

FACT SHEET
Environmental Condition of Property Assessment
Fort Monmouth, New Jersey



Background

At Fort Monmouth the Army will be pursuing installation restoration activities as part of the Department of Defense's Installation Restoration Program (DIRP). In order to comply with the National Environmental Protection Act, the Installation must conduct an environmental assessment and consider environmental impacts of proposed BRAC action. The Environmental Protection Agency (EPA), DIRP and various Army regulations require the conduct of the Environmental Condition of Property assessment (ECP). Fort Monmouth will be working with several contracted commercial environmental firms this summer in the preparation of the ECP document, which will be used to assess, determine, and document the environmental condition of all transferable Fort Monmouth property.

What is the ECP?

The ECP Document is a summary of historical, cultural, and environmental conditions and includes references to publicly available reports, studies and permits. The contracted environmental firms will examine all the available reference materials, conduct interviews with personnel and photograph specific areas in preparing the ECP document.

What purpose does the ECP serve?

The ECP provides information relative to the environmental condition of the property to inform decision making regarding property transfer. The information will be publicly available and will be of value to community planners; federal agencies during property screening, and prospective buyers or new owners in meeting EPA requirements. The ECP will also assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

How is information obtained for the ECP?

The ECP is based on visual surveys, research of historical records (i.e. past building permits, remediation efforts, locations of hazardous storage areas, other environmental records, etc.) photographing sites, and interviewing personnel with historical knowledge.

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What will they be looking for during the ECP?

During the ECP process there will be an examination of sewage treatment facilities, potable water systems, wells, storm drains, weapons ranges; unusual vegetative patterns, stains, pools of liquid or odors, filled graded or excavated areas, drums, storage tanks, as well as any PCB containing equipment, ACM, MEC, LBP, Radon, low-level radioactive material and pesticides.

Are there any reporting requirements?

Reporting requirements include incidences related or potentially related to the Archeological Resources Protection Act, Clean Air and Clean Water Acts, Comprehensive Environmental Compensation and Liability Act, DoD Policy on Radon, Endangered Species Act, Executive Order 11988 – Floodplain Management, Executive Order 11990 – Protection of Wetlands, Federal Insecticide, Fungicide, and Rodenticide Act, National Historic Preservation Act, Native American Graves Protection and Repatriation Act, Residential Lead-Based Paint Hazard Reduction Act, RCRA (including Subtitle I on Underground Storage Tanks), Safe Drinking Water Act, Toxic Substances Control Act (Asbestos and Polychlorinated Biphenyls) and Unexploded Ordnance or Munitions and Explosives of Concern.

How does the ECP Report differ from the Environmental Baseline Survey (EBS)?

The EBS, which was used in past BRAC rounds to document the environmental status of closing installations, is a document based on all existing environmental information related to the storage, release, treatment, or disposal of hazardous substances or petroleum products on the property. Given the maturity of DoD's cleanup program, the ECP Report will be able to rely heavily on existing information without the need to create a new EBS.

Does the ECP mean there are environmental problems at Fort Monmouth?

The ECP is not being conducted because of known hazards but in order to report environmental information as required by a variety of laws, statutes and regulations. As a federal installation Fort Monmouth properly obeys federal and state laws and regulations concerning the use and storage of hazardous materials and other environmental concerns. Where current laws are more stringent than past laws – and Fort Monmouth has a long history at its current location – previous environmental assessments have led to remediation efforts in order to meet current laws and regulations. If a thorough and comprehensive ECP reveals environmental or other issues of which we are currently unaware, it is a sign that the process is working as intended.

What is the timeline for the ECP?

Phase I of the ECP draft report will be submitted in September 2006. This information will then be used to determine whether or not ECP Phase II efforts, including intrusive sampling, are appropriate. The final ECP report will be complete in December 2006 and will be available to the public.