

FMERPA Environmental Advisory Committee Minutes
June 17, 2008

In attendance:

Laurie Cannon
Frank Cosentino
Diane Canterbury
Rose Estephan
Ed Dlugosz
Merwin Kinkade
Ben Forest

Guests:

Joe Fallon
Wanda Green
Steve Young, Matrix
Greg Pollack, Weston Solutions
Tom Mahedy

In a discussion that ensued related to the minutes from the last meeting, Merwin Kinkade explained that there was not a significant difference between industrial and residential standards. Greg Pollack reminded us that the landfills are covered with “clean” fill. The culprit is the material below it which isn’t a concern except for ground water and surface water and how humans or wildlife would be exposed to those. Ben Forest noted that there are some capping issues that could cause exposure possibilities if not recapped. He also felt that these landfills could most definitely be referred to as dumps because of the lack of liners and the way they were taken care of over the years. Greg Pollack offered to provide some insight into this at the end of the meeting.

Discussion: Layout of current FMERPA plan w/an overlay of the environmental map:

Steve Young: Stated that his job is to advise the planners the kind of development that is appropriate for various sites depending on environmental concerns/constraints.

Review of Specific Areas on the Fort Monmouth Property:

Reference: Oceanport, West of Fort Monmouth-57, Bldg. 108, Former UST farm; FTMM-17 Former Pesticide Storage Area; FTMM-56, Building 80, Public Works and Operations. Possible concerns: groundwater and soil. Possible tidal influence and flooding problems.

Ed Dlugosz asked if we looked at the new flood plain maps. The answer from Steve Young was that we have not used those maps at this point in time. Frank Cosentino reminded us that it is a “concept plan” and a work in progress which will most definitely change as the plan develops.

Reference: FTMM-12, Landfill M-12, adjacent to Husky Brook and FTM-14, Landfill M-14 are adjacent to housing, which will remain in the plan. Arsenic and lead has been identified at this site which are contaminants of concern. There is no pathway for access to these metals at this site. Tidal water is a concern at this site as well. The Chapel and Administrative offices in that area will remain as well.

Reference: FTMM-47, former PCB Transformer Site. This area is where Squire Hotel is located and will be the educational campus. The FTMM-61, Building 283-Former US site is located there as well. Joe Fallon added a vapor intrusion study was done at this site and will be released in the Phase II Study. We will be receiving that study in July for our review. Ben Forest suggested that the data be closely reviewed since this area will be an educational campus and his group, Friends of Clearwater, would have concern with any contaminants on an educational campus. (Please note: During review, we found that numerous M-47 sites were mislabeled on the map. Matrix will check and get back to us.)

Reference: FTMM-18, M-18 Former Training Area: According to Ben Forest, this landfill has building materials buried and visually needs a new cap. There are some steps that are going into the creek from this landfill. Water moves through the soil in a landfill and sometimes causes “seeps” which end up being good testing sites. If there are contaminants seeping from a landfill, this would be the spot to test to find out.

Reference: Southern part of Oceanport/Eatontown boundary. This is a heavy residential area with a future school proposed. Tom Mahedy was concerned that there was a former PCB site nearby. Joe Fallon explained that there were trace straining problems on a slab of concrete that really is not a concern.

Reference: FTMM-66, former fuel storage facility. Ed Dlugosz suggested we keep our eye on this location. This is a proposed commercial development area.

Reference: Eatontown, Rt. 35, Avenue of Memories section. A retail development/lifestyle center is proposed for this area along with row houses and other types of residential units along with Mallette Hall which would be part of a technology/incubator campus. It will also possibly hold the new municipal center for Eatontown. In this area, the M-4 and M-5 landfills area are near a proposed ball field. There are some erosion issues at these landfills which will require maintenance. Ben Forest noted that the landfills in this area look to be very well maintained, but the question is, in the future, who will be responsible for the maintaining and who will be responsible for covering the cost of this maintenance.

Reference: Golf Course area, FTMM-30, 29, 289, 31. Golf course will remain a golf course and a hotel may be added. Ed Dlugosz questioned the business-sense of putting another hotel in the plan; i.e., will it get enough business?

Reference: Pinebrook Housing. Creeks run through this area with wetlands bordering the area as well. No environmental concerns were noted in this area in relation to the plan.

Reference: Western edge of Eatontown and Tinton Falls to the West: FTMM-2/FTMM-32 would be a proposed mixed-use business campus. There are no concerns with 22 but FTMM-23 has an active cleanup that we need to continue to monitor.

Reference: Proposed Tinton Falls Town Center (no concerns). It will be mostly residential.

Steve Young-Review and Analysis of the data made available from the RAB open house.

Question: Are there any potential impacts from groundwater contamination adjacent to any sites that would cause concern? He reviewed possible indoor air threats from vapors but he didn't find any areas to be concerned about. The review of that information confirmed that the current plan does not conflict with any environmental issues. Steve Young stated that Matrix does not think that there is anything in the ECP that would cause any changes in the plan, but he will reserve judgment on that until he can review the Phase II study.

Joe Fallon stated that the Army will get a draft final of the Phase II document on June 20, 2008, and they plan to have a final public report for the RAB meeting on July 9. That meeting is open to the FMERPA Environmental Advisory Committee and will be held at Gibbs Hall at 7 pm.

In closing, Steve Young explained "standards" and when a risk-based study is done, it is relative to the amount of exposure expected. There are standards for outdoor air, indoor air, etc. All potential environmental concerns and their possible pathways and exposures have been reviewed and there is no aspect of the FMERPA redevelopment plan that conflicts with any environmental concern.

Ben Forest expressed concerns about the landfills, maintaining them, the Myers Center, any possible vapor issues, etc. His major concern is that there are funds available for the ongoing monitoring and cleanup of all environmental problems on the Fort property.

Tom Mahedy stated that he has a lot more faith in Joe Fallon from the Army than a private company coming in. Another concern he has is the flooding issues and how that will affect the groundwater and soil contamination.

Next meeting: Tuesday, July 22, 7:00 pm