

# Joint Base McGuire-Dix-Lakehurst Environmental Restoration Program Operable Unit 3 Proposed Plan

FACT SHEET

December 2017



## For More Information:

### Attend the Public Meeting on:

Wednesday, Dec. 13  
6:30 p.m.

Edward Holloway  
Senior Citizen and  
Community Center  
Main Street  
Cookstown, NJ

### Or Contact:

Mr. Curtis Frye, Chief  
Environmental Restoration  
Program  
787 CES/CEIE  
2403 Vandenberg Avenue  
JBMDL, NJ 08641  
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## Overview

The Air Force at Joint Base McGuire-Dix-Lakehurst (JB MDL) has released a Proposed Plan for an area at McGuire designated as Operable Unit 3. The Proposed Plan summarizes for the public environmental investigations conducted at Operable Unit 3 and identifies clean up alternatives. Public comment is welcome during the comment period extending from December 10, 2017 to January 23, 2018 and at a public meeting scheduled for Wednesday, December 13, 2017, at 6:30 pm (see sidebar for details).

## Location, History, and Environmental Conditions

Operable Unit 3 is located in the northeastern portion of JB MDL-McGuire and consists of three capped landfills and the former wastewater treatment plant sludge stockpiling area.

Landfill No. 4, also known as Site LF002, is a 25-acre landfill located about 700 feet east of the main runway. The landfill operated as a mixed waste landfill (general municipal/construction waste, coal ash and drums containing liquid waste such as fuel or solvents) for McGuire from 1958 into the early 1970s. There is no evidence of disposal of high-hazard, military-specific waste. The waste is in contact with groundwater in some locations, and in other locations the waste appears to have been mounded above the original ground surface. The amount of waste disposed at the landfill is estimated at 422,000 cubic yards. Environmental investigations have found volatile organic compounds (VOCs), pesticides, polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) at the site.

Landfill No. 5, also known as Site LF019, is a 5.5-acre landfill between the WP021 Access Road and South Run. The landfill operated from 1970 to 1973 and was used primarily for the disposal of coal ash, wood, waste metal, construction debris, domestic waste, and spent artillery casings. There is no evidence of disposal of high-hazard, military-specific waste. Chemical waste may have occasionally been disposed of at this landfill as there are rusted drums and cans protruding through the surface. Approximately 82,000 cubic yards of waste was disposed of at the landfill. Data from environmental investigations shows the presence of VOCs, SVOCs, PCBs, and metals.

Former Landfill No. 6, also known as Site LF020, is a 6.5-acre landfill north of WP021 and South Run. The landfill operated from about 1973 to 1976. The landfill was used primarily for the disposal of general refuse, concrete, metal, wood, glass, paper, and plastic. The waste is in contact with the groundwater. There is no evidence of disposal of high-hazard, military specific waste. Environmental investigations found SVOCs and metals in the site soils and metals in site-related groundwater. VOCs, SVOCs, pesticides, PCBs, and metals have been detected in South Run sediments adjacent to the southern boundary of the landfill.

WP021/Waste Water Treatment Plant Disposal Area (WP021) is about a one-acre former staging area where dewatered sludge generated by the wastewater treatment plant was stockpiled on the ground surface from 1970 to 1980. Soil sampling identified PCBs and PAHs.

## Environmental Cleanup Regulation

In 1980, Congress enacted the Comprehensive Environmental Response, Compensation and Liability Act (also called CERCLA) to respond to environmental conditions that may pose a threat to human health, welfare and the environment. The Act is a key Federal law that regulates the environmental cleanup program at JB MDL. The Act is administered by the U.S. Environmental Protection Agency (EPA) and established a process for evaluating and restoring contaminated sites as depicted below.

Preliminary  
Assessment

Site  
Inspection

Remedial  
Investigation

Feasibility  
Study

Proposed  
Plan

Record of  
Decision

Remedial  
Design

Remedial  
Action

Long Term  
Management

JB MDL works closely with EPA and the New Jersey Department of Environmental Protection on the prioritization of activities, proposed schedules, work plans, and clean-up remedies. EPA and the New Jersey Department of Environmental Protection also review and comment on environmental documents to ensure all Federal and State requirements are met, and public health and the environment are protected. Final decisions on the cleanup remedies for a site require concurrence from EPA as the lead regulatory agency. Operable Unit 3 is at the Proposed Plan step.



#### FOR MORE INFORMATION:

JB MDL maintains an Information Repository at:

Westampton Branch,  
Burlington Co Library  
2 Pioneer Boulevard  
Westampton, NJ 08060

The full Administrative Record can be found online at:

<http://afcec.public-admin-record.us.af.mil/>

The Proposed Plan and other information about the JB MDL Environmental Restoration Program can be found online at:

[www.envirorestorejmdl.com](http://www.envirorestorejmdl.com)

### Comprehensive Environmental Investigations Completed

Environmental investigations conducted at Operable Unit 3 included installing groundwater monitoring wells; sampling the groundwater, surface water, sediment, and soil; and, conducting geophysical studies to identify landfill boundaries. All the field efforts and resulting data were used to produce a Remedial Investigation Report, along with assessments of potential risk and hazards to human health and the ecology.

For risks and hazards to be present, all of the following must be present: a receptor (human or ecological), a contaminant, and an exposure pathway or a way for the contaminant to reach the receptor (ingestion, dermal contact, or inhalation). The human health assessment found no unacceptable risks to workers (maintenance, routine, golf course maintenance or construction). While groundwater from surficial aquifers at Operable Unit 3 is not a drinking water source, if it was used as such in the future, it would pose an unacceptable risk if consumed in certain quantities over a number of years. The ecological assessment found no need for action for the surface soil, surface water, or sediment beyond the implementation of the presumptive remedy for landfills.

### Feasibility Study Analyzes Seven Potential Remedies

As shown in the graphic on page one, the next step in the process was to develop a Feasibility Study to look at cleanup solutions to prevent contact with the waste. EPA guidance provides for a presumptive remedy process that streamlines the remedy selection and evaluation by developing a Feasibility Study that analyzes only alternatives consisting of appropriate components of the presumptive remedy. For landfills, the presumptive remedy is containment. The Feasibility Study analyzed seven potential remedies.

**Alternative 1:** No Further Action. Cost: \$0

**Alternative 2:** Two-Foot Soil Caps over the Landfills and Soil Hot Spots, Engineering and Institutional Land Use Controls, Groundwater Institutional Controls and Long-Term Monitoring of Groundwater and Surface Water. Cost: \$14 million

**Alternative 3:** Same as Alternative 2, except soil hot spots would be excavated. Cost: \$13.9 million

**Alternative 4:** Same as Alternative 2, except land-use controls would be established for the soil hot spots. Cost: \$13.5 million

**Alternative 5:** Resource Conservation and Recovery Act (RCRA) Subtitle D Caps over the Landfills and Soil Hot Spots, Land Use Controls, Groundwater Institutional Controls, and Long-Term Monitoring of Groundwater and Surface Water. Cost: \$20.8 million

**Alternative 6:** Same as Alternative 5, except soil hot spots would be excavated. Cost: \$20.3 million

**Alternative 7:** Same as Alternative 5, except land-use controls would be established for the soil hot spots. Cost: \$20.4 million

Each of the alternatives are evaluated against nine criteria established for CERCLA sites: overall effectiveness, compliance with Federal and state regulations and requirements, long-term effectiveness and permanence, reduction of toxicity/mobility/volume of contaminants through treatment, short-term effectiveness, implementability, and cost. The two remaining criteria evaluated after the public comment period are State acceptance and community acceptance.

The Preferred Alternative is Alternative 3. Approximately 20 inches of certified clean fill would be placed over the landfills and designed to ensure the cap would minimize the infiltration of precipitation. Topsoil and a vegetative layer on top of the clean fill would prevent erosion and further prevent exposure to waste materials. Soil hot spots with elevated levels of PCBs would be excavated and properly disposed of off-site. Groundwater and surface water would be monitored, and land-use controls would prevent the use of the groundwater until health-based standards are achieved. The Classification Exception Area would be maintained until Pinelands standards are achieved.

### Opportunities for Public Comment

The public is encouraged to review the Remedial Investigation, Feasibility Study, and Proposed Plan and provide comments at the public meeting or in writing during the public comment period extending from December 10, 2017 to January 23, 2018 (the legally-required 30-day comment period has been extended to 45 days due to several holidays). Comments can be emailed, faxed, or mailed to Mr. Curtis Frye (see sidebar on page 1). Mailed comments must be postmarked by January 23, 2018.

The Air Force will keep the community informed of the final selected remedy through a newspaper notice and presentations at Restoration Advisory Meetings. Information about Restoration Advisory Board meetings can be found on the web site at [www.envirorestorejmdl.com](http://www.envirorestorejmdl.com).