



DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
U.S. ARMY FORT MONMOUTH
P.O. 148
OCEANPORT, NEW JERSEY 07757

January 24, 2017

Ms. Linda Range
New Jersey Department of Environmental Protection
Case Manager
Bureau of Southern Field Operations
411 East State Street (5th Floor)
PO Box 413
Trenton, NJ 08625

**Subject: Fort Monmouth, NJ
Parcels 28, 38, and 69 Property Category Determination**

Dear Ms. Range:

The Army is in the process of preparing the required documentation to support the transfer of a portion of Fort Monmouth Charles Wood Area (CWA) and a portion of Fort Monmouth Main Post. The areas being readied for transfer are former "carve outs" from both the Phase 1 and Phase 2 transfers. As part of that process, the Army has determined, based on further investigations, that re-categorization of the Environmental Condition of Property (ECP) for parts of Parcel 28, part of Parcel 38, and Parcel 69, is necessary¹. Pursuant to 42 U.S.C. § 9620(h)(4)(B)², the Army has prepared this letter to provide the New Jersey Department of Environmental Protection (NJDEP) with a request for concurrence on the determination that these specific areas, previously categorized as Category 7, should now be categorized as Category 1. Attachment 1, Figure 1 shows the proposed change in category for the former carve outs in Parcel 28 of the CWA as Category 1. Attachment 1, Figure 2 shows the proposed change in category for the part of Parcel 38 (not including the overlap with Parcel 102) and Parcel 69 of the Main Post as Category 1.

These properties were initially categorized as Category 7 in 2007 based on the need for further evaluation. Those evaluations are presented in the Environmental Condition of Property (ECP) Report Update, January 2017 (provided as Attachment 2). As covered in the ECP Report Update, each of these properties received a no further action determination from the NJDEP.

¹ The Army has an obligation under 42 U.S.C. § 9620(h)(4)(A) to "identify real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released or disposed of." Army's determination is based on an investigation of the real property to determine or discover the obviousness of a release including, a review of federal government records, recorded chain of title documents and aerial photographs and reasonably obtainable federal, state and local government records of each adjacent facility where there has been a release; a visual inspection of the real property; a physical inspection of adjacent property; and interviews with current and former employees involved in operations on the real property. See 42 U.S.C. § 9620(h)(4)(A).

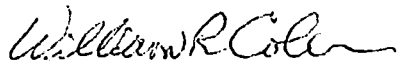
² 42 U.S.C. § 9620(h)(4)(B) states that the Army's identification "is not complete until concurrence in the results of the identification is obtained . . . , in the case of real property that is not part of a facility on the National Priorities List, from the appropriate State official."

In order to support the property transfer, the Army is proposing to change the property classifications for the former carve outs from a Category 7, "An area or parcel of real property that is unevaluated or requires additional evaluation." to a Category 1, "Areas in which no release or disposal of hazardous substances or petroleum products have occurred (including no migration of such substances from adjacent areas) and a visual inspection indicates that both the land and the buildings are uncontaminated." The Army requests NJDEP's concurrence in the Category 1 designation for these properties.

The Army and FMERA are working to transfer these parcels as soon as possible as some of the carve outs in Parcel 28 will be part of an acquisition of property and development by ComVault who has already re-developed a portion of the CWA. In order to achieve this goal the Army is requesting that the NJDEP provide an expedited evaluation of this issue so that we can complete our Finding of Suitability to Transfer and prepare the deed for transfer.

Should you require additional information or have any questions please contact me at 732-380-7064.

Sincerely,



William R. Colvin, PMP, PG, CHMM
BRAC Environmental Coordinator
Fort Monmouth

Cc: James Briggs, BRAC HQ

ATTACHMENT 1
FORT MONMOUTH MAPS



**New Jersey Department of Environmental Protection
Site Remediation Program**

Report Certifications for RCRA GPRA 2020, CERCLA, and Federal Facility Sites

These certifications are to be used for reports submitted for RCRA GPRA 2020, CERCLA, and Federal Facility Sites. The Department has developed guidance for report certifications for RCRA GPRA 2020, CERCLA, and Federal Facility Sites under traditional oversight. The "Person Responsible for Conducting the Remediation Information and Certification" is required to be submitted with each report. For those sites that are required or opt to use a Licensed Site Remediation Professional (LSRP) the report must also be certified by the LSRP using the "Licensed Site Remediation Professional Information and Statement". For additional guidance regarding the requirement for LSRPs at RCRA GPRA 2020, CERCLA and Federal Facility Sites see http://www.nj.gov/dep/srp/srra/training/matrix/quick_ref/rcra_cercla_fed_facility_sites.pdf.

Document: Fort Monmouth, New Jersey. Parcels 28, 38, and 69 - Request for Concurrence in Change from Category 7 to Category 1.

PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for Conducting the Remediation: William R. Colvin

Representative First Name: William Representative Last Name: Colvin

Title: Fort Monmouth BRAC Environmental Coordinator (BEC)

Phone Number: (732) 380-7064

Ext: _____

Fax: _____

Mailing Address: P.O. Box 148

City/Town: Oceanport

State: NJ

Zip Code: 07757

Email Address: william.r.colvin18.civ@mail.mil

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____

Date: 24 January 2017

Name/Title: William R. Colvin, PMP, CHMM, PG
BRAC Environmental Coordinator

Completed form should be sent to:

Assigned Case Manager
Bureau of Case Management
Site Remediation Program
NJ Department of Environmental Protection (401-05F)
PO Box 420
Trenton, NJ 08625-0420

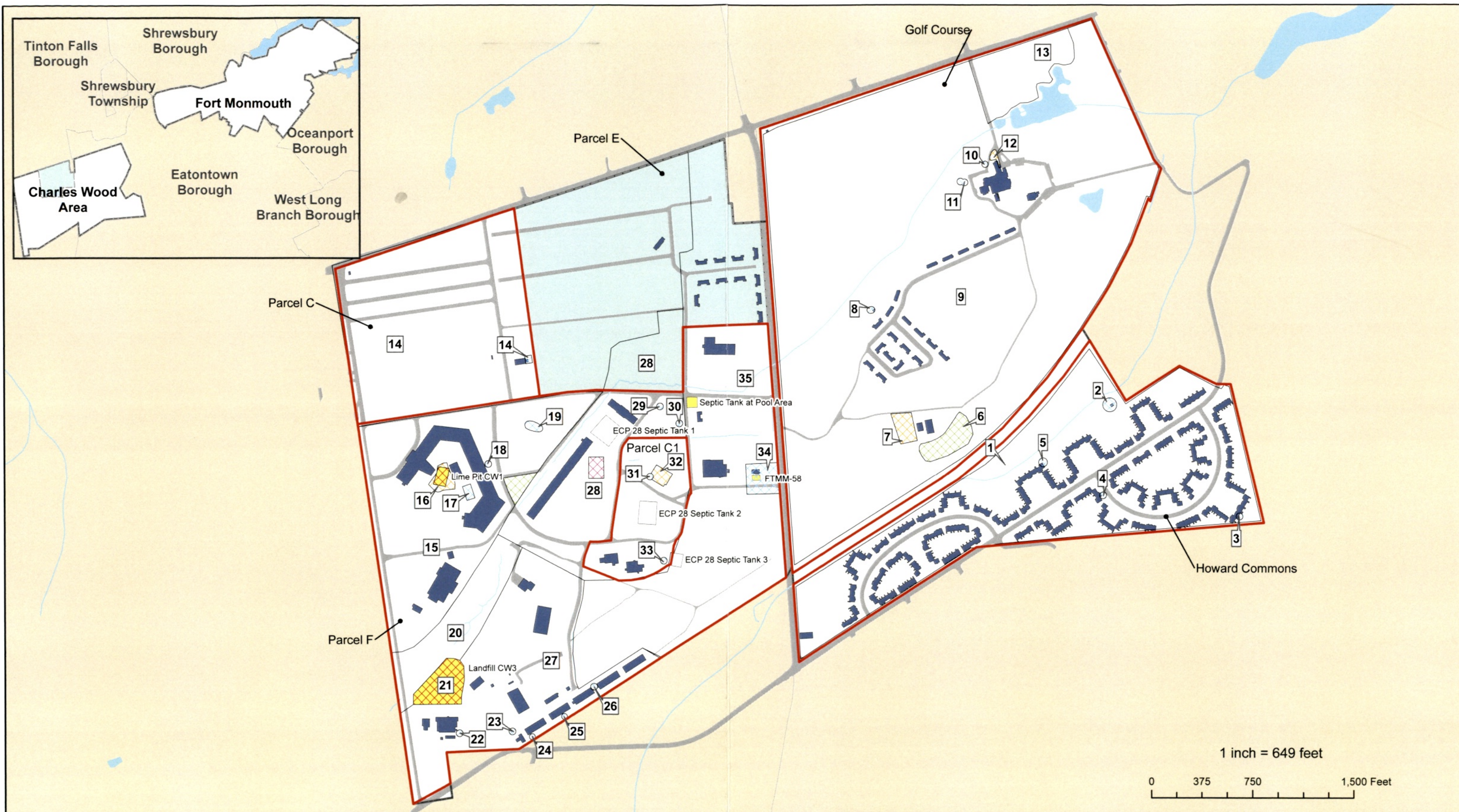


Figure 1
Fort Monmouth: Charles Wood Area
FOST Parcel 28

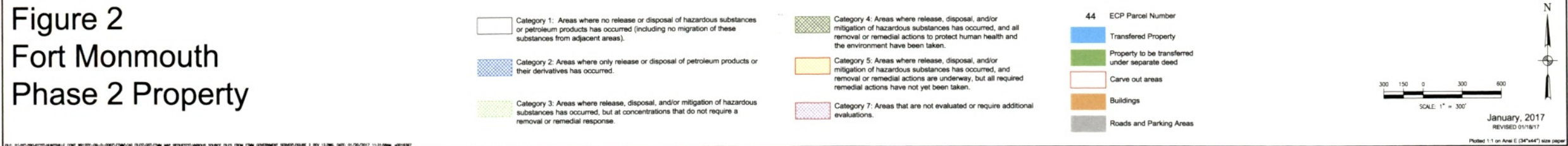
Publication Date: 13 MAR 2013
 Spheroid: WGS 1984
 Projection: UTM Zone 18
 Prepared by: Susan Gidley, CALIBRE GIS Team

- Non-categorized: Area has not been categorized.
- Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Category 2: Areas where only release or disposal of petroleum products has occurred.
- Category 3: Areas where release, disposal, and/or mitigation of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

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

- ECP Parcel Numbers
- Transferred Property
- Carve Out Areas
- Phase 1 Property Transfer Parcel Boundaries
- Existing Buildings
- Installation
- Roads

Figure 2
Fort Monmouth
Phase 2 Property



ENVIRONMENTAL CONDITION OF PROPERTY REPORT UPDATE

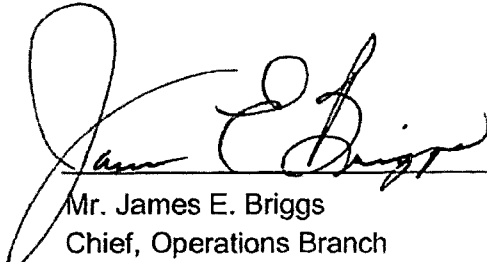
**FORT MONMOUTH
PARCELS 28, 38 AND 69**

**U.S. Army
Base Realignment and Closure Office**

JANUARY 2017

CERTIFICATION

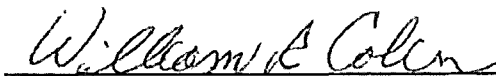
All information/documentation provided accurately reflects the environmental condition of the property. This ECP Report Update is in general accordance with the U.S. Department of Defense (DOD) requirements for completion of an Environmental Condition of Property (ECP) Report.



Mr. James E. Briggs
Chief, Operations Branch
BRAC Division

23 January 2017
Date

The undersigned certifies the contents of this report are in general accordance with DoD policies for the completion of an ECP.



William R. Colvin
BRAC Environmental Coordinator
Fort Monmouth, New Jersey

23 January 2017
Date

EXECUTIVE SUMMARY

This Environmental Condition of Property (ECP) Report Update has been prepared for “carve outs” located in Parcels 28, 38 and 68. The carve outs were not transferred with the surrounding property due to unresolved environmental issues associated with the carve outs. Three small carve outs are located in Parcel 28 which is located within the Charles Wood Area of Fort Monmouth in Tinton Falls, New Jersey (see Figure 1) and they encompass approximately 1.38 acres in total. Parcel 38 is located within the Main Post of Fort Monmouth in the Borough of Eatontown and encompasses approximately .569 acres (and excludes a small portion of Parcel 38 that overlaps with Parcel 102). One small carve out is located in Parcel 69 which is located within the Main Post of Fort Monmouth, in Borough of Oceanport, New Jersey (see Figure 2) which encompasses .07 acres. These five areas are herein referred to as “the Property” and cover a total of approximately 2.019 acres. The purpose of this ECP update is to update the U.S. Army 2005 BRAC Environmental Condition of Property Update Report, Fort Monmouth, Monmouth County New Jersey, Final, March 2016. This update evaluates the current conditions relative to the original ECP and the update prepared in March 2016 and recommends a change in the property categories for the carve outs in Parcel 28 from a Category 7 to Category 1; a change in the property category for Parcel 38 (excluding the overlap with Parcel 102) from a Category 7 to a Category 1 and recommends a change in the property category for Parcel 69 to a Category 1 and identifies these carve outs as ready to transfer.

This ECP Report Update was prepared in conformance with 42 USC § 9620(h)(4), Army Regulation 200-1 (27 Dec 07), the Department of Defense’s Base Redevelopment and Realignment Manual (DoD 4165.77-M (BRRM)), and in general conformance with the American Society for Testing and Materials (ASTM) Designation D 6008-96 (reissued 2014), *Standard Practice for Conducting Environmental Baseline Survey*. The land and buildings are currently owned by the Army.

RECOGNIZED ENVIRONMENTAL CONDITIONS

This ECP update has revealed no evidence of recognized environmental conditions in connection with the Property.

Table E-1 provides a Project Environmental Overview of conditions at the Property. This table provides a brief description of environmental conditions that were evaluated during the ECP update process. Detailed information associated with this overview is provided in the remaining portion of the document in the designated Section number identified.

Table E-1. Project Environmental Overview

No.	Category	Comment	Affect CERFA Category?	Section No.
STORAGE				
1	Hazardous Substance UST Storage	None	No	3.3.1
2	Exterior Hazardous Substance Storage	None	No	NA
3	Interior Hazardous Substance Storage	None	No	NA
4	Petroleum UST Storage	Associated with former gas station	Yes	3.3
5	Exterior Petroleum Storage	Associated with former gas station	Yes	3.3
6	Interior Petroleum Substance Storage	None	No	3.3
7	Radiological Material Storage	None	No	7.2.5
RELEASES				
8	Hazardous Substance Release	None	No	NA
9	Petroleum Releases	None	No	3.3
10	Radiological Material Release	None	No	7.2.5
11	Surrounding Properties	No impacts to the Property	No	4.0
OTHER PROPERTY CONDITIONS				
12	Munitions & Explosives	None	No	7.2.3
13	Asbestos Containing Materials	None	No	7.2.1
14	Lead-Based Paint	None	No	7.2.2
15	PCB Equipment	None	No	7.2.4
16	Radon	None	No	7.2.6
17	100-Year Floodplain	Not within	No	2.6
18	Historical Land Use	None	No	3.1
19	Coastal Zone Management	Not within	No	2.8
20	Wetlands	None	No	2.7
21	Natural Resources	None impacted	No	
22	Cultural Resources	None impacted	No	2.10
23	Other Special Resources	None	No	
ADJACENT PROPERTIES				
24	Petroleum Release	None	No	3.3.2
25	Hazardous Substance Release	None	No	NA

In accordance with ASTM Designation D5746-98 (2002), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, it is recommended that the various Parcels at the Property be classified as follows. These recommended classifications do not include categorizing the Parcels based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Former Gas Station (at Former Building 2541)

- Category 1, defined as, “An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).” This classification was selected because there is no evidence of a release from the former gas station. This area was granted a No Further Action by the New Jersey Department of Environment (NJDEP).

3 Former Septic Tank Areas

- Category 1, defined as “An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties)”. This classification was selected because there is no evidence that the former septic tank areas caused a release to soil or groundwater. This area was granted a No Further Action by the New Jersey Department of Environment (NJDEP).

Former AST at Parcel 69

- Category 1, defined as “An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).” This classification was selected because there is no evidence of a release of hazardous substances at this area. This area was granted a No Further Action by the New Jersey Department of Environmental Protection (NJDEP).

Former Pistol Range at Parcel 38 (excluding the overlap with Parcel 102)

- Category 1, defined as “An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).” This classification was selected because there is no evidence of a release of hazardous substances at the former small arms range. This area was granted a No Further Action by the New Jersey Department of Environment (NJDEP).

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LIST OF ACRONYMS

ACM	Asbestos Containing Material
AIRS	Aerometric Information Retrieval System
AMSA	Area Maintenance Support Activity
AR	Army Regulation
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure
C-DOCKET	Criminal Docket System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CERFA	Community Environmental Response Facilitation Act
CESQGs	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations
CONEX	Container Express
CSCSL	Confirmed and Suspected Contaminated Sites List
DOCKET	Enforcement Docket
DOD	Department of Defense
DRMO	Defense Reutilization Marketing Office
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
E2M	Engineering-Environmental Management, Inc.
FEMA	Federal Emergency Management Agency
FFIS	Federal Facilities Information System
FINDS	Facility Index System/Facility Registry System
FMSM	Fuller, Mossbarger, Scott and May Engineers, Inc.
FURS	Federal Underground Injection Control
HSWA	Hazardous and Solid Waste Amendments
IFR	Indoor Firing Range
kg	Kilogram

KPFF	KPFF Consulting Engineers
LQG	Large Quantity Generator
LBP	Lead Based Paint
LUST	Leaking Underground Storage Tank
MEC	Munitions and Explosives of Concern
MEP	Military Equipment Parking
NFA	No Further Action
NPL	National Priorities List
OMS	Organizational Maintenance Shop
OWS	Oil/Water Separator
PADS	PCB Activity Data System
PCB	Polychlorinated Biphenyls
PCS	Permit Compliance System
pCi/l	PicoCuries per Liter of Air
POL	Petroleum, Oil, and Lubricant
POV	Privately Owned Vehicle
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RQ	Reportable Quantity
RRC	Regional Readiness Command
SOW	Scope of Work
SQG	Small Quantity Generator
STATE	State Environmental Laws and Statute
TSD	Treatment, Storage, or Disposal
TPH	Total Petroleum Hydrocarbons
TSCA	Toxic Substances Control Act
ug/sf	Micrograms per square foot
USACE	United States Army Corps of Engineers
USAR	United States Army Reserve
USATHAMA	U.S. Army Toxic and Hazardous Materials Agency

USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
WDOE	Washington Department of Ecology

1.0 INTRODUCTION

This Environmental Condition of Property Report Update was prepared to support the transfer of portions of property at Fort Monmouth that were previously not transferred due to potential environmental issues that were not fully evaluated. The Environmental Condition of Property Report Update for the Fort Monmouth, covers the Carve Outs in Parcels 28, 38 and 69. The three carve outs in Parcel 28 are located within the Charles Wood portion of Fort Monmouth located in the Township of Tinton Falls, in Monmouth County. The former firing range at Parcel 38 is located on the Main Post portion of the installation, located in the borough of Eatontown. The former waste oil tank located in Parcel 69 near Building 900 is located on the Main Post portion of the installation, located in Borough of Oceanport. In support of the ECP Report update, a visual reconnaissance of the areas was conducted on 20 January 2017 by Mr. William R. Colvin. The purpose of the visit was to perform a site reconnaissance and obtain information indicating the environmental condition of the Property and to determine if there was any change in conditions from the original ECP prepared in January of 2007 or the ECP Report Update (march 2016), in preparation for a scheduled disposal of the property to the Fort Monmouth Economic Revitalization Authority (FMERA).

1.1 PURPOSE OF ENVIRONMENTAL CONDITION OF PROPERTY (ECP) REPORT

The primary purposes of the ECP Report update were to evaluate the environmental condition of the property and to determine if conditions have changed from the original ECP (2007) and the ECP Report Update (March 2016) or if new information was available to update the previous property category.

According to Section §4.6.1 of ASTM D 6008-96 (reissued 2014) Standard Practice for Conducting Environmental Baseline Surveys, “users and environmental professionals may use information in prior Environmental Baseline Surveys (EBSs) provided such information was generated as a result of procedures that meet or exceed the requirements of this practice or accurately state the limitations of the information presented”. The original ECP (January 2007) was reviewed and found to meet the requirements set forth in §4.6.2 of ASTM D 6008-96(2005) and the narrative discussion and findings of that report are incorporated by reference into this ECP Update Report as

if contained here in its entirety. It is noted that additional site characterization of the areas covered by this ECP Update Report were performed in 2013 and 2016 and that information is discussed in this update.

1.2 SCOPE OF SERVICES

The ECP Update scope of services for the Property includes the following activities.

- Conduct a visual inspection of the Property and any buildings, structures, equipment, pipe, pipeline, or other improvements on the Property, and a physical inspection of adjacent properties, to determine the current conditions.
- Detailed review of the prior ECP (U.S. Army 2005 BRAC Environmental Condition of Property Report, Fort Monmouth, Monmouth County New Jersey, Final, January 29, 2007) and the subsequent Site Investigations performed in 2013 and 2016.
- Review of reasonably available standard Federal, state and local government records pertaining to the Property, including available maps.
- Interviews with current personnel involved in operations on the Property.
- Identification of sources of contamination on the Property and on adjacent properties which could migrate to the Property during Army ownership.
- Identification of ongoing response actions or actions that have been taken at or adjacent to the Property.

This ECP Report Update adheres to AR-200-1 (13 Dec 07), DoD 4165.66-M (March 1, 2006), and follows the American Society for Testing and Materials (ASTM) Designation D 6008-96 (reissued 2014), Standard Practice for Conducting Environmental Baseline Surveys as a guideline when not inconsistent with Army regulations and other applicable Army guidance.

This ECP Report Update covers 3 carve outs in Parcel 28, one carve out in Parcel 69 and one carve out in Parcel 38. This ECP report recommends re-classification of a part of the carve outs into one of seven DoD Environmental ECP categories as defined by the ASTM Designation D5746-98 (2002), Standard Classification of Environmental Condition of

Property Area Types for Defense Base Closure and Realignment Facilities. The property classification categories are as follows:

- ECP Area Type 1: An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).
- ECP Area Type 2: Where only the release or disposal of petroleum products or their derivatives has occurred.
- ECP Area Type 3: An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- ECP Area Type 4: An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.
- ECP Area Type 5: An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and removal or remedial actions, or both, are under way, but all required actions have not yet been taken.
- ECP Area Type 6: An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.
- ECP Area Type 7: An area or parcel of real property that is unevaluated or requires additional evaluation.

1.3 ASSUMPTIONS AND LIMITATIONS

The information obtained from individuals interviewed and prior environmental reports was considered to be accurate unless reasonable inquiries indicated otherwise. Conditions observed were considered representative of similar areas that were not accessible unless otherwise indicated. This ECP Report Update presents a summary of reasonably ascertainable information on the environmental conditions of, and concerns

relative to, the land, facilities, and real property assets at the Property. Its findings are based on a thorough review of reasonably ascertainable documents, a visual reconnaissance of the Property conducted on January 20, 2017 and an interview with Mr. John Occhipinti (who has been the BRAC Site manager since 2011). Existing environmental investigations and reports and historical documents were reviewed in support of this ECP Report Update. Information obtained from these other sources is reflected within this report by reference.

All areas were visually inspected during the site reconnaissance. No sampling or analysis of any media was conducted during this survey.

2.0 PROPERTY DESCRIPTION

2.1 PROPERTY LOCATION

Fort Monmouth is located in the central-eastern portion of New Jersey in Monmouth County. The installation includes the Main Post, the Charles Wood Area, and the Evans Area. The Main Post encompasses an area of approximately 637 acres and is bounded by State Highway 35 to the west, Parkers Creek and Lafetra Creek to the north, the New Jersey Transit Railroad to the east and a residential neighborhood to the south. The Charles Wood Area is composed of approximately 489 acres and is located one mile west of the Main Post. It is bounded by Tinton Avenue to the north, residential development and Pine Brook Road to the south, and the Garden State Parkway to the west. The total acreage of the Main Post and Charles Wood area is 1,126. The general location of Fort Monmouth is shown on Figure 1.

The area of the site covered by this ECP Update includes: three small carve outs located in Parcel 28, which is located within the Charles Wood Area of Fort Monmouth in Tinton Falls, New Jersey (see Figure 1), encompassing approximately 1.38 acres; Parcel 38, which is located within the Main Post of Fort Monmouth, in the Borough of Eatontown, New Jersey (see Figure 2) and is .569 acres (excluding the overlap with Parcel 102); and Parcel 69, which is located within the Main Post of Fort Monmouth, in the Borough of Oceanport, New Jersey (see Figure 2) and is .07 acres.

2.2 PREVIOUS ECP AREA TYPE CATEGORIZATION

In accordance with ASTM Designation D5746-98 (2002), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, the 2007 ECP Report classified the Property as the following Types:

Parcel 28 (Carve Outs)

- Category 7, defined as, "An area or parcel of real property that is unevaluated or that requires additional evaluation." This classification was selected for the carve

outs based on the fact that a complete investigation of these areas had not yet been completed.

Parcel 38

- Category 7, defined as, "An area or parcel of real property that is unevaluated or that requires additional evaluation." This classification was selected for this parcel because a complete investigation of these areas had not yet been completed.

Parcel 69

- Category 7, defined as "An area or parcel of real property that is unevaluated or that requires additional evaluation." This classification was selected for this parcel because a complete investigation of these areas had not yet been completed.

2.3 PHYSICAL DESCRIPTION

2.3.1 SITE AND VICINITY CHARACTERISTICS

Parcel 28 is located in the Charles Wood Area and consists of approximately 1.38 acres, as designated in the U.S. Army Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, 29 January 2007, and as shown on Figure 1. The area around the carve outs is generally paved open areas or open grass or brush areas. No other significant features remain at the carve outs at Parcel 28. This use of this part of Fort Monmouth has not changed since the original ECP was prepared. Parcel 69 is located on the eastern portion of the Main Post and the carve out is directly adjacent to Building 900. The area is comprised of buildings, paving and parking as shown on Figure 2. The use of this part of Fort Monmouth has not changed since the original ECP was prepared. Parcel 38 is located on the western portion of the Main Post and consists of primarily open, flat grassed area. The use of this part of Fort Monmouth has not changed since the original ECP was prepared.

2.3.2 GEOLOGY, HYDROGEOLOGY, AND SOIL

Geology, hydrogeology and soil information is presented in the original ECP and those descriptions remain representative.

2.3.3 OTHER FACILITIES AND SITE FEATURES

There are no major site facilities or features that are of significance. No major changes have occurred on the property since the preparation of the original ECP (2007) or the ECP Report Update (2016).

2.3.3.1 BULK STORAGE TANKS

Underground Storage Tanks (USTs)

No Bulk storage tank USTs were identified in the initial ECP for the specific areas covered by this ECP Update Report. It was subsequently identified that a gas station formerly existed at former building 2541, however there is no documentation of tanks existing at this site however it is likely that tanks existed at some point in time.

Aboveground Storage Tanks (ASTs)

There was one former ASTs identified at Parcel 69 and it was used as a waste oil tank. The investigation of this tank documented in the SI report dated August 15, 2016, did not indicate a release that required action and NJDEP provided a No Further Action determination for this site dated October 28, 2016.

2.3.3.2 SITE WASTE AND WASTEWATER

Site waste and wastewater operations are discussed in the original ECP. There is no change to those descriptions. The property is not currently being used so waste and waste water are not being generated.

2.3.3.3 STAINED SOIL, STAINED PAVEMENT, OR STRESSED VEGETATION

No stained or discolored soil or distressed vegetation was observed during the site reconnaissance.

2.3.3.4 LIQUID DISCHARGES

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during the site reconnaissance.

2.3.3.5 POOLS OF LIQUID

No visible evidence of significant standing surface water or pools containing liquids likely to be hazardous substances or contain petroleum products were observed during the site reconnaissance.

2.3.3.6 PITS, PONDS, OR LAGOONS

No evidence of any pits, ponds, or lagoons was observed during the site reconnaissance.

2.3.3.7 WELLS

There are no wells located on this property covered by this ECP Update Report.

2.3.3.8 ON-SITE FILL

Based on our observations, it does not appear that a significant amount of fill has been imported onto the subject property.

2.3.3.9 POLYCHLORINATED BIPHENYLS (PCBs)

Based on the limited area covered by the property, PCBs and PCB items have not been identified associated with the property. PCBs were analyzed for as part of the investigation of the waste oil tank at Parcel 69 and were not found. There are no PCB items on the property.

2.3.3.10 RADIOACTIVE COMMODITIES

As covered in the original ECP there were never any radioactive commodities used or stored on the property.

2.3.4 SITE HYDROLOGY AND GEOLOGY

2.3.4.1 SURFACE WATER CHARACTERISTICS

The description of surface water features information is presented in the original ECP and those descriptions remain representative. There are no surface water features on the Property.

2.4 PROPERTY UTILITIES

There are no utilities associated with the property. Descriptions of the Fort Monmouth utilities are provided in the original ECP.

2.5 WATER SUPPLY WELLS, DRY WELLS & SEPTIC SYSTEMS

Based upon a review of available historical Property and agency records and interviews with site personnel, a water supply well, dry well, or a septic system is not or ever was located on the property.

2.6 FLOODPLAINS

A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map of Monmouth County, New Jersey indicates that the Property is not located within the 100-year flood zone.

2.7 WETLANDS

The original ECP did not identify any wetlands on the property.

2.8 COASTAL ZONE

The property is not located within a Coastal Zone Management Area.

2.9 BIOLOGICAL RESOURCES

Biological resources are discussed in the original ECP. There have been no changes to the property since that time that would affect the description of biological resources.

2.10 CULTURAL AND HISTORIC RESOURCES

Cultural and historic resources are discussed in the original ECP. There have been no changes to the property since that time that would affect the description of these resources.

7.2.6 RADON

Radon surveys were conducted in 1991 by the Directorate of Engineering and Housing's Environmental Office as part of the Army's Radon Reduction Program. The survey was conducted for all of Fort Monmouth. Radon detectors were deployed in all structures designated as priority one buildings (daycare centers, hospitals, schools and living areas). Radon was not detected above the EPA residential action level of 4 pico-Curies per liter (pCi/L) in these structures. Radon levels at FTMM do not pose a health risk and no further action was deemed required for radon.

8.0 FINDINGS SINCE PREVIOUS ECP

See Section 3-4.

9.0 CONCLUSIONS

This Environmental Condition of Property Report Update has been prepared in conformance with the scope and limitations of Army Regulation 200-1 (27 Dec 07), DoD 4165.66-M (March 1, 2006), and ASTM Designation D6008-96 (2014), *Standard Practice for Conducting Environmental Baseline Surveys*. The following components were completed: interviews, government record reviews, visual inspections of the Property and adjoining properties, and the declaration by the environmental professional responsible for the assessment.

This ECP Update Report did not identify any new recognized environmental conditions at the Property during the visual site inspection or interviews with personnel knowledgeable about operations at the Property.

The previous ECP (January 2007) and the ECP Update Report (2016) classified the carve outs in Parcel 28 as an ECP Category Type 7 which, is defined as an area or parcel of real property that is unevaluated or requires additional evaluation. Based on the components of this ECP Update Report and our review of supplemental findings/investigations (refer to Section 3.4), it is the opinion of this ECP Update Report that the carve outs in Parcel 28 be re-categorized as an ECP Category Type 1 property, which is defined as an "An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties)." This classification was selected because there is no evidence of a release from the former septic tank areas within parcel 28. Additionally, a letter from NJDEP, dated August 25, 2016 concurred that No Further Action was needed for these carve outs.

The previous ECP (January 2007) and the ECP Update Report (2016) classified the carve out at Parcel 38 as an ECP Category Type 7 which, is defined as an area or parcel of real property that is unevaluated or requires additional evaluation. Based on the components of this ECP Update Report and our review of supplemental findings/investigations (refer to Section 3.4), it is the opinion of this ECP Update Report that the carve outs in Parcel 38 (excluding the overlap with parcel 102) be re-categorized as an ECP Category Type 1 property, which is defined as an "An area or parcel of real property where no release or

disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).” This classification was selected based on the results of the SI conducted for this area, demonstrating there was no release of a hazardous substance from the former small arms range. Additionally, a letter from NJDEP, dated November 16, 2016 concurred that No Further Action was needed for Parcel 38.

The previous ECP (January 2007) and the ECP Update Report (2016) classified the carve out in Parcel 69 as an ECP Category Type 7 which, is defined as an area or parcel of real property that is unevaluated or requires additional evaluation. Based on the components of this ECP Update Report and our review of supplemental findings/investigations (refer to Section 3.4), it is the opinion of this ECP Update Report that Parcel 69 be re-categorized as an ECP Category Type 1 property, which is defined as an “An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).” This classification was selected based on the results of the SI conducted for this area, demonstrating there was no release of a hazardous substance from the area around the former AST. Additionally, a letter from NJDEP, dated October 28, 2016 concurred that No Further Action was needed for Parcel 69.

10.0 REFERENCES

PERSONS CONTACTED

- Mr. John Occhipinti, Site Manager, Fort Monmouth (732-383-5104)

RESOURCES CONSULTED

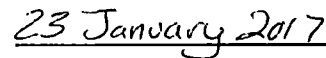
- U.S. Army 2005 BRAC Environmental Condition of Property Report, Fort Monmouth, Monmouth County New Jersey, Final, January 29, 2007.
- U.S. Army 2005 BRAC Environmental Condition of Property Update Report, Fort Monmouth, Monmouth County New Jersey, Final, March, 2016
- Request for No Further Action at Parcel 28, site Investigation Report Addendum, Fort Monmouth, New Jersey, June 4, 2015
- Site investigation Addendum Letter Report for Parcel 28 former Eatontown Laboratory, Fort Monmouth, New Jersey, PI G000000032, July 1, 2016.
- Site Investigation Addendum Letter Report for Parcel 38 Former Outdoor Firing Range, Fort Monmouth, New Jersey, PI G000000032, September 12, 2016
- Site Investigation Addendum Letter Report for Parcel 69 Building 900, Fort Monmouth, New Jersey, PI G000000032, August 15, 2016.

11.0 DECLARATION OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. A copy of my resume is provided in Appendix A.



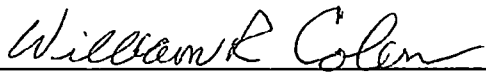
William R. Colvin
BRAC Environmental Coordinator
Fort Monmouth, New Jersey



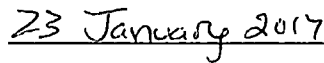
Date

12.0 PRIOR ECP MEETS OR EXCEEDS ASTM REQUIREMENTS

The original ECP (January 2007) and ECP Update Report (March 2016) were reviewed and found to meet the requirements set forth in §4.6.2 of ASTM D 6008-96(2014) and the narrative discussion and findings of that report are incorporated by reference into this ECP Update as if contained here in its entirety.



William R. Colvin
BRAC Environmental Coordinator
Fort Monmouth, New Jersey



Date

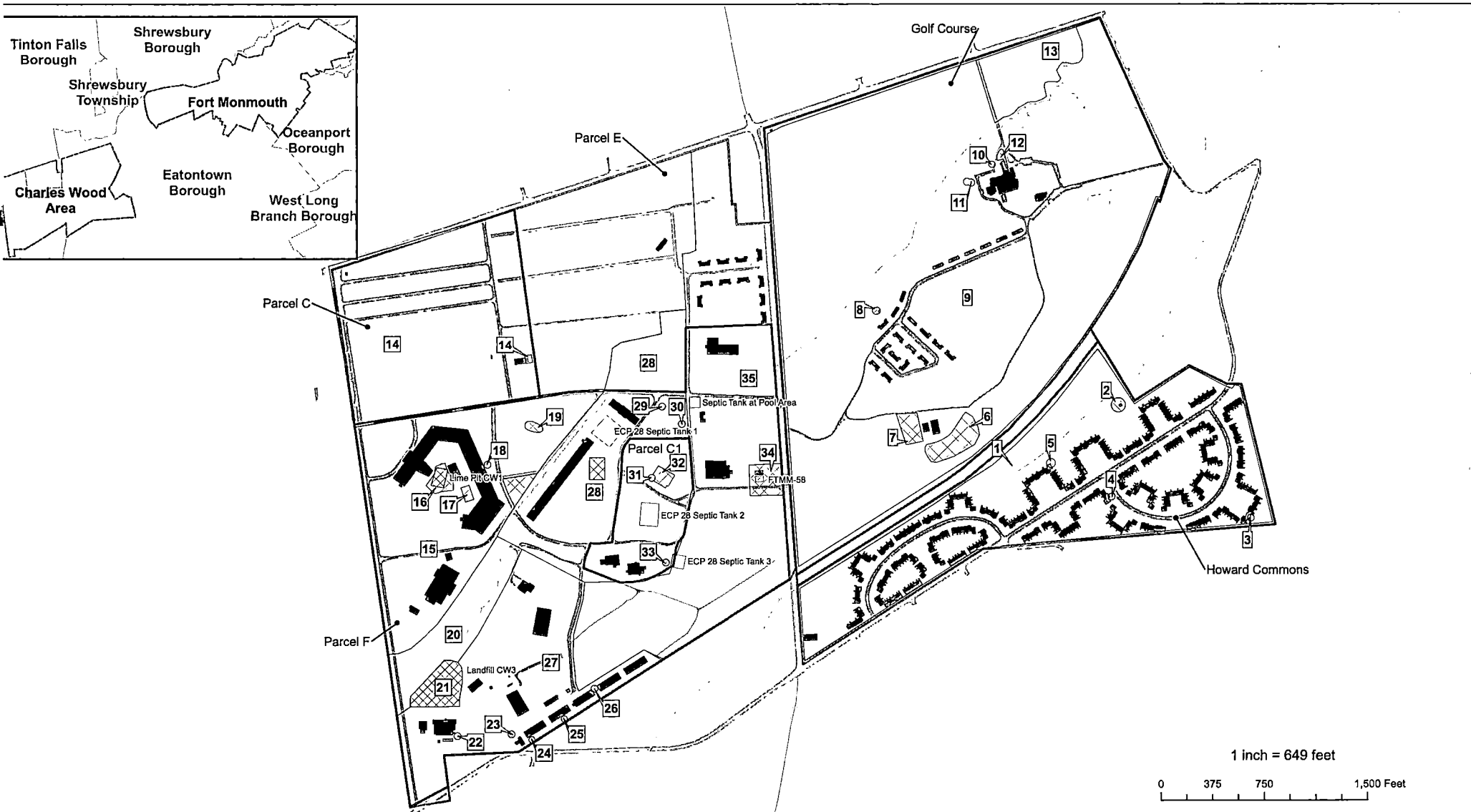
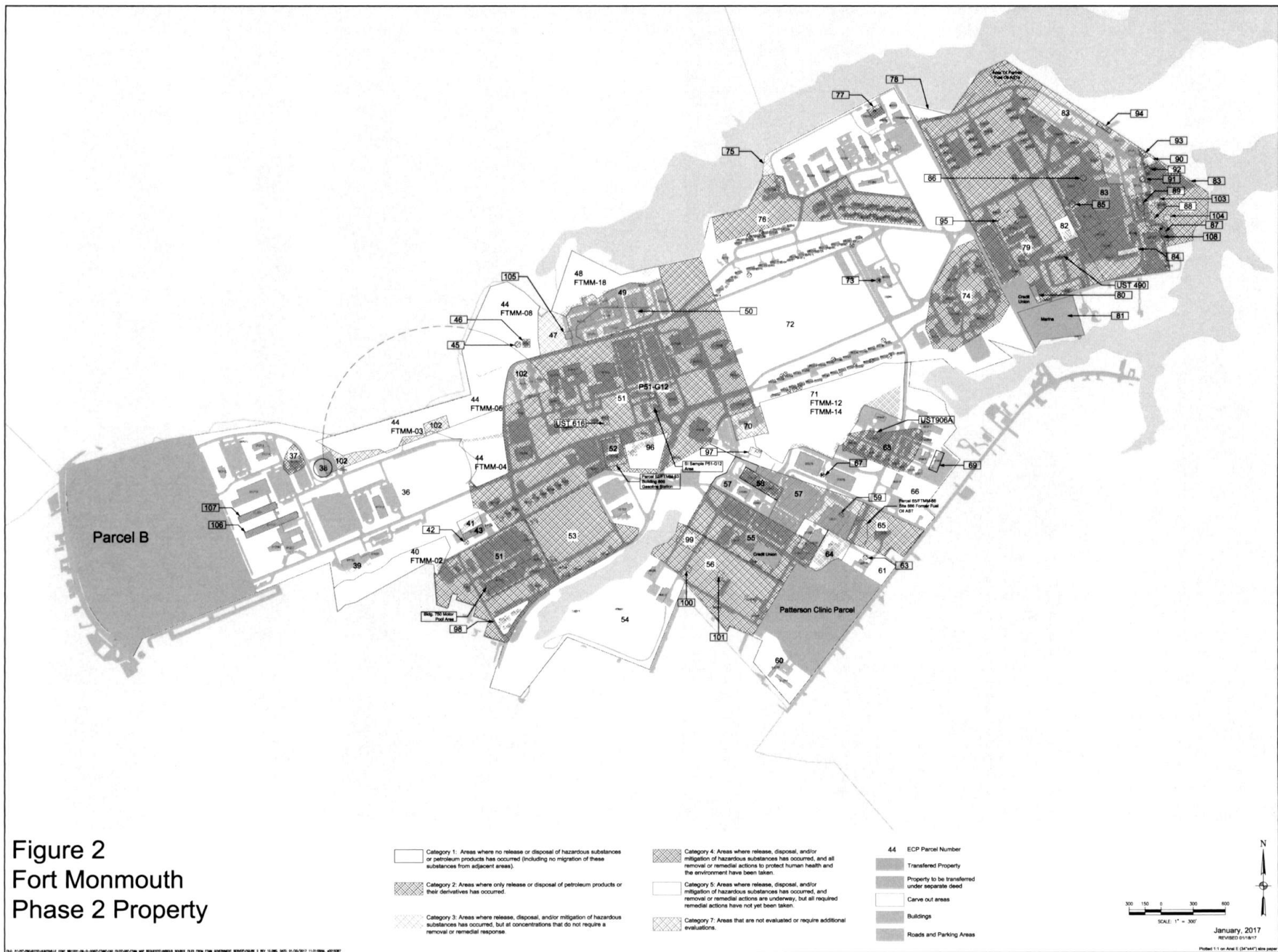
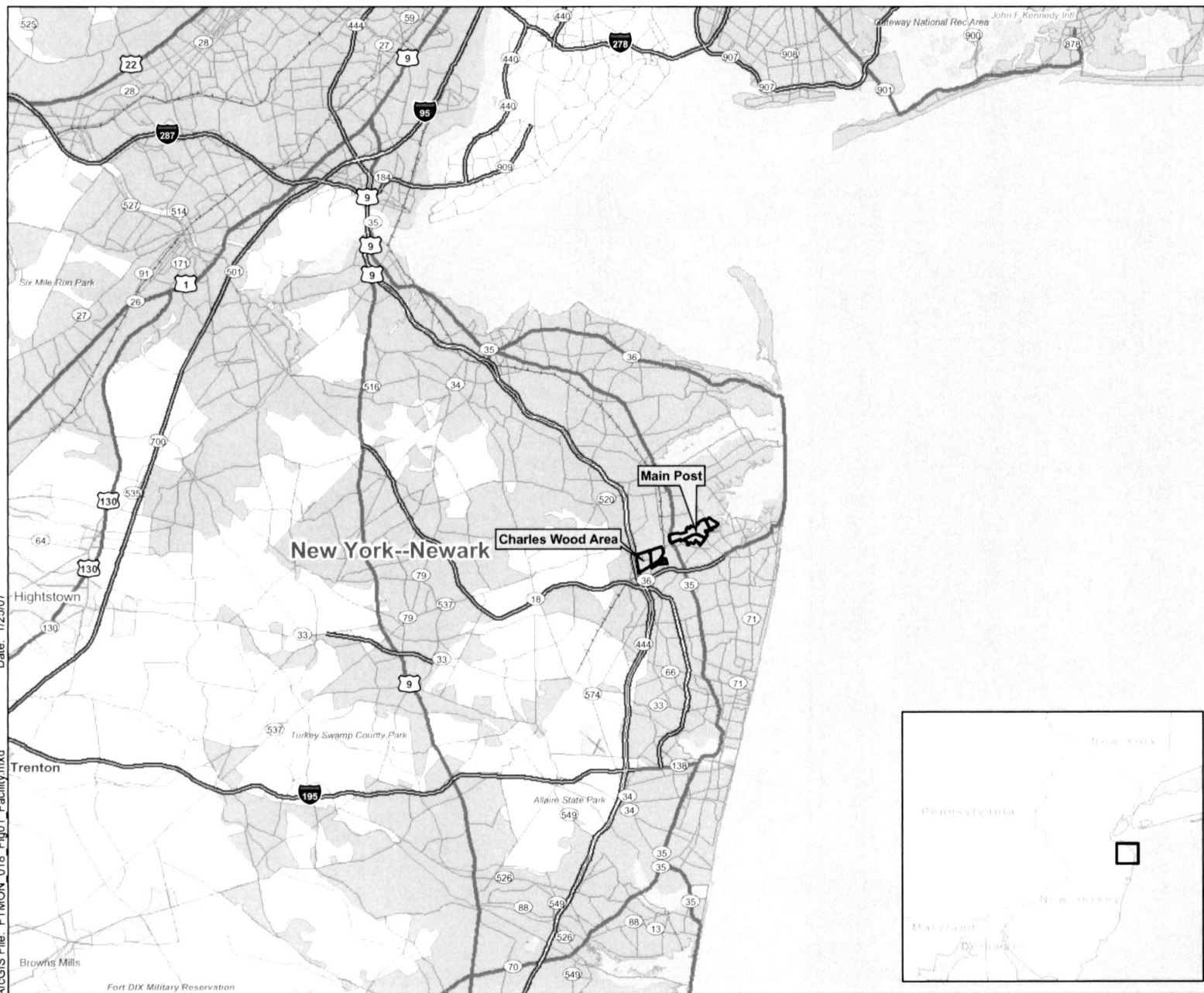


Figure 1
Fort Monmouth: Charles Wood Area
OST Parcel 28

Publication Date: 13 MAR 2013
 Source: WGS 1984
 Projection: UTM Zone 18
 Prepared by: Susan Gidley, CALIBRE GIS Team

- | | | | |
|--|---|---------------------------|--------------|
| Non-categorized: Area has not been categorized. | Category 4: Areas where release, disposal, and/or mitigation of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken. | ECP Parcel Numbers | Installation |
| Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). | Category 5: Areas where release, disposal, and/or mitigation of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken. | Transferred Property | Roads |
| Category 2: Areas where only release or disposal of petroleum products has occurred. | Category 7: Areas that are not evaluated or require additional evaluation. | Carve Out Areas | |
| Category 3: Areas where release, disposal, and/or mitigation of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response. | | Phase 1 Property Transfer | |
| | | Existing Buildings | |





LEGEND

 Installation Boundary



Scale:
0 2 4 8 Miles



Base Realignment and Closure 2005



Shaw Shaw Environmental, Inc.



FIGURE 3
FACILITY LOCATION MAP
FORT MONMOUTH
NEW JERSEY

APPENDIX A

ENVIRONMENTAL PROFESSIONAL RESUME – WILLIAM R. COLVIN

WILLIAM R. COLVIN, PMP, PG, CHMM

Over thirty years' experience applying environmental science concepts and practices to Federal environmental compliance programs. Responsible for managing and directing Environmental Management Systems (EMS) and planning and conducting internal assessments of EMS compliance. Responsible for the development and management of budgets to ensure compliance of projects and to meet the recurring needs of operations. Effected the training of installation, operation, and project personnel in: the proper disposal of wastes; recycling of field and office materials; and the purchase and use of items containing recovered materials, environmentally preferable items, and bio-based products. Responsible for installation, program, and project, compliance with NEPA, CERCLA, RCRA, OSHA, and other Federal, DOD, New Jersey, and local environmental requirements.

Base Realignment and Closure Environmental Coordinator (12/2015 – present)

Headquarters US Army, Office of the Assistant Chief of Staff

Installation Management, Fort Monmouth, New Jersey

As the OACSIM Fort Monmouth Field Office BRAC Environmental Coordinator, responsible for the execution and coordination all environmental clean-up programs related to BRAC. Consult with Federal and State agencies to ensure closure complies with applicable laws and regulations and protects human health and the environment. Maintain the Army Environmental Database for Restoration for Fort Monmouth. Work directly with USACE in contract development and execution of environmental projects. Oversee contractors on various assignments with particular emphasis in the Restoration, Compliance, CERCLA, and National Environmental Policy Act Programs as part of the transfer of property procedures. Other Environmental Program responsibilities include Clean Air Act, Clean Water Act, Cultural and Natural Resources, Hazardous Waste Management, Safe Drinking Water Act, Lead Based Paint, PCB Management, Asbestos, Underground Storage Tanks, Spill Prevention Control and Countermeasures, HAZMAT Response and other environmental issues. Other duties include: planning and executing public information programs; maintaining effective working relationships with USEPA, NJDEP, BRAC division, USACE, the FMERA and officials of the public and private sectors; implementing a wide range of environmental activities pertaining to the closure and transfer (to the State) of Fort Monmouth including: ECPs, BEEs, VIs, EAs, Sis, RIs, FSs, DDs, RA, HHRAs, FNSIs, Archeological Surveys, FOSTs, FOSLs and PPs; and conducting public RAB meetings, weekly staff meetings, monthly NJDEP/BRAC restoration program meetings. Manager of the multi-million-dollar restoration projects with USACE.

Operations Manager and Environmental Program and Project Manager (03/2010 – 11/2015)

Los Alamos Technical Associates, Edison, New Jersey

Program Manager for USEPA Region 2's Remedial Action Contract (RAC2) for the assessment and remediation of Superfund sites and LATA's New Jersey operations. Report directly to the Operations Vice President in Westerville, Ohio. Responsible for: ensuring that LATA's Environmental Management System (EMS) requirements are properly implemented on all projects and that field and office work environments support and advance company and customer objectives; identifying and establishing controls for significant environmental aspects; and ensuring that environmental matters are properly handled at all stages of work execution. Coordinated with senior management to complete an internal assessment of the training, document control, records, records management, and procurement process effected for USEPA Region 2 contract and LATA's New Jersey operations. All projects require compliance with CERCLA, RCRA, OSHA, NHPA, and the substantive requirements of State and local permits. Field work is performed through subcontracts with drillers, hydrogeologic specialists, laboratories, and others supervised by LATA personnel.

Operations Manager and Environmental Program and Project Manager (04/1999 – 08/2009)

Foster Wheeler Environmental/Tetra Tech EC, Inc., Morris Plains, New Jersey

Operations Manager for Headquarters Office and Program and Project Manager for USEPA Region 2's Remedial Action Contract to assess and remediate Superfund Sites and for US Army Corps of Engineers environmental projects. Reported directly to the President and CEO of TetraTech EC. Projects included: preliminary site inspections and assessments; preparing hazardous ranking system scores and decision documents; remedial investigations and feasibility studies; groundwater and soil treatment system evaluations and designs; execution of remedial actions for contaminated sites; long-term monitoring and reporting following remediation; asbestos and lead-based paint assessment surveys and the preparation of removal plans. Responsible for all subcontract management including construction, drilling, geophysics, chemical analyses, endangered species assessments, cultural resource evaluations, and other services. Field efforts were performed under subcontracts. Reviewed and coordinated Project, Health and Safety, Field Operations, Quality Assurance, and Community Involvement Plans (required for all projects) for compliance with contract and EMS requirements and coordinated the reviews with senior technical specialists. Interfaced directly with senior

management to develop and conduct internal assessments in accordance with TetraTech's EMS Description Document, Internal Assessment Plan, and Environmental Management Procedures. Conducted monthly reviews for compliance with approved plans, contracts, and corporate requirements as well as budget and schedule status. Worked with senior management during the transition from Foster Wheeler to TetraTech to ensure the EMS documents addressed the new operational changes and could be rapidly incorporated into the day-to-day operations through training and communication sessions. In order to bring the projects through the Record of Decision process, effectively communicated in writing and meetings with local, state, and Federal compliance agencies to obtain agreement on the proposed plans for site clean-up and compliance. Managed remedial construction contract for the closure of a landfill in New Hampshire. Through years of experience working on compliance projects in New Jersey, obtained a thorough knowledge of the Federal, State, and local environmental regulations pertaining to sites in New Jersey.

Business Unit Manager and Environmental Program and Project Manager (08/1988- 04/1995 and 09/1997- 04/1999)

ICF Kaiser Engineers Inc., Edison, New Jersey

Responsible for client service, quality of work, profitability, planning, scheduling, estimating, mentoring, and staff supervision for all projects in and personnel of the Edison Office. Reported to the Regional Vice President in Pittsburgh, Pennsylvania. Project Manager for Exxon's hexavalent chromium remedial investigation at the Bayway, NJ Refinery. Program and Project Manager for USEPA Region 2's ARCS program to address Superfund Sites in New York and New Jersey. Through close coordination with USEPA Region 2 incorporated the latest regulatory guidance and developments in field techniques and risk assessment requirements into the Quality Assurance Project Plans (QAPPs) and Work Plans prepared and reviewed for environmental investigations. QAPPs were developed to meet USEPA's requirements for sample management including logbooks, record keeping, shipping manifests and documents, chain-of-custody forms, and laboratory analytical and quality control reports. Data gathering ranged from collecting historical data for a site to field investigations (current data). Historical data were obtained through a records search of both on-site and off-site repositories. Field investigations included the latest techniques for the specific media and compounds of concern. Both current and historical data were loaded into databases which were used to search on parameters specific to problem being addressed. Historical information was reviewed and summarized to identify repetitious reports that could lead to factual findings. Worked with Environmental Commissions and local government officials to understand issues of importance for incorporation in Community Involvement Plans and proposed project approaches. Procured and managed subcontracts for the environmental field investigations for all Federal prime contracts. Upon returning to Kaiser in 1997 (following the position described below), I resumed my positions as Program Manager and Operations Manager.

Manager of Program Quality and Client Responsiveness (04/1995 – 09/1997)

EA Engineering Science and Technology Inc., Edison, New Jersey

Corporate Manager of Program Quality and Client Responsiveness. Reported directly to the President and CEO for all environmental project management and technical resources nationwide. Trouble shooter for Federal environmental projects and assessed the financial, technical, contractual, and administrative aspects of all Federal environmental projects and programs. Direct project, program, and client interface for addressing actual and potential problem areas and concerns. Established quality control procedures and processes to bring projects and programs back on plan while minimizing the costs of corrective actions. Through researching and interpreting environmental policies and regulations, resolved conflicts by aligning project approaches to regulator and client expectations while meeting project objectives. Exercised professional judgment and originality in reaching compromises which permitted work to proceed without interruption while maintaining the planned quality of the projects. Reviewed and approved Work Plans, QAPPs, and HASPs prior to submittal to clients and regulators. Thorough knowledge of these project documents permitted change management to be effected quickly and cost effectively often without budget or schedule impacts.

Environmental Project Manager (11/1985 – 08/1988)

Ebasco Services Inc, Lyndhurst, New Jersey – currently TetraTech EC, Inc, Morris Plains, New Jersey

Responsible for planning and managing large complex Superfund projects in New York and New Jersey. Projects included site investigations, the development and implementation of public information programs, and human health and environmental risk assessments. Developed and secured approval for all project budgets, work plans, quality assurance plans and health and safety plans. Managed projects within planned schedules and budgets. Federal, State, and local coordination effected to address regulatory requirements and public concerns. Made presentations at public meetings and held face-to-face discussions with regulatory officials to obtain acceptance of proposed approaches, project results, conclusions, and recommendations.