



DEPARTMENT OF THE ARMY

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

July 21, 2016

Ms. Linda Range
New Jersey Department of Environmental Protection
Bureau of Case management
401 East State Street
PO Box 420/Mail Code 401-05F
Trenton, NJ 08625-0028

SUBJECT: Fort Monmouth Phase 2 FOST
NJDEP Comment Responses, May 31, 2016

Dear Ms. Range:

The U.S. Army Fort Monmouth (FTMM) received the New Jersey Department of Environmental Protection's (NJDEP's) comments on the draft Finding of Suitability to Transfer (FOST), Phase 2 Parcels, April 2016, in a letter dated May 31, 2016. Enclosed herewith please find the FTMM's responses to those comments. The comments and responses will be included in the Regulatory/Public Comments and Responses section of the final FOST. If you have any questions on the responses, please contact me by phone at (732) 380-7064 or by email at william.r.colvin18.civ@mail.mil.

Sincerely,

A handwritten signature in blue ink that reads "William R. Colvin".

William R. Colvin, PMP, PG, CHMM
Base Realignment and Closure
Fort Monmouth Environmental Coordinator

C: James Briggs - BRAC

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

1. Section 4. Environmental Condition of Property

As Parcel 93 is being kept as a carve out, the parcel/UST should perhaps be removed from this section, as well as Table 1.

Army Response:

Parcel 93 will be removed from Section 4 and from Table 1.

2. Section 4.3.1 Petroleum and Petroleum Products

Table 4-2 – Former USTs Needing Groundwater Evaluation

- Parcel 51 – DEP comments are pending review of submittal

Table 4-3 – Former USTs Needing Soil Evaluation Action Carve Outs

- Parcel 68 – the UST number provided is 906A (906-232), however 906-232 was NFA'ed on August 29, 2000. Based upon information contained in the files and supported by the carve out map, it appears the referenced UST should read 906A (906-146).

Army Response:

Table 4-2. The Army recognizes that NJDEP is still evaluating information provided on former USTs in Parcel 51.

Table 4-3. The Army will change the tank designation from 906A (906-232) to 906A (906-146).

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

3. Section 4.4 Polychlorinated Biphenyls

FTMM-47 – Former PCB Transformer Sites – It is understood the Army is pursuing additional remedial efforts at Buildings 1002, 1208 and 1209, which are noted as carve outs and not included in the current transfer. It is unclear, however, why Building 292, also included in the description of FTMM-47 in the '07 ECP and undergoing additional remedial efforts, is not included in this paragraph.

Pole-Mounted PCB Transformer Leak, Buildings 454 and 455 – ECP Parcel 95 – The title references Buildings 454 and 455, while line three (and file information) references Buildings 454 and 456.

Former Building 623, Former Central PCB Storage Facility - NJDEP concurred with proposed no further action on May 9, 2016.

Army Response:

FTMM-47. Building 292 is located within Parcel 49 which is considered a carve out and is not part of this transfer. Currently additional delineation around this location is being performed and any action that might be needed would be conducted as part of addressing issues with Parcel 49.

Pole Mounted PCB Transformer Leak, Buildings 454 and 455. The title of this paragraph will be changed to reference Buildings 454 and 456 as included in the Environmental Condition of Property (ECP, 2007).

Former Building 623, Former Central PCB Storage Facility. The date of the NFA concurrence will be added to the FOST.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

4. Section 5.2, Table 5-2 – Carve Outs Requiring Further Investigation

Several of the parcels are to be partially transferred, with only a portion to be carved out and retained by the Army to undergo additional remedial efforts. That is not clear, however, in the left column for a large number of those parcels which are not being carved out of the transfer in their entirety. It is recommended words similar to “portion” (as was done for Parcels 57 and 83), or “part of” be included with the parcel number for the following partial parcels, to assist in clarifying the parcel is being only partially carved from the transfer

- 51 - Former USTs 616 and P51-G12 (2 separate areas)
- 51 - Motor Pool Area at Building 750
- 57 - Former coal Storage & Railroad Unloading Area
- 65 - FTMM-66 AST at Building 886
- 68 - UST 906A
- 79 – Former ASTs at Area 74 (Area 75 according to several files)
- 79 – UST 490
- 83 – Former Industrial and Vehicle-Related Activities

Additionally, “part of” Parcel 55 should be inserted into Table 5-2, specifically Building 1002 (PCBs).

Army Response:

The Army concurs with this change and will add the notes regarding “Portion” being added to the referenced parcels. A line will be added for Parcel 55, Building 1002 and a line was added

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

for a new carve out at Parcel 108 to address sample point 83-SS/SB-6 that was not previously identified as a carve out.

5. Enclosure 1, Figure 2 – Phase 2 Property

Certain parcel boundary designations have been seemingly revised from that shown in Figure 19 of the '07 ECP submittal, additional parcels have been created, and/or various areas of concern denoted within certain parcels (e.g. Bldg.750 Motor Pool Area, UST906A). Boundaries have been created for the numerous carve outs for property requiring additional remedial activities and not considered a part of this FOST. This office has not reviewed the information utilized in creating those boundaries, however, (nor in several cases even seen the boundaries prior to this submittal), and cannot comment as to whether the boundaries are appropriate. This is particularly of concern for those parcels whose boundaries have changed, or which are being apportioned, e.g. Parcels 65, 79, 83. Based on information for Parcel 83 in this office it is unclear all affected material is contained within that area noted as carve out 83.

Although it is understood Parcel 103 was apparently created to address contamination noted by the '08 ECP Site Investigation sample locations P83-SB12 and P83-SB13, the location on Figure 2 does not entirely appear to coincide with the locations on Figure 3.21-1 of the '08 ECP SI. It is also unclear how '08 ECP SI sample location P83-SB-6 (with benzo(a)pyrene at 3-3.5') was addressed.

Army Response:

The parcel boundary designations were made based on existing and new information that has been developed and submitted to NJDEP. In some instances where a final report has not yet been submitted to NJDEP, internal draft information was used to set boundaries (this was the

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

case for Parcel 57 (part of parcel associated with former coal storage area), Parcel 79 (part of parcels associated with former AST), Parcel 96 and Parcel 97). In some instances there is no information on a particular site and an investigation is planned and these areas were estimated based on historical knowledge of Fort Monmouth (this was the case for Parcels 51 (Motor Pool), 102, 105 and 108). To support this FOST, an internal Army document (Environmental Condition of Property Report Update (March 2016)) was prepared. A copy of this document was provided to NJDEP in July 2016.

The carve out within Parcel 65 covers the area of Installation Restoration Site FTMM-66. Previous reports on this site have been submitted to NJDEP.

Parcel 103 covers the SI sampling locations of P83-SB12 and P83-SB13. P83-SB13 slightly exceeds the benzo(a)pyrene residential cleanup criteria, the figure will be adjusted to assure both of these sample locations are covered by new Parcel 103.

Sample location P83-SB6 should also have received a small carve out and a new parcel created consistent with the carve outs at parcels 103 and 104. The new parcel is Parcel 108.

6. Enclosure 3, Table 1 – Description of Property – Parcel 39 Building 1150 (Vail Hall)

DEP issued an approval letter, concurring that all remedial activities are complete, no additional remedial action is necessary for the Parcel.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

Army Response:

The table will be revised to indicate NJDEP's concurrence that no additional remedial action is necessary per letter dated, September 10, 2015.

7. Enclosure 3, Table 1 – Description of Property – Parcel 47 FTMM-19/AOC3 Former MP Sanitary Treatment Plant

The description regarding the status of FTMM-19 is not in [sic] complete in accordance with this office's understanding. File information indicates FTMM-19/AOC 3 was granted the designation of no further action in April of 1996. FTMM-19 has consistently been considered closed/NFAed since that time, while Parcel 47 continued to contain an area of concern (Former Pistol Range) in need of evaluation. It is understood the Former Pistol Range is now carved out of Parcel 47, and is designated Parcel 105, however, it does not appear it should be affiliated with FTMM-19.

Army Response:

The description in the table will be adjusted to clarify that FTMM-19 only addresses the former Sewage Treatment Plant (STP) and any indication that the Pistol Range is part of FTMM-19 will be removed and a clarification that Parcel 105 now contains the former pistol range area and is a carve out and will be evaluated under that parcel.

8. Enclosure 3, Table 1 – Description of Property Parcel 51

The second paragraph in Parcel 51 references a small carve out associated with the RCE investigation, which was re-designated Parcel 98. Why is no specific mention made of the

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

several other carve-outs made from this parcel, i.e., Parcel 96 (Building 700), Building 750 Motor Pool Area, UST 616 (based on findings included in the above referenced report which is pending review), and SI Sample P51-G12 Area?

Army Response:

The table will be modified to include references to the additional carve out areas from Parcel 51 as suggested including the part of Parcel 102 that takes up part of Parcel 51.

9. Enclosure 3, Table 1 – Description of Property Parcel 53

The Army has determined the low levels of PAHs found within the parcel are due to “anthropogenic conditions”. As you are aware, this office does not agree the source of the PAHs exceedances has been established at this time, and is therefore not in agreement with this determination, nor the parcel’s classification as a Category 2 (although it does not appear to be listed under Section 4. Environmental Condition of Property, pages 2-4). Potential sources referenced for the PAHs have also included former asphaltic pavement or historic fill, each feasible, but neither proven at this time. If the material is of historic fill origin, the material is considered an area of concern under the Technical Requirements for Site Remediation, N.J.A.C. 7:26E and must be investigated and addressed accordingly. Therefore, as the source of the exceedances are not yet known (and delineation is incomplete), in accordance with the Technical Requirements, additional remedial efforts are required.

Additionally, elevated levels of pesticides are found. Although the pesticides were historically applied in a manner consistent with their intended use, levels are present above applicable standards, and require additional remedial efforts pursuant to New Jersey regulations and policy.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

Army Response:

The Army has undertaken an additional and thorough review of its files concerning the land use history of Parcel 53. There is no evidence that the presence of PAHs is due to contaminated fill or discarded coal ash. Furthermore, there is no history of storage or a release of PAH-containing material in Parcel 53. The pattern of PAHs found do not indicate there has been a release (i.e., high concentration of contaminants with outward radiating lower concentrations). Therefore, it is Army conclusion that PAHs within Parcel 53 are due to anthropogenic conditions, such as run-off from asphalt pavement or run-off from roofing material of barracks that were once present on the site. Accordingly, Parcel 53 will remain in the property to be transferred under this FOST.

Additionally, levels of pesticides are consistent with those of properly applied pesticides and do not indicate a separate (improper) release. Therefore, Army remedial obligations are not triggered, and the property is suitable for transfer in accordance with CERCLA 120(h)(3).

10. Enclosure 3, Table 1 – Description of Property – Parcel 55

The parcel is listed as Condition Categories 2/5. As per the conversation with Joe Pearson the afternoon of May 27, 2016, that area designated a Category 5, Building 1002 (associated with FTMM-47) is a carve out from the transfer. This Parcel (portion of this parcel) should also be added to Table 5-2 (Carve Outs Requiring Further Investigation), and an amendment made to Figure 2 Phase 2 Property map, outlining the affected area.

Army Response:

The FOST will be updated to add the portion of Parcel 55 containing Building 1002 to Table 5-2. Figure 2 will be changed to reflect Building 1002 is a carve out.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

11. Enclosure 3, Table 1 – Description of Property – Parcel 74

The “Remedial Actions” column indicates “Closure approvals NA for UST 204-4 and UST-287-61.” The DEP concurred with no further action necessary for these USTs on September 28, 2015.

Army Response:

The table will be revised to show the NJDEP concurrence on NFA per letter dated September 28, 2015.

12. Enclosure 3, Table 1 – Description of Property – Parcel 79

Under the “Remedial Actions” column, first paragraph, second to final sentence, it is stated “no additional actions were recommended for the site.” The DEP did not approve of this recommendation, and as the following sentence indicates, additional remedial action is being performed.

Second paragraph – In addition to further evaluation of former tank 490-58, USTs 202a and 202d also require additional soil and ground water evaluation. This office also does not agree with the final sentence of this paragraph, “all other tanks have received NFA from NJDEP”. As per the DEP correspondence of August 25, 2015, many USTs are referenced which are not NFA’ed, some of which require a ground water investigation, others which have had no evaluation performed.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

Army Response:

The first paragraph will be modified to indicate that the NJDEP did not concur with the Army's initial recommendation for NFA and that the Army is proceeding with soil and groundwater sampling to address the NJDEP's concerns. The paragraph will also note that this area (Area 74) will not be transferred and will be considered a carve out.

Clarification will be made to the second paragraph to indicate that groundwater will be investigated at the following sites UST 142B, UST 437, UST 440, UST 441, UST 444, UST 445, UST 448, UST 449, UST 450, and UST 451. The paragraph will also indicate that soil and groundwater will be evaluated at former UST 490-58 and that this area will be a carve out. A new paragraph will be added to indicate that the Army has no indications of USTs at the following locations and has performed due diligence for those locations and does not plan additional work at these location. The FOST will further acknowledge that NJDEP cannot comment as to the absence or presence of a petroleum discharge. The building locations with potential former tanks in question (as covered in NJDEP letter of February 10, 2016) are as follows: Buildings 168, 169, 407, 415, 424, 425, 435, 438, 442, 455, 456, 457 through 467, 469 through 473, 476, 488, 489, 170, 171, 408, 436, and 468.

UST 202a and 202d are within the Marina parcel and are not part of the Phase 2 Parcels transfer so they are not addressed in this FOST.

The third paragraph will be removed.

13. Enclosure 3, Table 1 – Description of Property – Parcel 83

The seventh line of "Remedial Actions" states arsenic was not considered a COC due to naturally occurring and anthropogenic influences. However, correspondence from this office dated July 10, 2012 and June 16, 2015 stated arsenic did NOT appear to be naturally occurring

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

and must be included in a remedy. The July 10, 2012 letter also requested the additional soil sampling and delineation efforts include not only BNs, PCE and metals but also PCBs analysis.

Second paragraph – As a reminder, the October 13, 2015 letter designating no further action necessary at USTs 273-65,66,67 was applicable to the USTs only, not the dispenser/s, which were reported as used with the AST fuel storage system which replaced USTs 273.

Army Response:

The first paragraph will be adjusted to indicate that additional delineation of soils is proposed according to the Phase 2 SI Work Plan to address the outstanding soil issues within parcel 83 and that the affected areas are contained within the carve out area of Parcel 83

Regarding the comment on the second paragraph, UST 273 had newer (1991) fiberglass tanks and piping with secondary containment, and was fully compliant with the release detection requirements for tanks (N.J.A.C 7:14B-6.5) and piping (7:14B-6.6). Further, the dispenser islands were less than 10 ft from the UST excavation, so any leakage from the dispenser area would likely have impacted the UST closure soil samples (which were clean). Therefore, additional sampling below the dispensers is not warranted.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

14. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 116-9 & 110

It is agreed each UST received the appropriate NJDEP closure letter. The NJDEP closure approval letter dates provided under Remedial Actions, however, are not in accordance with those provided in Appendix G of the 1997 ECP Report.

Army Response:

The dates in Table 3 will be changed: UST 116-9 will show NFA was approved on 10/23/2000 and UST 116-10 will show NFA approved on 7/10/1998.

15. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – 200 Area (1-3 Allen Ave) – page 3

As this UST has not been evaluated in accordance with the applicable regulations and guidance documents, the NJDEP cannot comment as to the absence or presence of a petroleum discharge.

Army Response:

NJDEP comment noted, a note will be added to indicate NJDEP cannot comment on the absence or presence of a petroleum at this location.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

16. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 202 a through d – pages 3,4

As per information provided in the April 2015 *USTs within ECP Parcel 79* and the *Parcel 79 Response to Comments and Workplan Addendum* submittal received February 2016, it was USTs 202-b and 202-c which were granted designations of no further action.

Army Response:

Former Building 202 and the associated tanks are within the Marina Parcel and are not part of this transfer and will be removed from Table 3. In addition several other tanks have been removed from Table 3 as the locations of those tanks either fall within a carve out or on property that is not part of this transfer. Tanks removed include the following: 63-2, 80-6, 104-75, 106-74, 108-7, 165-16, 185-190, 276-23, 277-24, 280-25, 283-58, 283-59, 283-229, 288-62, 289-63, 290-64, 290-193, 290-224, 290-225, 291-65, 292-66, 293-67, 295-68, 296-69, 296-213, 296-214, 296-215, 296-216, 296-217, 296-218, 296-219, 296-220, 296-221, 296-222, 296-223, 400-70, 482-54, 490-58, 551-80, 616-90, 659-101, 676-104, 678-105, 697-194, 697-195, 697-196, 699-112, 699-197, 699-235, 699-236, 699-237, 699-238, 750-191, 750-192, 750-198, 787-124, 788-125, 789-126, 800-9, 800-10, 800-12, 804-130, 804-228, 812-133, 900-141, 900-142, 900-143, 906-146, 1004-158, 1122-171, 1122-199.

17. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 208-6 – page 4

It appears a typo exists in the NJDEP closure approval letter date, which should read 1/10/03.

Army Response:

Fort Monmouth
Finding of Suitability to Transfer
Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP)
Comments (Letter Dated May 31, 2016)

The date will be adjusted as suggested.

**18. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
UST 208-10 – page 4**

NJDEP concurred with NFA on January 10, 2003. No record of additional information being submitted in April 2015 was found.

Army Response:

The table will be revised to remove the indication that additional information was submitted and the NFA date will be noted as January 10, 2003.

**19. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
USTs 273-66 & 67 – page 9**

As indicated above, the October 13, 2015 letter designating no further action necessary at USTs 273-66,67 was applicable to the USTs only, not the dispenser/s, which were reported as used with the AST fuel storage system which replaced USTs 273.

Army Response:

UST 273 had newer (1991) fiberglass tanks and piping with secondary containment, and was fully compliant with the release detection requirements for tanks (N.J.A.C 7:14B-6.5) and piping (7:14B-6.6). Further, the dispenser islands were less than 10 ft from the UST excavation, so any leakage from the dispenser area would likely have impacted the UST closure soil samples

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

(which were clean). Therefore, additional sampling below the dispensers is not warranted. Clarifying notes were added to the FOST to explain that the NFA was applicable to the USTS but not the dispensers.

20. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 283-58 – Page 9

For clarification, the third column indicating “case closed” is an Army designation only, not a NJDEP designation.

Army Response:

Comment noted, no change made to the FOST.

21. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – Various USTs

The following USTs on pages 4-11 have either not undergone evaluation in accordance with the applicable regulations and guidance documents, or have not submitted a report to the NJDEP; the NDEP can therefore not provide comment as to the absence or presence of a petroleum discharge.

UST 211-9, UST, 212-10, UST-213-11, UST 214-12, UST-219-13, UST, 220-14, UST-222-15, UST-223-16, UST-225-17, UST-226-18, UST-227-19, UST-228-20, Building 228, UST-234-22, UST-235-

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

**Responses to New Jersey Department of Environmental Protection (NJDEP)
Comments (Letter Dated May 31, 2016)**

23, UST-236-24, UST-238-26, UST-239-27, UST-240-28, UST-241-29, UST-242-30, UST-243-31, UST-244-32, UST-245-33, UST-247-34, UST-248-35, UST-249-36, UST-250-37, UST-251-38, UST-252-39, UST-253-40, UST-254-41, UST-255-42, UST-256-43, UST-258-44, UST-360-70, UST-361-71, UST-362-72, UST-363-73, UST-364-74

Army Response:

Comment noted.

**22. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
UST 447-47 – page 13**

Although not included in Table 3, it appears perhaps this UST, granted an NFA designation on August 29, 2000, was also located within that area to be transferred?

Army Response:

A line will be added for UST 447-47.

**23. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
UST 676-104 – page 21**

It appears insufficient information was provided to allow for comment by the NJDEP.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

Army Response:

The closure report for this tank was included with the December 5, 2015 submittal of tank information for Parcel 51. Groundwater and soil samples were less than applicable criteria. The Army acknowledges that NJDEP has not yet reviewed the submittal for the Parcel 51 USTs.

24. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 692-110 – page 22

Although it is stated the site was closed by NJDEP, no record was found to confirm same.

Army Response:

The results of the tank closure will be provided as a separate submittal to NJDEP. Table 3 will be revised to indicate this and the note regarding site being closed by NJDEP will be removed.

25. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 699-185 – page 22

The “Remedial Actions” column appears to indicate the ground water recovery treatment system remains online. The NJDEP approved cessation of the pump and treat system due to decreasing levels of contamination in the ground water in April of 2013. Remedial efforts do remain ongoing.

Fort Monmouth
Finding of Suitability to Transfer
Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP)
Comments (Letter Dated May 31, 2016)

Army Response:

The FOST will be revised per the NJDEP comment.

**26. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
UST 699-197 – page 23**

Although it is indicated NJDEP approval was provided in a telephone record dated January 1994 (not confirmed by this office), it appears TPH levels remain at significant levels, over 11,000 ppm.

Army Response:

This tank is part of the former gas station at Building 699 (Parcel 52) and will not be included with the current transfer. All tanks associated with building 699 will be removed from Table 3.

**27. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal –
UST 700-75 – page 23**

Insufficient information has been provided to the NJDEP to allow for comment as to the absence or presence of a petroleum discharge.

Army Response:

The line entry for UST 700-75 is a duplicate entry for tank UST 700-5 and the line for 700-75 will be removed from the FOST. Tank UST 700-75 is shown on the 2007 ECP Main Post Tank Map in the same location at T5 (aka UST 700-5) of the Final Remedial Action Report for the 800, 700, and 400 Areas (Tetra Tech October 2005).

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

28. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 701-113 – page 24

The “Remedial Actions” states the site was closed by the NJDEP, however, no date is provided in Appendix G of the '07 ECP, nor could the action be confirmed by this office.

Army Response:

The table will be revised by deleting “Site closed by NJDEP” and supporting documentation for an NFA request will be sent from Fort Monmouth to NJDEP in the near future.”

29. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 702-114 – page 24

There is no record of a designation of NFA.

Army Response:

The closure report was submitted on February 26, 1996. The Army will adjust the table to reflect that an NFA has not yet been granted. The Army will request an NFA for this UST as part of the ongoing UST Review and NFA Request Program.

30. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 800-21 – page 26

The NJDEP responded on November 10, 2015 indicating a ground water investigation is required.

Fort Monmouth
Finding of Suitability to Transfer
Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP)
Comments (Letter Dated May 31, 2016)

Army Response:

Table 3 will be updated to indicate that groundwater sampling will be performed at this tank site.

31. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 692-110 – page 22

Although it is stated the site was closed by NJDEP, no record was found to confirm same.

Army Response:

The tank was removed on 6/1/1990. A summary of the available information is provided in a TVS report from 2008 . The information indicates that an NFA is appropriate for this tank. The FOST will be revised to indicate the existing information indicates NFA is planned to be requested from NJDEP and information will be submitted separately from the FOST.

32. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 1004-58 – page 29

No record of the referenced NJDEP site closure was found.

Army Response:

The tank was removed on 6/26/1990. A summary of the available information is provided in a TVS report from 2010. The information indicates that an NFA is appropriate for this tank. NFA is planned to be requested from NJDEP and information will be submitted separately from the FOST. It is noted that this tank is located in part of Parcel 57 that is a carve out and as such the line item for the tank will be removed from the FOST.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

33. Enclosure 5 – Table 3 – Notification of Petroleum Product Storage, Release or Disposal – UST 1220-230 – page 32

No record of the closure report referenced as submitted in September 2001 was found.

Army Response:

The information for the closure of this tank was submitted to NJDEP in an April 14, 2016 letter as part of a submittal on Parcel 36. The Army believes that NFA is appropriate for this tank and have requested NFA. The FOST will be updated to indicate this and it will be noted that NJDEP has not yet made a determination on the applicability of NFA for this site.

34. Enclosure 9 – Environmental Protection Provisions, Section 1. Land Use Restrictions

The parcels affected by the FOST contain no Classification Exception Areas (CEAs). Unless a CEA has been established at a given area, no restrictions on the use of the ground water beneath the site have been placed by the NJDEP, no written approval for access to or use of the water is required, and the NJDEP should be removed from any reference in Sections 1A through 1D.

Army Response:

NJDEP will be removed from the EPP language.

35. Attachment 1 Monitoring Well Location Map

The color coding is at times unclear and does not appear to entirely correlate to Figure 2 Phase 2 Map (e.g. Parcel 53 is shown as carved out on one map, not the other); several landfills are

Fort Monmouth
Finding of Suitability to Transfer
Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP)
Comments (Letter Dated May 31, 2016)

not tinted the legend denoted yellow, while areas within Parcel 49 (not landfill) are tinted yellow.

Army Response:

The map will be updated to have carve outs match Figure 2 of Enclosure 1 of the FOST. The color coding for the landfills will be changed to be the same as the carve outs.

36. Miscellaneous

Section 4, page 4, ECP Category 4; Parcel 95 – page 11 indicates the Building as 455, rather than 456

Army Response:

The correct reference is to building 456, page 11 will be changed to reference Building 456.

37. Miscellaneous

Figure 2 – Phase 2 Property – Parcel 50 appears to be of a different size than the original – Figure 19 of the '08 SI. Although this is not of concern at this time, as the surrounding parcel (Parcel 49) is also considered a carve out, it may become of concern at a later date.

Fort Monmouth

Finding of Suitability to Transfer

Phase 2 Parcels

Responses to New Jersey Department of Environmental Protection (NJDEP) Comments (Letter Dated May 31, 2016)

Army Response:

The area of Parcel 50 was adjusted to more accurately reflect the locations of Installation Restoration Program sites FTMM-54, FTMM-55 and FTMM-61 that are considered part of Parcel 50. Both Parcel 49 and 50 are not included in the current transfer and are carve outs. It is the intent to transfer both of these parcels at the same time once remedial actions are completed in both parcels.



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 Phase 2 FOST
NJDEP Comment Responses, May 31, 2016

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: BRAC Environmental Coordinator

Phone Number: (732) 380-7064 Ext: _____ Fax: _____

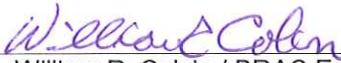
Mailing Address: P.O. Box 148

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: 
Name/Title: William R. Colvin / BRAC Environmental Coordinator

Date: 21 July 2016