

## Environmental Restoration Program Dix Site NW042 (0900 Area) Proposed Plan

March 2019



For More Information

Attend the Public  
Meeting on:

Thursday, March 14  
6:00 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 Ave  
JBMDL, NJ 08641  
Fax: (609) 754-2096  
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### OVERVIEW

The Air Force at Joint Base McGuire-Dix-Lakehurst (JB MDL) has released a Proposed Plan for Dix Site NW042 (0900 Area). The Proposed Plan summarizes for the public environmental investigations conducted at this site and identifies clean up alternatives. Public comment is welcome during the comment period extending from March 3, 2019 to April 2, 2019 and at a public meeting scheduled for Thursday, March 14, 2019, at 6:00 pm (see sidebar for details).

### LOCATION, HISTORY, AND ENVIRONMENTAL CONDITIONS

Site NW042 (Site) is about 40 acres and is located on the Dix Cantonment Area and within the Pinelands Protection Area. The Site is bounded to the southwest by Juliustown Road and the Fort Dix Elementary School, to the southeast by Pointville Road and woodlands, and is adjacent to the Pemberton Gate. The Site is along the installation southern boundary, within the installation's security fence. The Site encompasses the former Kennedy Court Housing complex which was built in 1955 and demolished in 1994.

Environmental investigations found pesticide-impacted soil attributable to termite treatment conducted at the former buildings, as well as to routine grounds maintenance. The impacted soil is approximately 2 feet to 4.5 feet below ground surface. The comprehensive environmental investigations conducted found no impact to groundwater, surface water or sediment.

### 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 administered by the U.S. Environmental Protection Agency and established a process for evaluating and restoring contaminated sites as shown below. Some sites at JB MDL are non-National Priority List (NPL) Sites, such as Dix Site NW042, and NJDEP is the lead regulatory agency. The non-NPL Sites follow the CERCLA process; Site NW042 is at the Proposed Plan stage. NJDEP agrees with the proposed cleanup plan for Site NW042.

Preliminary  
Assessment

Site  
Inspection

Remedial  
Investigation

Feasibility  
Study

Proposed  
Plan

Record of  
Decision

Remedial  
Design

Remedial  
Action

Long Term  
Management



### For More Information

JB MDL maintains an  
Information Repository at:

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

The full Administrative  
Record can be found  
online at:

[http://afcec.public  
admin-record.us.af.mil/](http://afcec.public<br/>admin-record.us.af.mil/)

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

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

## FEASIBILITY STUDY ANALYZED FOUR POTENTIAL REMEDIES

The Proposed Plan was developed based on an analysis of remedial alternatives conducted in the Feasibility Study. The Feasibility Study fully developed four potential remedies to reduce the average concentration of pesticides to below NJDEP residential direct contact standards:

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

**Alternative 2: In-Situ Soil Mixing.** Soil mixing would blend impacted and non-impacted soils. Cost: \$218,000

**Alternative 3: Excavation and Off-Site Disposal.** Pesticide-impacted soil would be removed from targeted areas and landfilled at an off-site disposal facility. Cost: \$580,000

**Alternative 4: Ex-Situ Soil Treatment.** Soil would be excavated from targeted areas, temporarily stockpiled, processed through an on-site treatment system, and used as backfill material on-site. Cost: \$550,000

Each of the alternatives is 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. Two criteria evaluated after the public comment period are State acceptance and community acceptance.

## PREFERRED ALTERNATIVE

The Preferred Alternative is Alternative 2, In-Situ Soil Mixing. Alternative 2 would meet all the remedial objectives. Alternative 2 is proposed over the other alternatives because it is expected to achieve compliance with NJDEP residential standards with fewer short-term risks to construction workers or the surrounding community and will not use up landfill space. Alternative 2 is easier to implement than Alternative 3 since no material handling or staging would be required. Alternative 2 can achieve the goals for the site at a lesser cost than the other alternatives.

## 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 March 3, 2019 to April 2, 2019. Comments can be emailed, faxed, or mailed to Mr. Curtis Frye (see sidebar on page 1). Mailed comments must be postmarked by April 2, 2019. 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.envirostorejbmmdl.com](http://www.envirostorejbmmdl.com).