

Joint Base McGuire-Dix-Lakehurst (JB-MDL)  
Restoration Advisory Board (RAB) Final Meeting Minutes  
Meeting No. 73 – 23 January 2025

SUBJECT: Restoration Advisory Board (RAB) Meeting No. 73 – Meeting Minutes

- 1) Place: In Person and Virtual Meeting via MS Teams
- 2) Date/Time: Thursday, 23 January 2025; 6:30 PM
- 3) Co-Chairs: Mr. Christopher Archer, Deputy Base Civil Engineer, JB-MDL  
Mr. Michael Tamn, Resident, Southampton Township, New Jersey
- 4) Attendees (virtual attendees noted with \*):

Mr. Frank Storm	RAB Community Member
Mr. Tom Besselman	RAB Community Member
Ms. Branwen Ellis*	NJ Pinelands Commission, RAB Member
Mr. Gene Fowler*	Pinelands Municipal Council, RAB Member
Ms. Carla Struble	US Environmental Protection Agency, Region II (EPA)
Mr. Bill Friedmann	US Environmental Protection Agency, Region II (EPA)
Ms. Kristine Iazzetta	NJ Department of Environmental Protection (NJDEP)
Ms. Chrissy Hart	NJ Department of Environmental Protection (NJDEP)
Mr. William Reilly*	NJ Department of Environmental Protection (NJDEP)
Mr. Ron Poustchi*	NJ Department of Environmental Protection (NJDEP)
Mr. Michael Figura	JB-MDL, AFCEC/CZOE, Environmental Restoration Program
Mr. Jim Richman	JB-MDL, AFCEC/CZOE, Environmental Restoration Program
Mr. Michael Wierman	JB-MDL, AFCEC/CZOE, Environmental Restoration Program
Ms. Jalise Wright	JB-MDL, AFCEC/CZOE, Environmental Restoration Program
Mr. Jeffrey Simonsen	JB-MDL, AFCEC/CZOE, Environmental Restoration Program
Ms. Allison O'Brien*	US Army Corps of Engineers
Mr. and Mrs. Hall*	Residents
Ms. Amanda Oglesby*	Asbury Park Press
Ms. Sarah DeFalco	Burlington County Health Department
Ms. Christine Black*	Pemberton Environmental Commission
Mr. Gaby Atik	FPM Remediations
Mr. Niels van Hoesel	FPM Remediations
Ms. Ellie Cook	FPM Remediations
Ms. Lisa Coffey	FPM Remediations
Ms. Amanda Meurer*	FPM Remediations
Mr. Gavin Wilbert*	FPM Remediations
Ms. Sara Krohl*	FPM Remediations
Mr. Tim Llewellyn	Arcadis
Mr. Tom Crone	Arcadis
Mr. Robert Bird*	HAAST
Ms. Susan Raines*	HGL
Mr. William Foss*	APTIM
Mr. Bob McGlade	Weston Solutions
Ms. Barb Roeper	EA Engineering

Ms. Rachel Giampa	EA Engineering
Ms. Samantha Saalfeld*	EA Engineering
Ms. Katrina Harris	Bridge Consulting Corp./FPM

5) Handouts

- JB-MDL Restoration Advisory Board, Meeting No. 73, 23 January 2025, Agenda
- JB-MDL Restoration Advisory Board, Meeting No. 73, 23 January 2025, Presentation Slides

6) Call to Order:

The meeting was called to order by Mr. Christopher Archer, Deputy Base Civil Engineer, JB-MDL. He welcomed everyone and thanked everyone for attending the in person and virtual meeting of the RAB.

7) Administrative Items and Review of Agenda Items (PowerPoint slides #2-5)

Mr. Jim Richman noted the meeting was being recorded for the purpose of preparing the minutes. He asked for any comments on the November 2023 meeting minutes; the minutes were approved.

Mr. Richman stated there were no open action items from the previous meeting. He discussed community engagement events which included a tour in 2024 for RAB members and a PFAS open house on June 5, 2024 in Pemberton Township. Mr. Richman advised the open house was supported by staff from JB-MDL leadership, the Air Force Civil Engineer Center, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the Agency for Toxic Substances and Disease Registry, the New Jersey Department of Environmental Protection, the U.S. Geological Survey, and contractors working on the PFAS investigation. Mr. Richman next reviewed the meeting agenda and planned presentations. (PowerPoint slides #2-4).

8) LF019 Record of Decision (PowerPoint slides #6-13)

Mr. Michael Wierman summarized the site background, noting LF019 is one of four sites within Operable Unit 3 located in the northeastern corner of JB-MDL-McGuire. He stated it is a 5.5-acre landfill that was used for inert material disposal from 1970 to 1973. Mr. Wierman said Site LF019 was not included in the 2019 Operable Unit 3 Record of Decision because material potentially presenting an explosive hazard (MPPEH) was discovered and needed to be removed before LF019 could be capped.

Mr. Wierman discussed two time-critical removal actions performed in 2012 and 2021 at Site LF019 to consolidate waste and then to remove 30,940 pounds of MPPEH which was destroyed, safely disposed of, or salvaged. He displayed a map showing the location of the two removal actions.

Mr. Wierman advised that the Record of Decision has been signed for LF019. He stated public notices were run in the Burlington County Times, the Asbury Park Press, and the Pine Barrens Tribune. He noted copies of the Record of Decision are available at the Burlington County and Ocean County libraries as well as online at the Air Force Administrative Record Site and the JB-MDL RAB website (<https://envirostorejbmdl.com/>).

Mr. Wierman explained the remedy selected was waste consolidation and grading, construction of a two-foot soil cover, PCB hot-spot removal, long-term groundwater and surface water monitoring, and establishment of land use controls; this remedy is consistent with the remedy for the other Operable

Unit 3 landfill sites.

Mr. Wierman reviewed the next steps which include developing a Remedial Design that is underway. He stated the estimated construction start date is late 2025/early 2026.

9) BOMARC Five Year Review Report (PowerPoint slides #14-23)

Mr. Wierman next discussed the first five-year review report for the BOMARC site. He stated the BOMARC facility was opened in the late 1950s to provide intermediate to long-range surface to air interception capability along the east coast of the United States and ceased operation in 1972. He reminded the RAB they had visited the BOMARC site on the last tour.

Mr. Wierman stated the Report included two sites: OT016 trichloroethylene (TCE) groundwater plume and WP005 BOMARC Missile Site JP-X Discharge Pit. He noted these sites were used as part of the operations associated with missile maintenance that included the use of TCE. He displayed maps showing the site location and groundwater plumes.

Mr. Wierman explained that five-year reviews are required by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) for as long as hazardous contaminants remain on the site above levels that permit unlimited use and unrestricted exposure. He reminded the RAB that the BOMARC site is estimated to take 50 to 100 years to fully clean up. Mr. Wierman continued explaining that the intent of the review is to evaluate the implementation and performance of cleanup remedies to determine whether they continue to remain protective of human health and the environment. He reviewed a list of the various components of the review process.

Mr. Wierman stated that remedial actions began at the BOMARC site in January 2020, thus triggering the need for a five-year review. He discussed the remedial actions being taken which include air sparging of the two groundwater plumes. He noted while full cleanup is anticipated to take more than 50 years, off-site impacts are expected to be addressed within the first ten years.

Mr. Wierman noted public notices had been placed in the same publications as was done for the LF019 Record of Decision just discussed, as well as a copy of the Report being placed at the same physical and online locations. He added the next five-year review for BOMARC will be due in 2030.

Mr. Christopher Archer asked about seeing declines in contaminant levels from the implementation of the remedial action. Mr. Wierman responded that some slight downward trends have been observed, but it will take time to see significant decreases. Mr. Tamn asked about migration, and Mr. Richman responded that the plume has always been migrating but is not going beyond the surface water feature. Mr. Richman said the barriers will cut-off migration into the surface water and within five to ten years there will no longer be surface water contamination. Mr. Frank Storm asked about any radiation contamination, and Mr. Richman responded there is no longer evidence of any radiation contamination remaining at the site. He added that NJDEP issued a No Further Action letter documenting the plutonium (radiological materials) had been remediated to unlimited use/unrestricted exposure.

10) Lakehurst Basewide Five-Year Review Report (PowerPoint slides #24-32)

Mr. Michael Figura advised that a five-year review report is underway for Lakehurst and includes all Lakehurst active CERCLA sites with remedies in place. He noted the purpose of five-year reviews had just been discussed by Mr. Wierman. Mr. Figura displayed a chart of the 11 sites, noting 10 sites had been included in previous five-year reviews, and one site had just met the requirement to be included. He also displayed a chart showing the site locations.

Mr. Figura reviewed the planned contents of the report, noting regulators, RAB members and any interested member of the public had an opportunity to provide their input.

Mr. Figura also reviewed the actions/recommendations from the previous report and their current status. He advised which actions had been implemented or completed and which actions are being coordinated with the regulators.

Mr. Figura discussed the timeline for the report, noting public notices had been placed announcing the start of the review; notices will also be placed when the report is complete—tentatively scheduled for August 2026.

11) Former Practice Mortar Range Munitions Response Site (FR004) (PowerPoint slides #33-40)

Mr. Figura discussed the remedial action underway at Munitions Response Site (MRS) FR004. He advised the site is a 123-acre site in the far western portion of Lakehurst and has been sub-divided into two sites. He stated the Former Practice Mortar Site (MRS FR004a) is 72 acres and a 2006 Record of Decision documented no further action was needed. He said the remaining 51 acres (MRS FR004) consists of two distinctly separate areas, with the northern portion currently occupied by a portion of the Fountain Green golf course, recreational fields, and a former used residential housing area; the southern portion is undeveloped, wooded land.

Mr. Figura reviewed the progress of the CERCLA process and advised currently the site is in the Remedial Design/Remedial Action phase. He discussed the results of the Remedial Investigation and advised that munitions debris was limited to the 4.12-acre southern portion of the site. He advised a Record of Decision was signed in 2022 after public notice and comment on the remedy alternatives. Mr. Figura said the Record of Decision selected munitions and explosives of concern clearance on the entire 4.12-acre site, followed by establishment of land use controls on the 4.12-acre area. He stated no action was required in the 46.88-acre northern portion of the site.

Mr. Figura discussed the implementation of the remedy with the preparation of planning documents underway. He advised implementation would likely begin in late fall of 2025.

Mr. Tom Besselman asked about finding munitions and explosives of concern in the highly wooded area, and Mr. Figura responded that they have not been found to date but since the potential exists that munitions might be present, action is being taken. Mr. Figura added that land use controls would be in place after the field work to limit potential exposure should any munition items remain.

12) Former Submarine Bombing Target Munitions Response (Site ZZ001) (PowerPoint slides #41-53)

Mr. Figura stated MRS ZZ001 is about 13 acres and located in the southeastern portion of Lakehurst. He explained a target in the shape of a German U-boat was used by military aircraft for drop practice training from 1933 to 1945.

Mr. Figura advised munitions and explosives of concern have been recovered at the site during investigations, including a Remedial Investigation completed in 2018. He displayed photographs showing the location of previous investigations and recovered munitions and munitions debris.

Mr. Figura reviewed the Record of Decision for the site which was signed in 2023 and included surface clearance and land use controls. He noted the implementation of the Remedial Action is under the same contract he discussed for FR004 and on the same schedule.

13) Lakehurst Proving Grounds (Site ZZ003) (PowerPoint slides #54-63)

Mr. Figura reviewed the site history, noting it was used for projectile testing, including chemical projectiles, and practice bombing. He discussed the finding of projectiles and disposal pits at the site and noted a new contract has been awarded to conduct additional surface clearance.

Mr. Figura explained the additional surface clearance will address 190 acres and will identify and remove any munitions and explosives of concern at or on the ground surface at the Lakehurst Test Track Area.

Mr. Figura stated a contract had been awarded for the work with planning documents recently completed. He advised the clearance is scheduled to begin in March 2025.

14) Off-Base PFAS Drinking Water Response (PowerPoint slides #64-80)

Mr. Robert Bird of HAAST, contractor to JB-MDL, reviewed a contract awarded to his company to collect and analyze drinking water samples from private wells in off-base areas to ensure that properties are not consuming drinking water impacted by per- and polyfluoroalkyl substances (PFAS) above Department of Defense trigger levels. Mr. Bird displayed a map showing the focus areas of investigation surrounding McGuire, Dix, and Lakehurst. He noted primary areas would be investigated first, and based on those results, secondary areas may be added. He noted limited surface water sampling in all three areas would also be conducted.

Mr. Bird discussed the various phases of investigation from initial desktop studies to establish inventories of known private and public drinking water wells, followed by a second phase of stakeholder engagement including sending requests to conduct PFAS sampling. Mr. Bird stated several attempts were made to contact property owners with information about the proposed sampling. He reviewed the approach for conducting the sampling after permission was obtained from the property owners.

Mr. Bird provided a summary of a public PFAS open house held June 5, 2024 to keep the communities surrounding JBMDL informed about the drinking water program. He noted more than 100 residents attended the meeting.

Mr. Bird next discussed the Dix and Lakehurst primary focus areas drinking water well sampling—from identifying potential drinking water wells to the collection of the samples and the results.

Mr. Bird reviewed the surface water sampling program, noting samples were collected from locations upgradient and downgradient of the JB-MDL boundary in creeks, streams, rivers, outfalls, and/or other flowing water. He displayed maps showing the sample results from McGuire, Dix, and Lakehurst.

Mr. Bird summarized the next steps to be taken including completing the drinking water well sampling in coordination with property owners and providing them with the validated data.

15) PFAS Remedial Investigation at Dix (PowerPoint slides #81-100)

Mr. Bob McGlade of Weston Solutions, contractor to JB-MDL, reviewed the Phase I PFAS Remedial Investigation at the Dix Area. He stated Dix was the first of the three areas to be addressed. Mr. McGlade advised the field work had begun in May of 2022 and is ongoing. He explained the objective is to determine the nature and extent of any contamination. He added a risk assessment is not included as part of this task, but the data collected will be able to be used for a risk assessment in

the future.

Mr. McGlade discussed the installation of new monitoring wells and groundwater, surface water and sediment sampling being done as part of the investigation. He noted the screening levels have been changing as EPA finalizes new criteria. Mr. McGlade displayed maps showing the site and sampling locations. He reviewed the preliminary sampling results which allow for decisions to be made about additional sampling needed and where to install permanent monitoring wells.

Mr. McGlade reviewed several challenges including changes in screening levels after starting the project and nearby unvalidated sites which complicated the evaluation of sampling results. He noted ongoing activities include well installation and sampling and soil step out sampling.

16) Optimized Remediation Contract (PowerPoint slides #101-123)

Mr. Niels van Hoesel of FPM Remediations, contractor to JB-MDL, reviewed the new Optimized Remediation Contract recently awarded to replace the previous Performance Based Contract. He noted the contract is for 10 years. He reviewed the contract team members and their program managers: FPM Remediations, Arcadis, and EA Engineering.

Mr. van Hoesel reviewed a list of the sites included in the contract and at what phase the contract would be starting work:

- a. McGuire National Priority List Sites: Operable Units 1, 2, 3, 4, 5, 6, 7, 8 and the BOMARC Site
- b. McGuire State Led Sites: Compliance Sites CF011, LF500, SS015, TU025, TU003, OW549, TU027
- c. McGuire Military Munitions Response Sites: TS875, TS875A, TS875B, TS875C, XU874, XU874A
- d. Dix Non-NPL Sites: SS005B, SS007, LF010, LF017, TU026, AT024, DA022, SS047
- e. Dix Military Munitions Response Sites: FR004
- f. Dix Compliance Sites: TU578, NW044, TU011, TU019a
- g. Lakehurst Sites: Areas A/B & C (TT013, LF042, LF029, AT014, AT016, TT017; Area D (LF031), Area H (DP032), Areas I/J, K (OW006)
- h. Lakehurst Military Munitions Response Sites: ZZ001, ZZ002, ZZ006
- i. Basewide/Administrative: Project Management Plan, Land Use Control Implementation Plan, Biennial Land Use Control Certification Report, Annual Site Management Plan, Biennial Monitoring Well Survey, Community Involvement Plan, Geographic Information System Layers.

Mr. van Hoesel discussed the remedial actions at McGuire Operable Units 6 and 7. He advised at Operable Unit 6 the next step is the revision of the Final Feasibility Study due to the possibility of the recommended alternative not performing as anticipated due to the presence of PFAS in the groundwater. He stated the revised Feasibility Study will propose horizontal biosparge wells under the apron as the recommended alternative. Mr. van Hoesel reviewed the current status of Operable Unit 7 where the Feasibility Study will also be revised due to the presence of PFAS at the site. He advised the new proposed remedy will be air sparge/soil vapor extraction, similar to what is being used at the BOMARC site. He added Proposed Plans for public comment will be issued once the revised Feasibility Studies are finalized.

17) RAB and Public Comments:

Mr. Tamn asked for additional questions from RAB members and then from members of the public observing the meeting.

A member of the public from Springfield Township, attending virtually via Teams, stated they just had a new drinking water well installed and asked if they could request sampling. Mr. Richman responded that Springfield Township was not one of the areas being sampled. Mr. Richman asked about the depth of the well, and the community member responded the new well is 341 feet deep and the old well is 130 feet deep. Mr. Richman stated both wells are well below the surficial aquifer where the sampling is occurring.

Another member of the public asked what standards are being used for the off-base PFAS sampling. Mr. Richman responded EPA's Maximum Contaminant Levels are being used; these levels can be found online by searching for PFAS MCLs.

18) Meeting Adjourned:

Mr. Tamn asked for a motion to adjourn the meeting. A motion was made, seconded, and unanimously passed to adjourn the meeting at 8:40 PM.