

JEFF SMITH, P.G.

SENIOR ASSOCIATE

HYDROGEOLOGY, RCRA / CERCLA, STATE VOLUNTARY CLEANUP / REGULATORY STRATEGY, REMEDIAL STRATEGY

37 years in the industry - 27 with Langan

For the past 27 years, Jeff Smith has been an environmental practice leader at Langan. He brings over 37 years of diverse environmental management and consulting experience. Jeff is a trusted expert and delivers environmental and integrated multi-discipline services on challenging projects for major industrial manufacturing, commercial, retail, and brownfield redevelopment clients across the country, including, two of the largest transformational brownfield redevelopment projects in Pennsylvania and on the east coast. Mr. Smith's project experience includes pre-remedial investigation and strategy, RI/FS, RD/RA, alternative remedial strategies, amended RODs, exposure pathway and vapor intrusion assessments and private party cost recovery/allocation under RCRA/CERCLA with emphasis in EPA Region III and matters involving chlorinated solvent constituents. His experience also involves executing successful investigation/closure strategies and Brownfields Redevelopment under New Jersey (NJDEP), Pennsylvania (PADEP) Act 2, Delaware (DNREC/HSCA), and other state regulatory programs. His career has required addressing complex technical, regulatory, and legal issues and implementing alternative, cost-effective, practical solutions.

He has managed one of the first sites (Woodlawn Landfill in Cecil County Maryland) involving chlorinated hydrocarbons on the National Priority List where Monitored Natural Attenuation has been approved as the preferred groundwater remedy via a formal Amendment to the Record of Decision. He has served as CERCLA Office Program Manager and is an internal resource firm wide on CERCLA and Superfund matters. He has practical experience with USEPA Region III, Region II and members of the Remedial Technology Development Forum (RTDF) and Policy Advisors in evaluating data needs and regulatory aspects of implementing innovative technologies and alternative remedies at sites. Jeff co-leads Langan's firm-wide per- and polyfluoroalkyl substances (PFAS) initiative & spearheads internal PFAS technical training across the firm.

AREAS OF EXPERTISE

- Hydrogeology and groundwater/contaminant behavior in the subsurface.
- Contaminated Site Characterization, Site Conceptual Models and Regulatory Closure.
- Behavior and fate and transport of chemicals in the environment.
- Remedial design and remedial action of contaminated sites.
- Redevelopment of Contaminated Properties.

Litigation Experience

A list of law firms, cases, expert reports, and testimony is available upon request. Mr. Smith has been deposed in several private disputes and has provided litigation support in numerous cases. He has given expert testimony before the Pennsylvania Environmental Hearing Board and in Federal Court associated with a cost allocation dispute between private parties for the remedial action at a Superfund site.

Litigation Matters Involving Expert Reports and/or Testimony (Since 2013)



EDUCATION

M.S., Hydrogeology
Ohio University

B.S., Geology
LaSalle University

PROFESSIONAL REGISTRATION

Registered Professional Geologist, PA, DE

40 Hour Hazardous Waste Site Worker and 8-hour Supervisor Certification

Member Association of Ground Water Scientists and Engineers

TRAINING

Ethics for Professional Engineers

Contaminated Soils Management

Vapor Intrusion

UST Compliance Training

Facilitating a Successful Transaction PA Bar Institute

PFAS Technical & Regulatory Update – PA Env Law Forum Panelist 2021

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- Mary Howells, As Administratrix of the Estate of Carol Ann Mikols; Plaintiffs, Civil Action vs. Susquehanna River Shores, LLC, Defendant. Expert Report on Behalf of a Defendant, Borton Lawson Engineering and Architecture, April 2017.
- Civil Action United States District Court, Southern District of Ohio, Western Division at Dayton. Hobart Corporation, et al: Plaintiffs Civil Action vs Dayton Power and Light Company, et al: Defendants. Expert Reports dated July 21, 2017 and July 24, 2018. Deposition on Wednesday, October 17, 2018.
- Expert Report and technical support on behalf of NCR Corporation (a Respondent). State of Kansas Department of Health & Environment Administrative Order, December 8, 2017. In the Matter of Environmental Contamination, Standard Precision, Inc., also known as CECO, Inc. and K-42 & West, 4105, 4125, and 4129 W. Pawnee, Wichita, Kansas. NCR Corporation and Raytheon Company, Respondents. Case No. 17-E-14-BER ("The Order").
- Expert Reports and technical litigation support on behalf of Hobart Corporation, Kelsey-Hayes Company and NCR Corporation (Plaintiffs), who are Respondents to Administrative Orders of Consent generally related to Remedial Investigation/Feasibility Study (RI/FS) for OU1 and OU-2 of the South Dayton Dump & Landfill (SDDL) Superfund Site and related vapor intrusion studies and mitigation. Expert Report Hobart et al. v DP&L et al. Case No. 3:13-cv-115-WHR, July 21, 2017. Expert Report Hobart et al. v DP&L et al. Concerning Vapor Intrusion Case No. 3:13-cv-115-WHR, July 24, 2017. Deposition October 2018.

SELECT PROJECTS

Bellwether District/Former Philadelphia Refinery Redevelopment, Philadelphia, PA. - Senior Environmental Project Director/Professional Geologist for this state-of-the-art campus, for e-commerce, logistics, life science and innovation leaders. Langan services focus on construction-related environmental compliance and PADEP Act 2, EPA One Cleanup Program. Langan services are focused on construction-related environmental compliance and cleanup of this 1,300-acre petroleum refinery redevelopment into a modern industrial logistics, e-commerce, and life sciences campus, The Bellwether District. Project involves contaminated soil and groundwater earthwork management, leveraging innovative digital reporting, GIS, and drone technology for efficient project delivery and stakeholder communication. Also managing services for vapor intrusion investigation and mitigation, Act 2 remediation, digital solutions, and long-term reporting.

Keystone Trade Center – Former US Steel Fairless Works Redevelopment
In April 1993, US Steel and the United States Environmental Protection Agency (USEPA) entered into an RCRA Corrective Action Consent Order for the 2,500-acre Fairless Works Facility. RCRA Corrective Action activities at the facility were conducted as a joint lead by EPA and PADEP. Since 2003, Langan provides strategic environmental consulting services and engineering services to accomplish the mutual goals of clients and redevelopment interests via the Pennsylvania Land Recycling Program and Pennsylvania – Region III USEPA One Cleanup Plan program. Langan's efforts and experience with the regulatory process on these projects streamlined the typical process and established the model for future property transfer and redevelopment. Since 2020, Langan provides ongoing environmental cleanup, compliance, risk assessment, permitting,

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and fill management services to NorthPoint Development as they forge ahead with a goal of revitalizing the entire property into the largest Class A industrial development on the East Coast.

Former Frankford Arsenal, Environmental Assessment Remedial Investigation and Pennsylvania Act 2 Characterization, Philadelphia, PA

- Directed comprehensive environmental services for a 52-acre parcel of a major former military and old industrial site in Southeastern, Pennsylvania. This site had operated starting in the late 1700s with various manufacturing, industrial, and military explosives research uses. The complexity of the site involves the varied historical land use, nature of operations, and suite of inorganic and organic contaminants (PCBs, solvents, metals, explosive residues, and radioactive constituents). Shared site characterization data and coordinated with The United States Army Corps of Engineers who is completing site characterization and remediation obligations, and Langan is completing requirements under the PA Act 2 cleanup program for the property to facilitate ongoing and future redevelopment.

Delaware HSCA-certified Consultant Contaminated Materials Management & Long-Term Stewardship: Newark Delaware – Directed environmental services in support of redevelopment and construction at a Delaware brownfields site at the STAR research campus of University of Delaware. The site has a lengthy industrial history as the former Chrysler Newark Assembly Plant that has caused soil, and groundwater impacts and vapor intrusion pathway concerns which were investigated and remediated. Langan's lead role as the Delaware Hazardous Substance Cleanup Act (HSCA) certified consultant was to assure and document continued compliance with the site's established Contaminated Materials Management Plan and Certificate of Completion of Remedy for engineering and institutional controls established at contaminated areas while supporting property redevelopment.

CRC Industries, Regional Chlorinated Solvents in Fractured Bedrock Groundwater - Pennsylvania Act 2 Remediation, Bucks County, PA

The Site is characterized by a chlorinated VOC plume co-mingled with a regional chlorinated VOC plume that is associated with a former Naval Reserve Superfund Site in EPA Region III. Several remedial alternatives were evaluated, including in-situ bioremediation, chemical oxidation, and pump and treat (P&T) system. P&T system was selected as the interim remedial alternative to prevent migration of a chlorinated VOCs plume into the pumping zone of a municipal drinking water supply well (approximately 1,400 feet to the northeast of the site), under a complex geology of fractured inter-bedded shale and sandstone.

Thomas & Betts Corporation, Chlorinated VOCS in Fractured Bedrock Groundwater, Perkasie, Pennsylvania – Directed the design and implementation of Interim Measures, a RCRA Facility Investigation, and RCRA Corrective Measures at this former electronics facility. Final approved Corrective Measures include continuing operation of a groundwater recovery/treatment system and quarterly monitoring of private drinking water wells within a technical impracticability (TI) zone that surround the former printed circuit boards manufacturing facility. Borehole geophysical logging and straddle packer tests have been performed to isolate the zones of contamination that occur in fractured bedrock that is penetrated by on-site recovery wells that extend to depths of 450 feet. The groundwater recovery system is designed to contain migration of CVOCs from the property toward a community water supply that is affected by a regional CVOC plume originating at an upgradient Superfund Site associated with a former Naval Defense property.

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Malvern TCE Superfund Site – Expert Litigation Support – Cost Allocation

Provided expert services and testimony for Plaintiffs in a federal court cost allocation matter between Potentially Responsible Parties at the Malvern TCE site. Generally, the requested services include providing expert technical hydrogeologic and remediation engineering cost estimating services and opinion to support an allocation of certain remedial costs associated with the Main Plant Area (MPA) and the Former Disposal Area/Mounded Area (FDA/MA) at the Malvern TCE Superfund site.

Woodlawn Landfill Superfund Site, Cecil County, MD – Alternative Remedy

ROD Amendment – Project manager and consultant to a multibillion-dollar international specialty products manufacturing corporation who was the PRP at a municipal landfill where PVC sludge was disposed; vinyl chloride was prevalent in groundwater and was the primary constituent of concern at the site. Managed the remedial design/remedial action and, in parallel with the USEPA project schedule, implemented alternate technical, regulatory, and pre-remedial strategies including demonstrating natural attenuation of the vinyl chloride and other dissolved constituents, and an engineered phyto-cover to effect a change in the selected remedial action via a ROD amendment for the site. The alternate technical strategy resulted in potential long-term savings to the client in excess of \$15 million.

Former Koppers Company Site, Westfield, NJ Chlorinated VOCs

Remediation – Sr. Project Manager and hydrogeologist for the remedial investigation and site remediation of this former coal tar products facility. Directed the completion of the Remedial Investigation of VOCs and PAHs in soil and the groundwater impacts in fractured bedrock. Also provided technical support for the completion of in-situ Thermal Conductance remediation at a former area of concern/source area that contributed PCE and Naphthalene impacts to groundwater. Ongoing activities include preparing final Remedial Action Workplans, groundwater monitoring, and technical support of continuing negotiations of an agreement of sale for contemplated redevelopment of the property.

Stauffer Management Company LLC Lewiston, New York – Remediation

NYSDEC - Lead Hydrogeologist/technical coordinator for ongoing hydrogeological conceptual model and remediation system optimization services at the Stauffer Management Company LLC's (SMC) former Lewiston, New York facility (site). The facility is located immediately north of the fore bay of the New York Power Authority Robert Moses Power Plant. It is a former chemical manufacturing facility that produced metallic aluminum, carbon tetrachloride and sulfur chlorides, and also chlorine/caustic chemicals. Since 1995, groundwater remediation systems control and extract contaminated groundwater under a Consent Order (CO) #B9 0137 86 04 with the New York State Department of Environmental Conservation (NYSDEC). Langan provides system operations, maintenance and monitoring services and is collecting and analyzing data to refine the Conceptual Site Model and optimize groundwater remediation.

Harley-Davidson Motor Company, York, PA – RCRA Facility Investigation

and One Cleanup Program EPA Region III - Project Manager and Sr. Hydrogeologist for Harley-Davidson Motor Company and the U.S. Army Corps of Engineers, to conduct a comprehensive site-wide remedial investigation at Harley-Davidson Motor Company's 230-acre motorcycle manufacturing facility located in York, Pennsylvania. The facility was formerly operated under contract to and eventually owned by the Navy as a manufacturer of Special Ordnance. The site-wide RI characterized chlorinated VOCs in complex karst limestone bedrock conditions under a cost-sharing agreement between Harley-Davidson and the Department of Defense that is managed by the USACE Baltimore

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District. Supported site specific VI investigation on-site and off-site in residential areas to document environmental indicators under control with EPA Region III.

Former Koppers Newport, DE Superfund Site – Remedial Design/Remedial Action – Project Manager for Langan who the lead multidisciplinary remedial design consultant was to design and implement pre-design investigations and lead remedial design efforts at this complex site: the Former Koppers Wood Treating Superfund Site in Newport, New Castle, Delaware. Soil, sediment, and groundwater at the site are impacted with creosote constituents, primarily polycyclic aromatic hydrocarbons (PAHs) and dense non-aqueous phase liquids (DNAPL). Langan has refined the Site Conceptual Model, evaluated DNAPL immobility/recoverability and prepared all design documents (Preliminary Design, Pre-final Design and Final Design) for the integrated remedial components that include: soil and sediment excavation, NAPL recovery, groundwater hydraulic control and treatment, stream hydraulics and restoration, containment area, groundwater barrier wall, modified RCRA cap and wetlands mitigation design in a manner consistent with remedial action objectives of the ROD but to be more practical and cost effective. Langan successfully obtained a formal modification of the ROD to effect more practical outcomes based on new data and remedial design considerations.

Superfund Remedial Investigation/Feasibility Study, CPS-Madison Operable Unit 3 USEPA Region II, Old Bridge, New Jersey. Project Technical Coordinator who directed the Langan/Client team in completing a final Remedial Investigation Feasibility Study that was approved by USEPA leading to their issuance of a final Proposed Plan in June 2023. The selected remedy involves the excavation and disposal of soil source areas and the use of existing pavement as a cap. Sediment and surface water would be monitored, following remedy implementation. Institutional controls would be implemented in the form of a deed notice.

Clearview Landfill, Lower Darby Creek Superfund Site, Darby Township, PA – The City of Philadelphia, is one responsible party associated with the Clearview Landfill; one of three operable units associated with the lower Darby Creek Area Superfund site. Serve as project director and technical lead to the City providing technical review, regulatory support and comments to the EPA's selected remedial action and ongoing remedial design. Past relevant experience at other similar landfill sites and specific experience with alternative landfill cover systems are vital to the role in representing the City.

Whitmoyer Laboratories Superfund Site, Myerstown, PA - Managed and directed the technical analysis and expert testimony involving multiple senior experts for one of the largest Superfund sites in Pennsylvania. Evaluated 30 years of operational records and 14 years of weekly pump and treatment data, soil, sediment, and surface water analytical data and years of post-pumping monitoring data to evaluate data trends and source characteristics for arsenic, aniline, and chlorinated solvents. The efforts of the project team provided the technical support for a cost allocation settlement between the two PRPs that resulted in an allocation/settlement that eliminated a majority of our client's potential environmental liability associated with the projected \$125 million costs for the selected remedy.