon the March 2013 New Jersey Vapor Intrusion Screening Levels. The March 2013 New Jersey Vapor Intrusion Screening Levels can be found at the following website:

http://www.nj.gov/dep/srp/guidance/vaporintrusion/vig_tables.pdf

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8. Why are we now encouraging vapor intrusion sampling (i.e. sub-slab and/or indoor air sampling) when before we told homeowners to have vapor mitigation systems installed regardless of sampling?

The science on vapor intrusion has advanced since the 2008 Vapor Intrusion Program began. Since 2008 a great deal of data has been collected in Pompton Lakes. This increased knowledge allows us to make more specific recommendations about whether a vapor mitigation system is needed at a particular property. We believe that the best way to make informed decisions about installing a system, maintaining a system or shutting one down is to have the appropriate vapor intrusion sampling done.

We continue to encourage residents who have not had a system installed to have sampling done first. The results of the sampling will help you make decisions about the need for a vapor mitigation system. Homeowners are not being told what to do regarding the vapor mitigation systems. They are being provided with the scientific information necessary to make an informed choice.

9. What does it mean if one of my options is to install a vapor mitigation system?

If you do not have a system and you are in the revised vapor intrusion investigation area shown on the map in the information package, you are eligible to have a system installed whether you have sampling done prior to the installation or not. However, we continue to encourage you to have sampling done first as the results will help inform your choice.

If you are in the original vapor mitigation area defined in the 2008 Work Plan, but outside the revised vapor intrusion investigation area shown on the map in your information package, you are still eligible to have a vapor intrusion system installed in your home. Although not required, we continue to encourage that sampling be completed prior to system installation as the results will help inform your choice.

If you choose to have a vapor mitigation system installed, you may select either DuPont/Chemours's contractor to do the work or an approved third-party contractor. All system installations are completed with EPA/NJDEP oversight.

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10. If one of my options is to continue operation of the vapor mitigation system, what does that mean?

This option means that you can continue to have the vapor mitigation system operate as usual. DuPont/Chemours or the third-party contractor will keep maintaining your system, depending upon who installed it originally. DuPont/Chemours will continue to pay for the operation the system.

11. If one of my options is to continue long-term monitoring, what does that mean?

Based on the results of your completed Phase 2 sampling, you were given the choice to install a vapor mitigation system or to conduct long-term monitoring without the system. If you previously decided to undergo annual monitoring of indoor air, you may continue to do so.

12. What does it mean if one of my options is Phase 2 sampling?

This means that not enough data has been collected to make a recommendation for your property. You can either choose to complete the process (if some data was collected previously) or initiate both sub-slab soil gas and indoor air sampling. Complete Phase 2 sampling should give you enough information to identify which options are available for your property under the vapor intrusion program. If you are located in the original vapor mitigation area, you may choose to have a system installed regardless of sampling. Although not required, we continue to encourage that sampling be completed as the results will help inform your choice.

13. What does termination of the vapor mitigation system mean?

Termination of the vapor mitigation system means that EPA and NJDEP have reviewed existing data and determined that the property owner can shut down operation of the system, if they choose. Before approval is granted to stop operating a system, the proper sampling needs to be completed to confirm that vapors are not present above the screening levels.

The termination process includes the collection of two rounds of sampling with at least one round performed during the heating season (November 1st through March 31st).

Contact EPA, NJDEP or Chemours if termination sampling is an option for your property and you would like to find out more about the sampling procedure.

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14. If termination sampling is one of my options, do I have to do it?

No. None of the options are required. However, termination sampling may be of value to you because it would help you gain a better understanding of whether or not vapor intrusion is occurring in your home and at what levels. This sampling could also help you decide if you want to shut down the vapor mitigation system and leave it in place, or have the entire system removed. Furthermore, if sampling indicates that you may stop using the system, you can request a letter from NJDEP stating that the vapor intrusion pathway is not complete and that the system need not continue to operate. Such a letter may have value should you choose to sell your property in the future.

15. If the data from termination sampling indicates I no longer need to operate the vapor mitigation system, do I have to stop operating it?

No. If the termination sampling data indicates that a vapor mitigation system is not necessary, you have several choices:

1. You can choose to continue to operate the system and it would essentially serve as a radon mitigation system. If you choose this option, you would be responsible for the system's maintenance. DuPont/Chemours would no longer maintain the system nor pay for its operation.
2. You may stop operating the vapor mitigation system and just leave it in place.
3. You may stop operating the system and request that it be removed at no cost to you.

16. What does decommissioning of the vapor mitigation system mean?

After EPA and NJDEP approve system termination, a resident can choose to decommission their vapor mitigation system. Decommissioning means removal of all the equipment that makes up the vapor mitigation system. This is done at no cost to the homeowner. It would also include doing property repairs related to the system installation after the system was removed. Decommissioning cannot be done unless the homeowner chooses and EPA/NJDEP approves the system's removal.

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17. What if I terminate my vapor mitigation system and the problem returns?

EPA and NJDEP encourage people who have vapor mitigation systems to keep them. If future conditions change and the potential for vapor intrusion has been determined to exist, we would help the homeowner arrange to restart the vapor mitigation system.

18. What does it mean if my house is located outside the revised vapor intrusion investigation area?

The original vapor mitigation area has changed. We now refer to the ‘revised vapor intrusion investigation area.’ A map is provided in the package for your comparison. These revisions were based on the advancements made in the scientific understanding of vapor intrusion mentioned above.

If you are outside the revised vapor intrusion investigation area, it means that sampling data shows levels of the chemicals in groundwater are below the current New Jersey Vapor Intrusion Screening Levels in your area.

However if you were in the original vapor mitigation area, you are still eligible for a system if you choose. EPA and NJDEP continue to encourage residents to have sampling done before requesting a vapor mitigation system in order to make the most informed decision about the need for a system.

19. How do I get a letter from NJDEP stating that a vapor mitigation system is no longer required for my home?

If you have a vapor mitigation system installed in your home and would like a letter, you need to complete the termination sampling process. If the results from the termination sampling show that the levels of contaminants are below New Jersey’s Vapor Intrusion Screening Levels, then EPA/NJDEP would approve system termination. After system termination is approved, NJDEP can issue a letter to the property owner (and tenant if property is leased) stating that the vapor intrusion pathway is incomplete and vapor mitigation is not required.

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