

2005 BRAC

***Fort Monmouth Environmental Condition of
Property Assessment***

January 8, 2008



Tracking Number



Overview

- **Introduction to the Environmental Condition of Property (ECP) Process**
- **Results of the Fort Monmouth ECP**
- **Path Forward**



Environmental Condition of Property

- **ECP Background**
 - CFR February 2006
 - Base Redevelopment and Realignment Manual March 1, 2006
- **ECP Objective**
 - Provide an environmental characterization of a property for use during transfer
 - Assist prospective owners with understanding environmental condition of the property
- **ECP Scope**
 - All aspects of environmental condition to simplify process



BRAC 2005 ECP Process

- **Programmatic Environmental Review**
 - Completed in 2005
- **ECP Assessment**
 - Completed January 2007
- **CERFA Letter Report**
 - Community Environmental Response Facilitation Act
 - Summary letter/map of the Phase I ECP Report
 - Uncontaminated Property determination approved by NJDEP 2007
- **Site Investigation Sampling Recommendations**
 - Completed September 2007
- **Site Investigation / Sampling**
 - Sampling conducted Sept 2007 – December 2007



ECP Process

- **Historical Records Review**
- **Aerial Photography Analysis**
- **Visual Site Inspection**
- **Interviews**
- **Write ECP Phase I Report/Develop Parcels**



Historical Records Review

- **Standard Environmental Resources and Offsite Repositories**
 - 24 standard databases searched
 - Included State and Federal Databases
- **Historical Deeds and Real Estate Easement Information**
- **U.S. Army Center for Health Promotion and Preventive Medicine (USACHPPM) files**
- **U.S. Army Environmental Command (USAEC) files**
- **Fort Monmouth On Site files and records**
 - Directorate of Public Works
 - Safety offices – Garrison and Mission
 - Real Property records
 - Historical maps and engineering drawings
- **Total records reviewed – excess of 5,000 documents**



Aerial Photography Analysis

- Aerial photographs dating from 1940 – 1991 evaluated
- Evaluated for previous uses and changes over time
 - Former buildings
 - Former fuel storage areas
 - Disturbed areas



Visual Site Inspections (VSIs)

- **Reconnaissance**
 - Entire facility perimeter
 - All roads and building exteriors
- **Detailed VSIs**
 - 122 Buildings
 - Individual buildings selected based on historical or current use
 - Buildings representative of low potential impact uses (residential, administrative)



Interviews

- **Conducted with personnel possessing relevant knowledge of historical and current operations and conditions of the property**
- **Over 40 Individuals contacted during VSIs and follow-up document reviews**



ECP Parcel Categories

- **Category 1** - Areas where **no release or disposal** of hazardous or petroleum products has occurred.
- **Category 2** - Areas where only release or disposal of **petroleum products** has occurred.
- **Category 3** - Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal - **below action levels**.
- **Category 4** - Areas where release, disposal, and/or migration of hazardous substances has occurred and all necessary removal and/or response **actions have been taken**.
- **Category 5** - Areas of known contamination where release, disposal, and/or migration of hazardous substances has occurred and removal and/or response **actions are underway**.
- **Category 6** - Areas of known contamination where required response **actions have not been taken**.
- **Category 7** - Areas that are not evaluated or **require further evaluation**.



Charles Wood Area (CWA)

LEGEND

 Installation Boundary

ECP PARCEL CATEGORY DEFINITIONS

-  1 Areas where no release or disposal of hazardous substances or petroleum products has occurred (including the migration of these substances from adjacent areas).
-  2 Areas where only release or disposal of petroleum products has occurred.
-  3 Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
-  4 Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
-  5 Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
-  7 Areas that are not evaluated or require additional evaluation.



Tracking Number



Main Post

LEGEND

 Installation Boundary

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-  3 Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
-  4 Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
-  5 Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
-  7 Areas that are not evaluated or require additional evaluation.

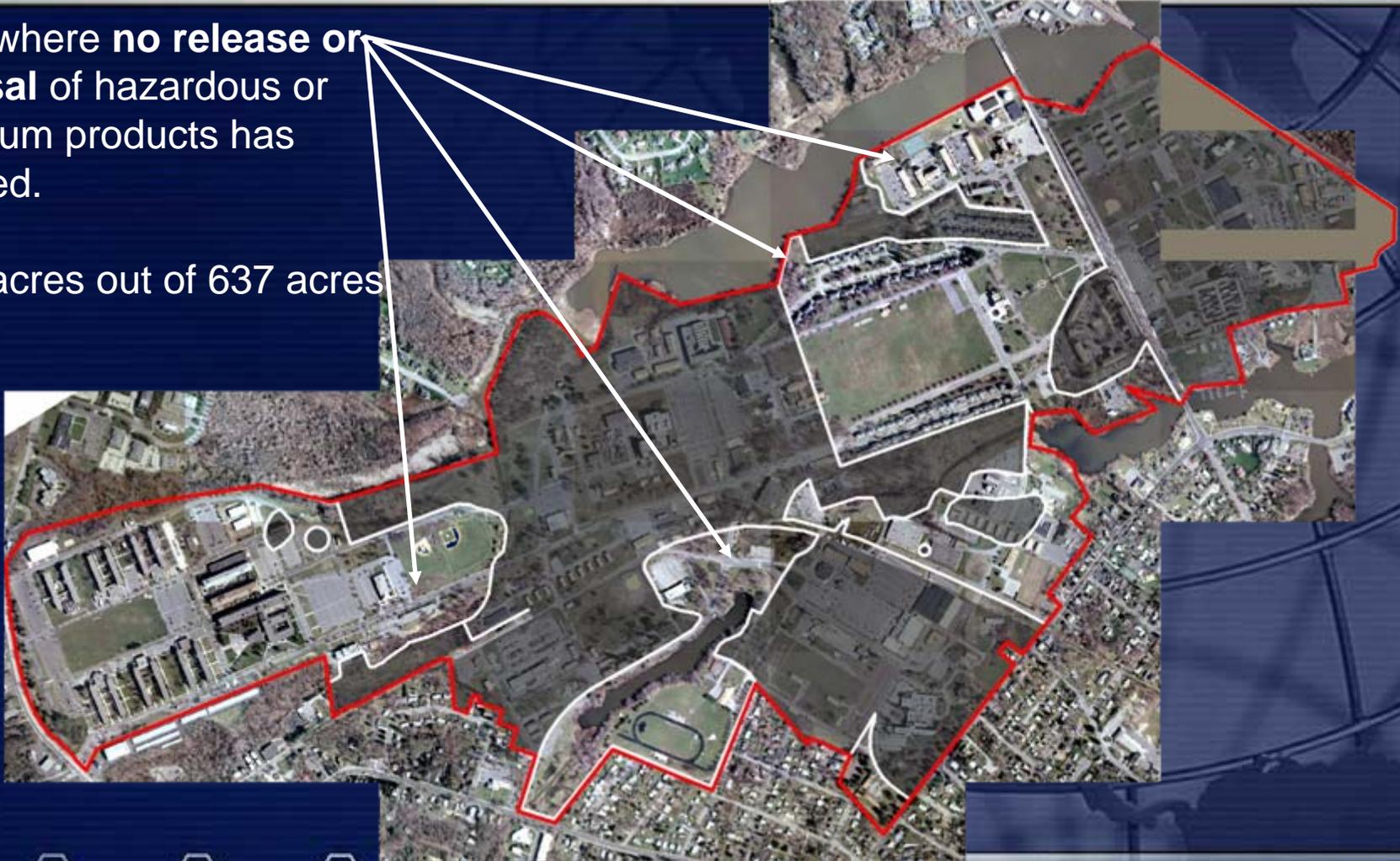


Tracking Number

Category 1 - Main Post

Areas where **no release or disposal** of hazardous or petroleum products has occurred.

297.8 acres out of 637 acres total



Tracking Number



Category 1 - CWA

Areas where **no release or disposal** of hazardous or petroleum products has occurred.

291.6 acres out of 489 total acres



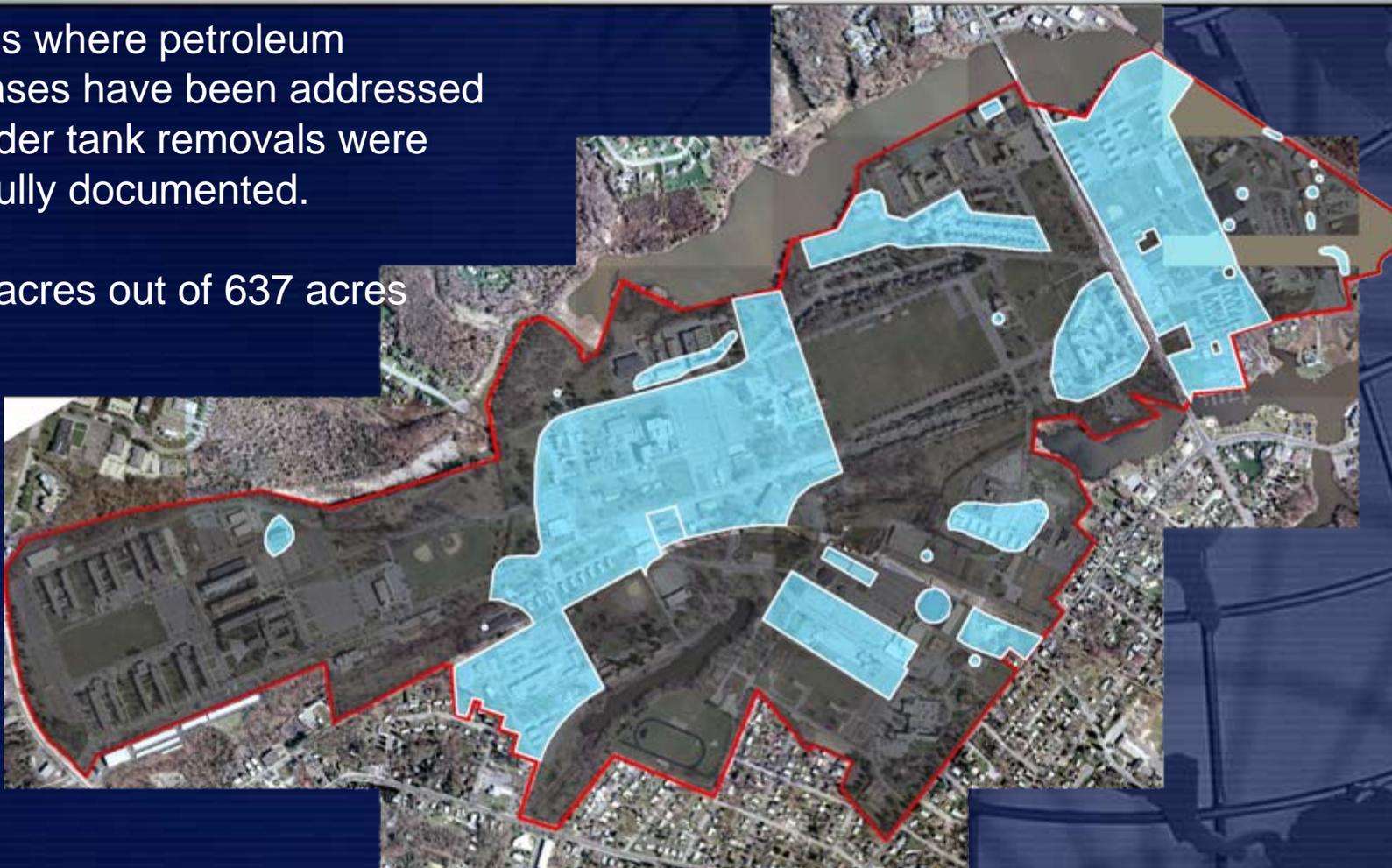
Tracking Number



Category 2 - Main Post

Areas where petroleum releases have been addressed or older tank removals were not fully documented.

182 acres out of 637 acres total



Tracking Number



Category 2 - CWA

Areas where petroleum releases have been addressed or older tank removals were not fully documented.

86.4 acres out of 489 total acres



Tracking Number





Parcel 13



Tracking Number



Category 3 - Main Post

Areas of contamination **below**
action levels.

2.5 acres out of 637 acres total



Tracking Number



Category 3 - CWA

Areas of contamination **below**
action levels.

1.6 acres out of 489 total acres



Tracking Number



Category 4 - Main Post

Areas where storage, release, disposal, and/or migration of hazardous substances has occurred and all necessary removal and/or response **actions have been taken.**

28.1 acres out of 637 acres total



Tracking Number



Category 4 - CWA

Areas where storage, release, disposal, and/or migration of hazardous substances has occurred and all necessary removal and/or response **actions have been taken.**

1.1 acres out of 489 total acre



Category 5 - Main Post

Areas of known contamination where release, disposal, and/or migration of hazardous substances has occurred and removal and/or response **actions are underway.**

53 acres out of 637 acres total



Tracking Number



Category 5 - CWA

Areas of known contamination where release, disposal, and/or migration of hazardous substances has occurred and removal and/or response **actions are underway.**

2.7 acres out of 489 total acres



Category 7 - Main Post

Areas that are not evaluated or
require further evaluation.

73.5 acres out of 637 acres
total



Tracking Number



Parcel 83



1947 Aerial Photograph

Tracking Number



Category 7 - CWA

Areas that are not evaluated or
require further evaluation.

105.7 acres out of 489 total
acres



Tracking Number



Path Forward

BRAC 2005 ECP Process

- **Programmatic Environmental Review**
 - Completed in 2005
- **ECP Assessment**
 - Completed January 2007
- **CERFA Letter Report**
 - Summary letter/map of the Phase I ECP Report
 - Submitted to Regulators January 2007
- **Site Investigation Sampling Recommendations**
 - Completed September 2007
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Site Investigation

- **Work Plan Prepared**
 - 22 parcels investigated
 - Areas not addressed under the IRP
 - Reviewed and approved by the NJDEP
- **Field Sampling**
 - September 2007 – December 2007
 - Geophysical surveys
 - Surface and subsurface soil
 - Groundwater
 - Sediment
 - Indoor air/soil gas



CWA - Further Investigations Areas



Tracking Number



Main Post Further Investigation Areas



Tracking Number



Site Investigation Analysis and Reporting

- **Sample analysis – ongoing**
 - NJDEP certified laboratory
 - Complete in January 2008
- **Site Investigation Report – ongoing**
 - Parcel by parcel evaluation/summary
 - Nature and extent of constituents identified
 - Summary and Recommendations
 - Submittal to NJDEP Summer 2008



QUESTIONS?

Tracking Number

