

FINDING OF SUITABILITY TO TRANSFER

**INSPECTOR-INSTRUCTOR STAFF MARINE CORPS
RESERVE CENTER
WEST TRENTON, NEW JERSEY**



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March 2013

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1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the property have been satisfied, and documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as Inspector-Instructor Staff Marine Corps Reserve Center (I-I MCRC), West Trenton, New Jersey (hereafter Subject Property) are environmentally suitable for deed transfer subject to the conditions, notifications, and restrictions set forth in this document.

The suitability for transfer decision is based primarily on review of information contained in reports, records and communications listed in Exhibit A (References). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below. This FOST updates information contained in the January 2011 FOST.

2.0 PROPERTY DESCRIPTION

A. Description

I-I MCRC West Trenton is located adjacent to the Mercer County Airport south of Interstate Route 95 in Mercer County, New Jersey (Exhibit B-1). The property which is the subject of this FOST consists of approximately 8.24 acres of land acquired by the Department of the Navy on November 9, 1943 as part of a 44-acre parcel. On February 8, 1965, the Navy conveyed 35.97 acres to the County of Mercer, and the land was later developed as part of the Mercer County Airport (now known as the Trenton-Mercer Airport). Improvements on the Subject Property include three principal buildings: the Communications Building, a vehicle maintenance garage, and a gun shed (Exhibit B-2). The subject property was vacated by the U.S. Marine Corps in September 2011. The Marine Corps reports that all personal property, hazardous substances, petroleum products, and other regulated materials were properly removed.

The Communications Building is a three-story concrete block and steel frame structure constructed in 1955 that provides approximately 42,140 square feet of interior space. The building presently includes administrative offices, classrooms, a sick bay (medical clinic), and drill hall. The building basement is used for storage and mechanical rooms, including a boiler room.

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The Communications Building was supplied with heat via a natural gas-fired boiler, but all utilities are now disconnected.

The vehicle maintenance garage is a one-story concrete block and sheet metal building on a concrete slab foundation that provides approximately 3,280 square feet of interior space. It is used for routine vehicle maintenance activities such as oil and fluid changes, transmission repairs, tire alignment, brake servicing, engine tune up, and weapons and parts cleaning. It contains four service bays with hydraulic lifts (aboveground service lifts); a drum storage rack for new oil, grease, new antifreeze, transmission fluid, hydraulic fluid, and degreaser; a battery storage/recharging room; a compressor; a parts-washing sink; spill kits; and a flammable materials cabinet. The building was constructed in 1972.

The gun shed is a concrete block and metal structure constructed in the early 1990s on a concrete slab foundation that provides approximately 6,000 square feet of interior storage space. Most of the building was used for the storage of several Howitzer guns.

A vehicle wash pad comprised of a concrete above-ground pad that drains to an underground holding tank is located in the southwest portion of the Subject Property. The wash pad holding tank consists of a 2,000-gallon concrete vault equipped with an oil/water separator. Half of the vault holds recycled wash water, and the other half of the vault consists of a settling tank to remove sediment from the collected wash water. The wash pad and underground vault, installed in 1998, has been out of service for several years. Filing of a tank closure was not required for the holding tank or oil/water separator because the NJDEP considers the system to be a "self-contained flow-through process tank" under NJ 7:14B-1.4(b)(11). The contents of the settling chamber and the oil/water separator were pumped out and disposed.

B. Proposed Reuse

The Local Redevelopment Authority (LRA) for the Subject Property was the Ewing Township Local Redevelopment Authority. The property will be transferred under a homeless assistance conveyance.

Exhibit C is the legal description and survey for the Subject Property. Exhibit D is the Visual Site Inspection Form and supporting documentation from the July 21, 2010 visual site inspection. The

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supporting documentation includes an Interview Form and selected site photographs taken on July 21, 2010. A follow-up visual site inspection was performed on January 29, 2013, and selected photographs were updated.

3.0 SUMMARY OF ENVIRONMENTAL REQUIREMENTS AND NOTIFICATIONS

Available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on the Subject Property, as collected through record searches, historical aerial photographs, personnel interviews, and on-site visual inspections, is contained in the environmental reports cited in Exhibit A. The following sections summarize the findings as they relate to the Subject Property; the actions and notification requirements associated with the past storage, release, or disposal of hazardous substances and/or petroleum products or other regulated materials; and the transfer restrictions warranted to ensure protection of human health and the environment and the environmental restoration process.

The 2006 CERFA report (Tetra Tech, 2006) identified storm water discharge locations (near the vehicle maintenance building), and possible burial of demolition debris from historic structures (likely to contain lead-based paint and asbestos) as areas of environmental concern. In March 2008, an environmental sampling investigation was conducted at the Subject Property to address these issues. Seven test pits were excavated at locations of former barracks and other buildings constructed with asbestos siding. No asbestos or building debris was detected in any of the test pits. Lead was detected in soil samples collected from the test pits at concentrations ranging from 14.6 to 44.5 milligrams per kilogram (mg/kg), below applicable New Jersey Department of Environmental Protection (NJDEP) soil cleanup criteria for residential and non-residential direct contact.

During the March 2008 investigation (Tetra Tech, 2008) eight sediment samples were collected from stormwater outfalls and drains on the Subject Property that were identified as a result of records obtained for the CERFA report. The sediment samples were analyzed for Target Compound List volatile organic compounds (TCL VOCs), TCL semivolatile organic compounds (SVOCs), Target Analyte List (TAL) metals, and total petroleum hydrocarbons (TPH). Minor exceedances of NJDEP residential and non-residential direct contact soil cleanup criteria were detected for zinc in three samples, for polycyclic aromatic hydrocarbons (PAH) in one sample, and barium in two samples. TPH was detected in all eight sample locations but at concentrations

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below applicable NJDEP cleanup levels. Detected zinc levels were attributed to likely deterioration of stormwater drain pipes. The PAH exceedance was associated with a sample taken 20 feet downgradient of the vehicle maintenance outfall #2. The sample collected from the outfall discharge point did not show elevated PAHs indicating that the operations associated with the vehicle maintenance facility did not impact the stormwater discharge. The barium exceedances were slightly above NJDEP criteria for residential direct contact, but were below applicable criteria for non-residential direct contact. Zinc and Barium results are now within NJDEP residential standards, based upon a review of N.J.A.C. 7:26D, Remediation Standards, updated May 7, 2012. Based on the sampling results from the 2008 Site Investigation (Tetra Tech, 2008), no further action was determined to be necessary regarding environmental concerns identified in the 2006 CERFA report.

**A. Comprehensive Environmental Response, Compensation and Liability Act
(CERCLA)**

CERCLA Responses

Minor Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) releases associated with the Subject Property were identified in the Site Investigation Report (Tetra Tech, 2008) and were determined to require no further action. There are no Installation Restoration sites located on the Subject Property.

CERCLA Hazardous Substance Notice

In accordance with Title 42, U.S.C., Section 9620 (h)(3)(A)(i) of CERCLA, all deeds transferring real property owned by the United States must provide notice, based on a complete search of agency files, of any hazardous substance stored for one year or more, known to have been released, or disposed of, in excess of those threshold quantities specified under 40 CFR 373, and a description of the remedial action taken, if any.

Past activities within the Subject Property included the use and storage of hazardous substances. Based on a review of records as cited in Exhibit A, hazardous substances were used and stored in small quantities less than notification thresholds. Nothing found in the record indicates that hazardous substances were known to have been stored or released on the Subject Property in

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excess of their reportable quantities; thus, no hazardous substance notice is required in this instance.

CERCLA Covenant

No hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of in excess of their respective threshold quantities on the Subject Property. Therefore, in accordance with the requirements and limitations contained in Title 42, U.S.C., Section 9620(h)(4)(D)(i), the deed transferring the Subject Property will contain a covenant warranting that any response action or corrective action found to be necessary after the date of transfer for contamination existing on the Subject Property prior to the date of transfer shall be conducted by the United States.

CERCLA Access Clause

No hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of in excess of their respective threshold quantities on the Subject Property. Therefore, in accordance with Title 42, U.S.C., Section 9620(h)(4)(D)(ii), the deed transferring the Subject Property will contain a clause granting the United States access to the Subject Property in any case in which a response action or corrective action is found to be necessary after the date of transfer at the Subject Property, or when such access is necessary to carry out a response action or corrective action on adjoining properties for contamination existing on the Subject Property prior to the date of transfer.

B. Resource Conservation and Recovery Act (RCRA)

I-I MCRC West Trenton has not been listed as a RCRA hazardous waste generator and therefore does not require RCRA closure.

C. Presence of Petroleum Products and Derivatives

A former 500-gallon waste oil UST located adjacent to the northern exterior wall of the vehicle maintenance garage was removed in 1994. The UST passed a tightness test at the time of removal, and the NJDEP concluded it was a clean closure. Two 10,000-gallon No. 2 fuel oil USTs were also removed from the west side of the Communications Building in 1994. A release

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of petroleum was identified in soils below the UST during its removal. Related petroleum-contaminated soils were excavated and disposed off site. The NJDEP assigned a closed status to the release and approved the UST and soil removal as a clean closure. The locations of the former USTs are shown in Exhibit B-3.

Petroleum products were stored and used in connection with the former building heating system and the maintenance and repair of vehicles in the vehicle maintenance building. Waste oil from vehicle maintenance activities were collected in a fully-enclosed, portable cart tank with spill containment.

The status of petroleum products and derivatives used on the Subject Property is listed on Exhibit E. The January 29, 2013 visual site inspection verified the absence of petroleum products and derivatives.

D. Underground/Aboveground Storage Tanks

Two 10,000-gallon underground storage tanks (USTs) formerly used for storing No. 2 fuel oil were removed from near the northwest exterior wall of the Communications Building in 1994. Minor holes were observed in the removed UST, and related petroleum contaminated soils were excavated and disposed off site. The NJDEP concluded that the tank and soil removal had been performed satisfactorily and it was documented as a clean closure. In 1994 a former 500-gallon waste oil UST was removed from next to the northern exterior wall of the vehicle maintenance garage. The UST passed a tightness test at the time of removal, and the NJDEP concluded it was a clean closure. Currently, there are no USTs in use at the Subject Property. A portable, enclosed AST was used by the U.S. Marines at the vehicle maintenance building to hold used oil, but was removed in 2011. The January 29, 2013 visual site inspection verified the removal.

E. Oil/Water Separators

One oil/water separator is present in the abandoned vehicle wash pad holding tank. Half of the 2,000-gallon vault holds recycled wash water, and the other half of the vault consists of a settling tank to remove sediment from the collected wash water. The overflow from the tank is connected to the sanitary sewer. The wash pad and underground vault, installed in 1998 has been out of service for several years. Filing of a tank closure was not required for the holding tank or

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oil/water separator because the NJDEP considers the system to be a “self-contained flow-through process tank” under NJ 7:14B-1.4(b)(11). According to Navy communications (NAVFAC, 2010), the contents of the settling chamber and the oil/water separator were pumped out and disposed prior to abandonment of the system.

F. Munitions and Explosives of Concern (MEC)

Other than “ball rounds” used as practice rounds for the USMC guns, there have been no MEC ordnance handling, storage, disposal or response actions on the Subject Property based on records reviewed for this FOST. Ball rounds were stored by the U.S. Marine Corps in a secured room on the lower level of the Communications building, but were removed in September 2011. The January 29, 2013 visual site inspection verified the removal.

G. Asbestos-Containing Material (ACM)

An asbestos survey was completed by Accredited Environmental Technologies, Inc. (AET) in July 2010 for the three buildings located on the Subject Property (AET, 2010a). Asbestos was identified only in the Communications Building, however none of the ACM was damaged or friable. The ACM consisted of black tar mastic below 12”x12” floor tiles throughout the building, 9”x9” black floor tile and associated mastic in the basement hallway, and 12”x12” blue floor tile and associated mastic in Rooms 127, 128, and 133 on the first floor.

As noted above, some ACM has been identified, and the possibility remains for the presence of undiscovered ACM associated with miscellaneous building materials. While this potential ACM does not pose a hazard to site users, future renovation or demolition and/or subsurface work performed by the transferee could result in friable and damaged ACM hazards. Thus, the transferee must comply with all applicable State and Federal laws relating to ACM management in order to ensure future protection of human health and the environment during any future renovation/demolition activities.

An ACM Hazard Disclosure and Acknowledgment Form is included as Exhibit F to this FOST and will be provided to the transferee for execution at the time of transfer.

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H. Lead-Based Paint (LBP)

A lead-based paint (LBP) survey was completed by AET in July 2010 for the three buildings located on the Subject Property (AET, 2010b). Lead results greater than 1 microgram per square centimeter ($\mu\text{g}/\text{cm}^2$) were recorded at several locations within the Communications Building, including the yellow paint on the threshold to the main power room, brown paint on interior stair rails, orange paint on metal I-beams in the stair wells, and yellow paint on the roof hatch and access ladder. The report notes that the yellow-painted safety bollards near the gun shed were assumed to contain lead at levels comparable to the yellow paint inside the Communications Building. LBP was not detected on the exterior surface of buildings at the Subject Property.

A LBP Hazard Disclosure and Acknowledgment Form included as Exhibit G to this FOST will be provided to the transferee for execution at the time of transfer.

I. Polychlorinated Biphenyls (PCBs)

One PCB-containing transformer was removed and properly disposed of off-site in October 1986 (ASN BRAC PMO NE, 2010). There is no documentation that PCBs were ever stored, or released in excess of those reportable quantities specified under 40 CFR 373, or disposed of on the Subject Property.

During the July 2010 visual site inspection, older fluorescent light fixtures with ballasts were observed in the Communications Building. Light fixtures and ballasts containing PCBs are present on the Subject Property, and should be disposed of properly when removed during maintenance or renovation activities. Furthermore, USEPA has advised that buildings constructed or renovated between 1950 and 1978 have the potential to have PCBs contained within the caulking. Inasmuch as USEPA has yet to establish a link between PCBs in caulking and public health risk, USEPA presently does not require that caulking in these buildings be tested for the presence of PCBs. Notwithstanding, the transferee should be provided notice by receipt of this FOST and noting that the Communications Building, because it was constructed in 1953, may have caulking containing PCBs. The transferee shall also be put on notice by receipt of this FOST that all caulking in the building, if encountered, should be handled, managed and disposed of properly during maintenance and/or renovations by the transferee. This notice does

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not apply to the Gun Shed or Vehicle Maintenance buildings as they were constructed in the 1990s.

J. Environmental Notices, Restrictions and Covenants

1. **Notice of Environmental Condition:** Information concerning the environmental condition of the Subject Property is contained in the document known as the Finding of Suitability to Transfer (FOST) which is attached hereto and made a part hereof as Exhibit “_”, the receipt of which is hereby acknowledged by the Grantee. The FOST sets forth the basis for the United States’ determination that the Subject Property is suitable for transfer. The FOST and referenced environmental documents contain all pertinent information currently known by the United States as to the environmental condition of the Subject Property. The specific environmental conditions described in the FOST which are applicable to the Subject Property, are contained in this Quitclaim Deed.

2. **CERCLA Covenant:** Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed, for contamination existing on the Subject Property prior to the date of this deed, shall be conducted by the United States.

3. **Reservation of Access as Required by 42 U.S.C. §9620(h)(4)(D)(ii):** The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Subject Property, to enter upon the Subject Property in any case in which an environmental response or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response or corrective action is on the Subject Property or on adjoining nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such

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easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Subject Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Subject Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Subject Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successor and assigns, for the exercise of the easement and right of access hereby retained by the United States.

In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause; Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

4. Notice Of Hazardous Substance Activity in accordance with 42 U.S.C. §9620(h)(3)(A)(i): Pursuant to 40 C.F.R. 373.2 and Section 120(h)(3)(A)(i) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Subject Property.

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5. **Discovery of Previously Unknown Contamination:** The Grantee, its successors and assigns, or their subcontractors, shall stop all work and notify the Navy immediately if previously unknown contamination, such as, but without limitation, buried debris, stained soil, unusual odors, is discovered during soil disturbing activity such as soil excavation, drilling, digging or other ground-disturbing activities, including disturbance of building slabs, roads and other structures and paved areas.

6. **Presence of Asbestos:** The Grantee, its successors, and assigns, covenant and agree that they will comply with all federal, state and local laws relating to ACM in their use of any buildings and structures included in this transfer (including demolition and disposal of underground utilities that may contain ACM wrapping). The Grantor assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands or expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with ACM from buildings, structures, and underground utilities included in this transfer. Due to the known or potential presence of undiscovered ACM associated with underground utilities, any subsurface work performed by the Grantee must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel. Buildings and structures included in this transfer will be transferred "as is" and asbestos hazards in said buildings and underground utilities and pipelines will become the responsibility of the Grantee. The Grantee will be required to sign the Asbestos Hazard Disclosure and Acknowledgment Form included as Exhibit F of the FOST prior to execution of the transfer deed.

7. **Presence of Lead-Based Paint:** The Grantee is hereby notified of the presence of lead-based paint on interior floor stripe, ladder, and column within Building 3 (Motor T Garage) in poor condition and requiring abatement prior to any use of that structure. The Grantee, its successors, and assigns agree that they will comply with all federal, state, and local laws relating to LBP in their use of any buildings and structures on the Subject Property (including demolition and disposal of existing improvements). The Grantor assumes no new or further liability as a result of this transfer than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition,

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or other activity causing or leading to contact of any kind whatsoever with LBP from buildings or structures on the Subject Property. Buildings will be transferred “as is” and LBP hazards in said buildings will become the responsibility of the Grantee. The Grantee will be required to sign the Lead-based Paint Hazard Disclosure and Acknowledgment Form included as Exhibit G of the FOST prior to execution of the transfer deed.

8. Presence of Polychlorinated Biphenyls in Building Materials: The Grantee acknowledges that fluorescent light fixture ballasts in facilities on the Subject Property may contain PCBs. Prior to beginning any maintenance, alterations, demolition, restoration, or construction work affecting fluorescent light fixtures, the Grantee must determine if PCB ballasts are present. If present, PCB ballasts and/or fixtures must be disposed of properly in accordance with all applicable Federal, State, and local laws and regulations. The Grantee also acknowledges that buildings constructed or renovated between 1950 and 1978 have the potential to have PCBs contained within caulking, and the PCBs can migrate from the caulk into air, dust and surrounding material, such as wood, bricks and soil. Such materials must be handled, managed and disposed of properly during maintenance and/or renovations by the Grantee.

K. Environmental Compliance Agreements / Permits / Orders

The records indicate there are no environmental compliance agreements, permits, or orders associated with the Subject Property.

L. Availability of References

References will be available upon request from the Navy’s BRAC Program Management Office East, located in Philadelphia, PA.

M. Notification to Regulatory Agencies/Public

In accordance with Section C8.5.5.2 of the Base Redevelopment and Realignment Manual (DoD, 2006), the NJDEP has been advised of the proposed transfer of the Subject Property, and copies of the CERFA Report and this Draft FOST have been provided to NJDEP for review and comment. NJDEP was provided a copy of the revised FOST on March 1, 2013. NJDEP

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comments and the Navy response to comments are provided in Exhibit H. A public notice of the Navy's intent to sign this FOST will be published in a local newspaper at least 30 days prior to transfer by deed. Copies of all transfer documentation will be made available to the Ewing Township Redevelopment Authority upon request after execution of the same.

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4.0 FINDING OF SUITABILITY TO TRANSFER

Based on the information contained in this FOST, the notices discussed herein, and the covenants that will be contained in the deed, the property is suitable for transfer.

3-25-2013

Date



David Drozd
Director
NAVFAC BRAC Program Management Office East
Philadelphia, Pennsylvania

Exhibit A

References

REFERENCES

Accredited Environmental Technologies, Inc. 2010a. Asbestos Identification Survey, Marine Corps Reserve Center (MCRC) West Trenton, West Trenton, New Jersey. July.

Accredited Environmental Technologies, Inc. 2010b. Lead-Based Paint Inspection Report, Marine Corps Reserve Center (MCRC) West Trenton, West Trenton, New Jersey. July.

ASN BRAC PMO NE, 2010. Personal communications between Robert Lewandowski, BRAC PMO, NE and Donna Gaffigan, NJDEP, February 9.

ASN BRAC PMO NE, 2011. Personal communications between Robert Lewandowski, BRAC PMO, NE and Donna Gaffigan, NJDEP, January 13.

Department of Defense (DoD), 1994. *DoD Policy on the Environmental Review Process to Reach a FOSL*, June 17.

Department of Defense (DoD), Office of the Deputy Undersecretary of Defense [Installations and Environment]), 2006. *DoD 4165.66-M Base Redevelopment and Realignment Manual*. Washington, D.C., March.

Department of the Navy. 2006. Final Environmental Condition of Property Report for the Inspector-Instructor Staff (Marine Corps Reserve Center) West Trenton, New Jersey. Base Realignment and Closure Program Management Office, San Diego, California, April 12.

Department of the Navy. 2013. Former Marine Corps Reserve Center West Trenton Site Inspection of 29 JAN 2013, NAVFAC Base Realignment and Closure Program Management Office East, Philadelphia, Pennsylvania, February.

Tetra Tech, 2006. CERFA Identification of Uncontaminated Property at the Inspector-Instructor Marine Corps Reserve Center West Trenton, West Trenton, New Jersey. December.

Tetra Tech, 2008. Final Site Investigation Report, Inspector-Instructor Marine Corps Reserve Center West Trenton, West Trenton, New Jersey. October.

Tetra Tech, 2010. Letter Report, Lead-Based Paint and Asbestos Surveys, Marine Corps Reserve Center (MCRC) West Trenton, West Trenton, New Jersey. July.

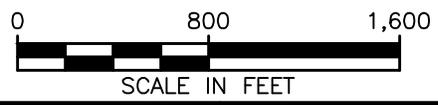
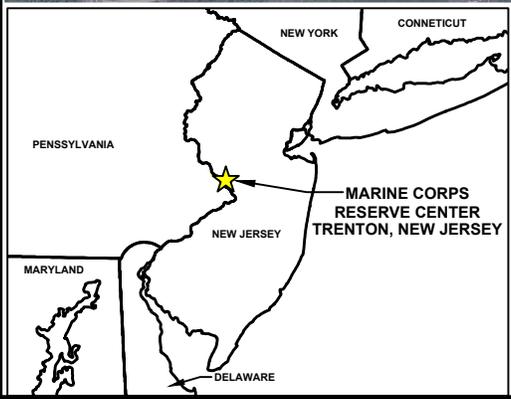
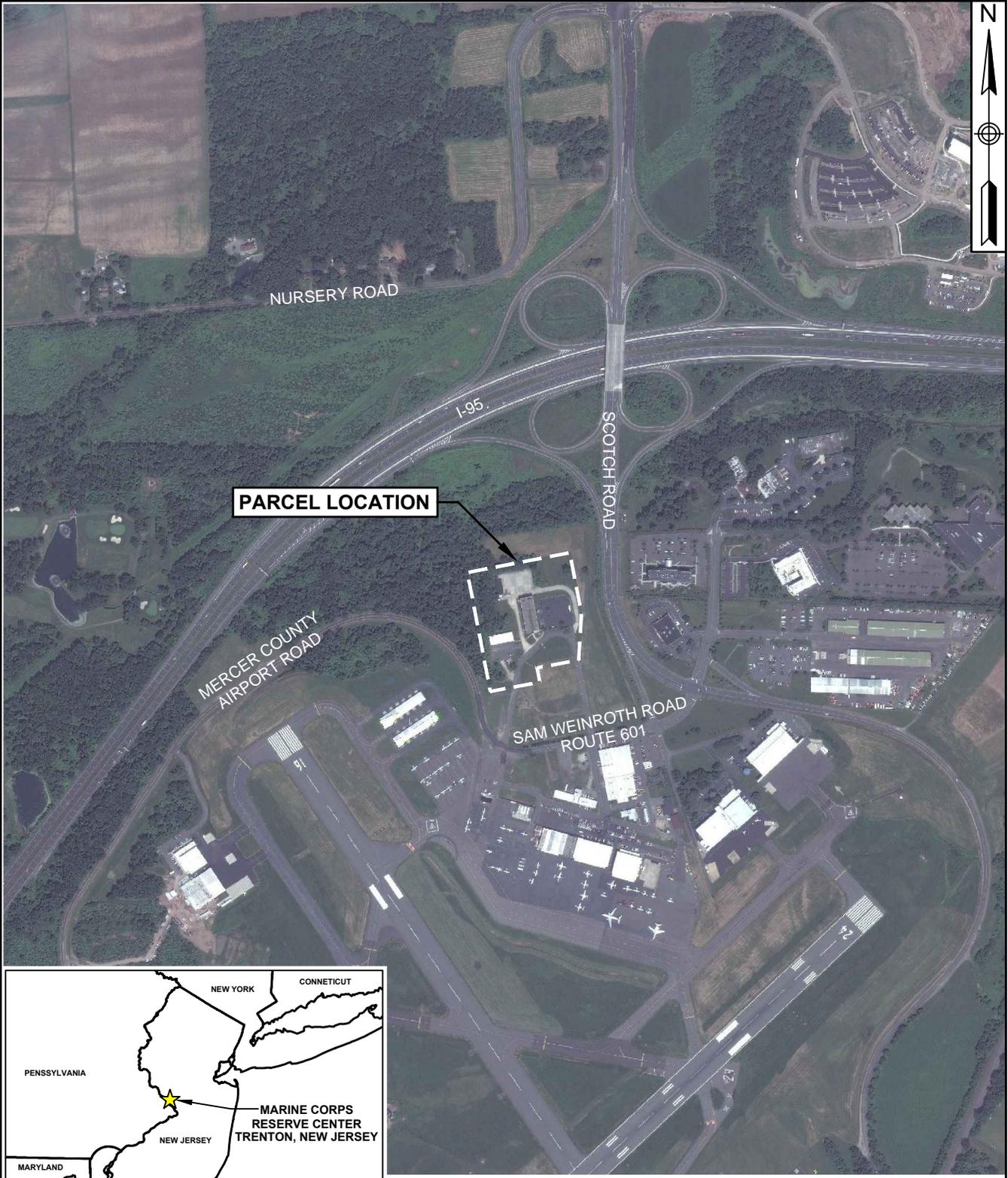
Exhibit B

Figures

B-1 –Parcel Location Map

B-2 –Parcel Map

B-3 –Parcel Features Map



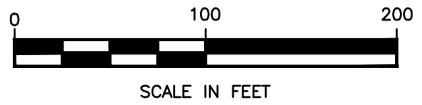
PARCEL LOCATION MAP
MARINE CORPS RESERVE CENTER
WEST TRENTON, NEW JERSEY

SCALE AS NOTED	
FILE 112G00629GM03	
REV 0	DATE 02/21/13
FIGURE NUMBER EXHIBIT B-1	



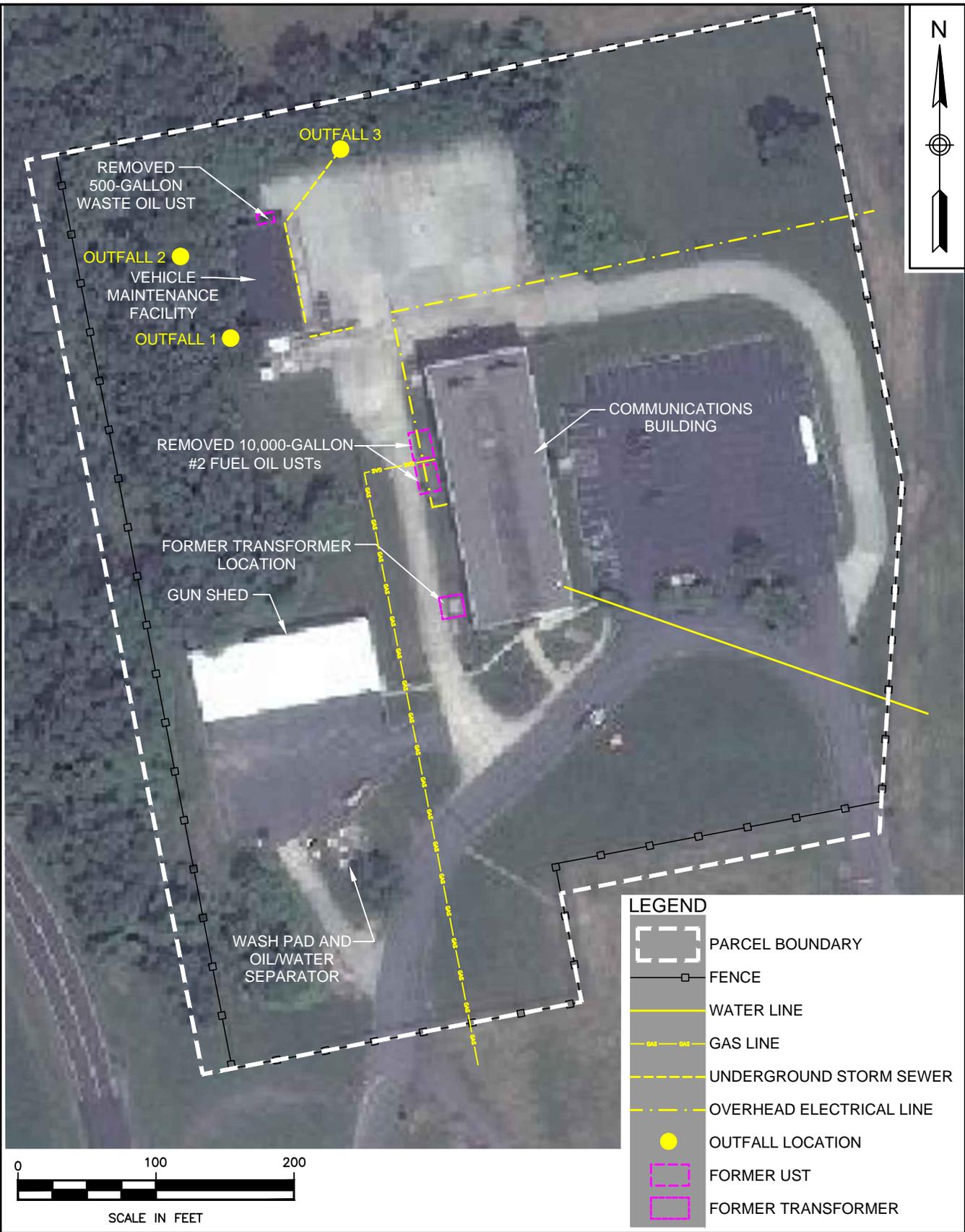
LEGEND

-  PARCEL BOUNDARY
-  FENCE LINE



PARCEL MAP
 MARINE CORPS RESERVE CENTER
 WEST TRENTON, NEW JERSEY

SCALE AS NOTED	
FILE 112G00629GM02-2	
REV 0	DATE 02/21/13
FIGURE NUMBER EXHIBIT B-2	



PARCEL FEATURES MAP
MARINE CORPS RESERVE CENTER
WEST TRENTON, NEW JERSEY

SCALE AS NOTED	
FILE 112G00629GM02-2	
REV 1	DATE 02/21/13
FIGURE NUMBER EXHIBIT B-3	

Exhibit C

Legal Description and Survey Map



BANC3, Inc.
Consulting Engineers
www.banc3.com

- Engineers
- Surveyors
- Construction Managers
- Information Technology

379 Princeton-Hightstown Road
Cranbury, NJ 08512
609.448.6776 phone
609.448.5590 fax

LEGAL DESCRIPTION:

BEGINNING for the same at a point distant North 46°49'47" West, 515.58 feet from a New Jersey DOT monument found at the intersection of the west side of Scotch Road, Route 611, and the north side of Sam Weinroth Road, Route 601 leading to the Trenton Mercer County Airport, thence running and following the outlines as described as saving and excepting in a Deed from the United States of America to the County of Mercer, dated February 8, 1965 and recorded in the Mercer County Clerk's Office in Deed Book 2036, Page 347, as now surveyed, referencing the New Jersey State Plane Coordinate System, NAD83, the eight (8) following courses, viz.:

- (1) South 79°10'20"West, passing over a monument found at 218.13 feet, 220.00 feet in all to an iron pipe found;
- (2) South 10°49'40"East, 80.00 feet to an iron pipe found;
- (3) South 79°10'20"West, 279.50 feet to an iron pipe found;
- (4) North 10°54'40"West, 674.53 feet to a rebar and cap set;
- (5) North 79°05'20"East, 579.94 feet to a spike found;
- (6) South 10°44'40"East, 348.70 feet to a spike found;
- (7) South 03°42'20"West, 254.83 feet to a Magnail set;
- (8) South 79°10'20"West, 15.00 feet to the point of beginning.

Containing 359,043 square feet or 8.24 acres of land more or less.

Ambrose E. Gmeiner, II L.S.
Professional Land Surveyor
Licensed No. 43184

MCRC - TRENTON 2/14/2008

Exhibit D

Visual Site Inspection Form and Supporting Documentation

- D-1 ECP Checklist from July 21, 2010 Visual Site Inspection**
- D-2 Memo to the File from January 29, 2013 Follow up Visual Site Inspection**
- D-3 Photos from the July 21, 2010 and January 29, 2013 Visual Site Inspections**

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: MARINE CORPS RESERVE CENTER

WEST TRENTON

Parcel/Site Location and Description: WEST TRENTON, NEW JERSEY.

Proposed Real Estate Action Description:

SITE SUMMARY INFORMATION

I. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Communications building prior to USMC use.

Current Uses: USMC Reserve Center. Vehicle maintenance on their trucks, HUMVEEs and towed guns.

Future Uses: Unknown.

B. Contaminants: Yes No Unknown

If yes, identify contaminant and media: Minor release of Patts at Outfall No. 2 (see map)

Source of information: Site sampling data by Tetra Tech. May 2009.

Restrictions or Land Use Controls: Yes No ACM and HBP Hazard Acknowledgement Forms will be needed.

C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

Type of HM:

Type of Use and/or Storage:

Source of information: Only oil, fuel, antifreeze, and brake fluids used for vehicle maintenance currently used.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: Yes No Unknown

Source of information: PCB Transformer removed in 1986.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown Removed.

UST No. ___ Gals. 10,000 gallons Fuel Oil

Source of information: 2 previous 10,000 gallon tanks removed when switch over to natural gas

Restrictions or Land Use Controls: Yes No 1-500 gallon waste oil UST also removed (see map)

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

F. Above-Ground Storage Tanks: Yes No

AST No. _____ Gals. _____

Source of information: mobile AST used to store used motor oil while waiting for pick up.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes No Unknown

Source of information: previous PCB transformer removed 1986 no spalls, no stains

Restrictions or Land Use Controls: Yes No old fluorescent light fixtures likely contain PCB in ballast.

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Yes No Unknown

If yes: Friable Non-friable Unknown

July 2010 ACM Report

Source of information: ACM found on 3 floors in Communications building non friable non damaged. No ACM in gun shed or vehicle maint shop.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Yes No Unknown

July 2010 LBP Report

Source of information: all three building found high lead content LBP

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: NO survey.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: Visual inspection. Armory in basement of Communication Building. 13 Composites @ Tritium

Restrictions or Land Use Controls: Yes No Gun sights for rifles have low amt of Tritium. Sights for M16 do not contain Tritium

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: clinic on site has minor med-wastes (sharps) removed from site by a contractor

Restrictions or Land Use Controls: Yes No clinic: draws blood, issues vaccines and minor first aid, no xray

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: Only ball rounds on site for the towered guns. No DU rounds.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: Site developed/paved except for western and northern border which is wooded.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

O. Natural or Cultural Resources: Yes No Unknown

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use: Industrial Park setting north of Mercer Co.

Past Use: Airport - Past use communication facility.

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No.

If yes, please explain:

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

Owners probably won't vacate property until May 2011.
Source of information: Could be sooner if facility at Ft. Dix becomes available

Restrictions or Land Use Controls: Yes No

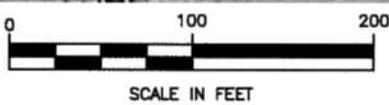
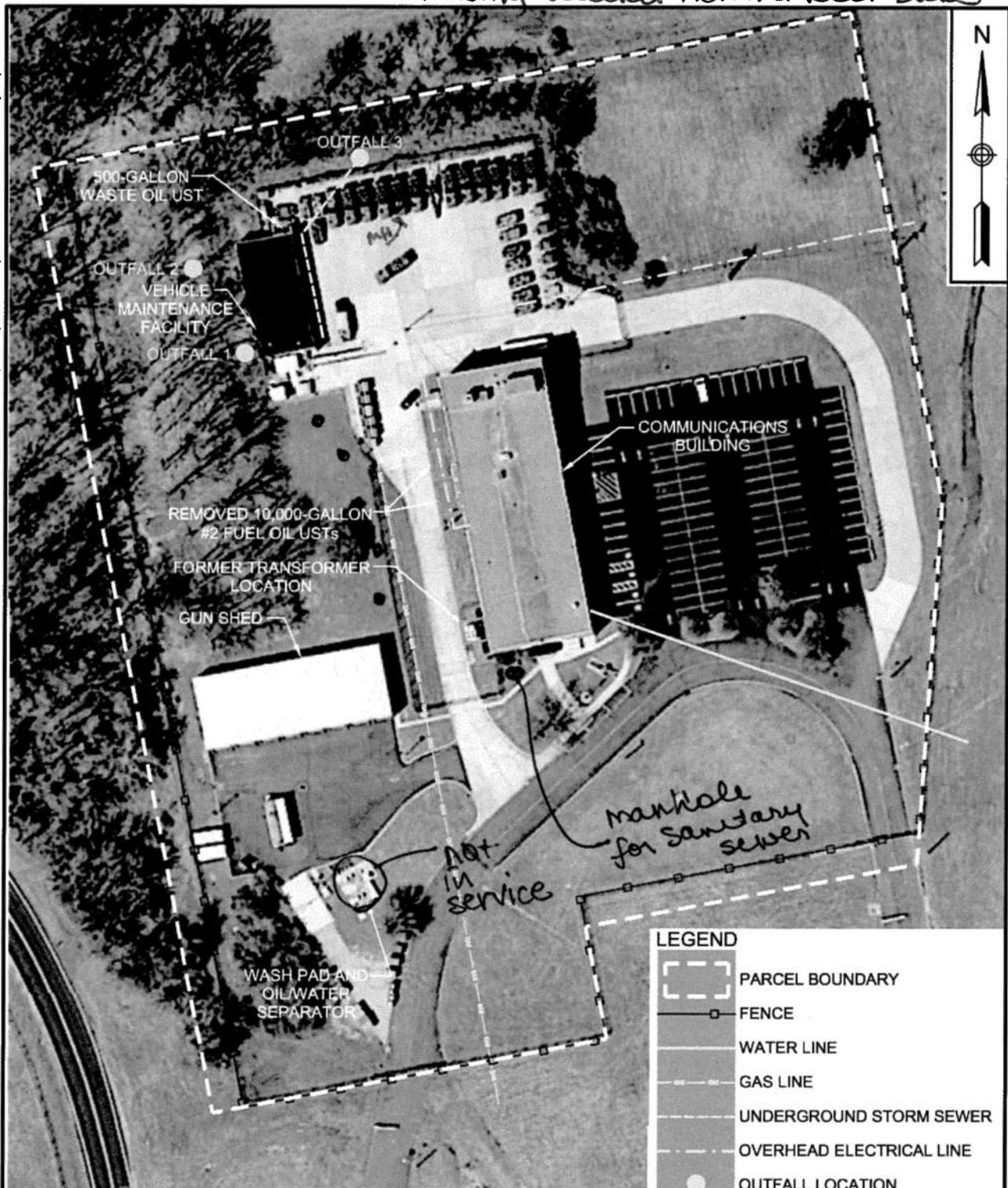
If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

No Land Use Controls proposed.

heavily wooded north & west sides

112G00629\0800\TRENTON\112G00629GM01.DWG 07/19/10 MKB



LEGEND

- PARCEL BOUNDARY
- FENCE
- WATER LINE
- GAS LINE
- UNDERGROUND STORM SEWER
- OVERHEAD ELECTRICAL LINE
- OUTFALL LOCATION
- UST
- TRANSFORMER



**PARCEL FEATURES MAP
MARINE CORPS RESERVE CENTER
WEST TRENTON, NEW JERSEY**

SCALE AS NOTED	
FILE 112G00629GM01	
REV 0	DATE 07/19/10
FIGURE NUMBER EXHIBIT B-3	

Site Visit 7/21/10

INTERVIEW RECORD FORM

PART I: GENERAL INFORMATION

Person Interviewed

Name: Fischer, Greg A. SGT
 Affiliation (circle): DoD Outleaser Local Govt.
 Other (Specify): _____
 Title: Motor Transport Chief
 Address: 361 Scotch Rd. W. Trenton NJ
 Phone: 404-609-882-5133 FAX: 609-882-7921

Subject of Interview

Building No. 361

Land Area (Describe):

Off-Site Location (Describe):

Interview Format

Name of Interviewer: Steven P. Giannino
 Interview Date: July 21, 2010
 Method of Interview (Circle): In-Person Telephone Written
 Other (Specify): _____
 Location of Interview: _____
 Other Persons Present (List):
 1.
 2.
 3.

Duration of Interview: Begin Time: _____ End Time _____

PART II: PURPOSE

Explain why this person was selected for interview:

INTERVIEW RECORD FORM**Page 3 of 4**

5: Are you aware of any spills, leaks, or other releases of hazardous materials or petroleum products?

Event and Type: none Year: _____
 Quantity: _____ Response: _____

Event and Type: _____ Year: _____
 Quantity: _____ Response: _____

Additional Notes:

6: What can you say about the possible use or disposal of the following specific materials?

Hazardous Materials: *Used properly & disposed of properly*

Hazardous Waste: *same*

Petroleum Products: *same*

Petroleum Waste: *same*

PCBs:

Asbestos:

Radioactive Materials:

Pesticides:

Photochemical Waste: *N/A*

Medical/Biohazardous Waste:

Lead Paint:

Lead Pipe or other lead containing material:

Explosives/Ordnance:

7: Please provide any documentation you can (or direct us to sources of documentation) concerning the use, release, or cleanup of hazardous materials or petroleum products at the building/land area/offsite area). List documentation received:

INTERVIEW RECORD FORM
Page 4 of 4

PART IV:

FURTHER DISCUSSION

Use back of this page to record responses to other questions and to record other information provided by the person interviewed.

01 FEB 2013

MEMORANDUM FOR THE RECORD

Subj: FORMER MARINE CORPS RESERVE CENTER WEST TRENTON, NJ
VISUAL SITE INSPECTION OF 29 JANUARY 2013

Ref: (a) FOST of Subject Property, 31 JAN 2011

1. This memorandum documents a visual site inspection of the Marine Corps Reserve Center (MCRC), West Trenton, New Jersey (hereafter Subject Property) located on Scotch Road in the City of Ewing, Mercer County, New Jersey. The purpose of this site inspection is to update site information from reference (a).

2. Attendees: Willington Lin, and Al Haring from the NAVFAC BRAC Program Management Office.

3. Observations from the 29 January 2013 site visit follow:

- No Petroleum products and derivatives were in use or located on the subject property.
- No hazardous materials/hazardous wastes were found on the subject property.
- No Polychlorinated Biphenyls (PCBs) transformers were found on the subject property.
- No above ground storage tanks were found on the subject property.
- No stored munitions or explosives of concern were found on the subject property.
- No equipment containing low-level radioactive sources were found on the subject property.



W. LIN
BRAC Environmental Coordinator
NAVFAC BRAC PMO



Photo 1
Communications Building, Main Entrance (south side)
January 29, 2013, I-I MCRC West Trenton, New Jersey



Photo 2
Communications Building, Back Side (north west corner)
January 29, 2013, I-I MCRC West Trenton, New Jersey



Photo 3
Gun Shed, Southeast Corner
January 29, 2013, I-I MCRC West Trenton, New Jersey



Photo 4
Vehicle Maintenance Garage, East Side
January 29, 2013, I-I MCRC West Trenton, New Jersey



Photo 5
Former Hazardous Materials Storage Containers (empty)
South of Vehicle Maintenance Garage
January 29, 2013, I-I MCRC West Trenton, New Jersey



Photo 6
Wash Pad with 2000-gallon Vault for Recycled Water/Setting Tank.
Not in use at this time
July 21, 2010, I-I MCRC West Trenton, New Jersey

Exhibit E

Notice of Petroleum Products and Derivatives

Exhibit E
Marine Corps Reserve Center
West Trenton, New Jersey
Notice of Petroleum Products and Derivatives
Storage or Release

Owner	Description	AST or UST	Capacity (gal)	Contents	Year Installed	Yr. Removed	Notes
USMC	Wash Pad holding tank (not regulated) with oil-water separator	UST	2,000	Empty (formerly wash water)	1997	NA; not in use	No release documented
USMC (Vehicle Maintenance Garage)	Fully contained, portable waste oil storage	AST	220	Waste Oil	2007	September 2011	No release documented
USMC (Vehicle Maintenance Garage)	55-gallon drum	NA	75	15W40 motor oil	NA (periodic storage)	September 2011	No release documented
USMC (Vehicle Maintenance Garage)	5-gallon cans	NA	25	80W90 gear oil	NA (periodic storage)	September 2011	No release documented
USMC (Vehicle Maintenance Garage)	55-gallon drums	NA	40	Dexron VI antifreeze	NA (periodic storage)	September 2011	No release documented
USMC (Vehicle Maintenance Garage)	1-gallon cans	NA	5	Brake Fluid	NA (periodic storage)	September 2011	No release documented
USMC (Vehicle Maintenance Garage)	1-gallon cans	NA	1	Silicone	NA (periodic storage)	September 2011	No release documented

NA Not Applicable
USMC United States Marine Corps

Exhibit F

**Asbestos-Containing Materials
Hazard Disclosure and Acknowledgment Form**

**ASBESTOS-CONTAINING MATERIALS
HAZARD DISCLOSURE AND ACKNOWLEDGMENT FORM
NON-RESIDENTIAL STRUCTURES**

ASBESTOS WARNING STATEMENT

YOU ARE ADVISED THAT THE COMMUNICATION BUILDING AT MARINE CORPS RESERVE CENTER WEST TRENTON, NJ WAS CONSTRUCTED WITH ASBESTOS-CONTAINING MATERIALS. INDIVIDUALS (WORKERS) MAY SUFFER ADVERSE HEALTH EFFECTS AS A RESULT OF INHALATION EXPOSURE TO ASBESTOS. THESE ADVERSE HEALTH EFFECTS INCLUDE ASBESTOSIS (PULMONARY FIBROSIS) AND MESOTHELIOMAS (BENIGN OR MALIGNANT TUMORS).

ACKNOWLEDGMENT

I acknowledge that:

(1) I have read and understand the above-stated Asbestos Warning Statement.

(2) I have received from the Government the following document(s): *Finding of Suitability to Transfer, Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey, Department of Navy (DON) Base Realignment and Closure (BRAC) Program Management Office, 2013; Final Environmental Condition of Property (ECP) Report for the Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey (ECP Report, Department of Navy [DoN] Base Realignment and Closure [BRAC] Program Management Office, 2006); CERFA Identification of Uncontaminated Property at the Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey (the CERFA Report; NAVFAC-Midlant, 2006); and Asbestos Identification Survey, (Accredited Environmental Technologies [AET], 2010);* representing the best information available to the Government as to the presence of and condition of asbestos-containing-materials hazards in the building(s) covered by this Deed.

(3) I understand that my failure to inspect or to become fully informed of the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender.

(4) I understand that, upon execution of this Deed, I shall assume full responsibility for preventing future asbestos exposure by properly managing and maintaining or, as required by applicable federal, State, or local laws or regulations, for abating any asbestos hazard that may pose a risk to human health.

Grantee (or duly authorized agent)

Date

Exhibit G

Lead-Based Paint Hazard Disclosure and Acknowledgment Form

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGMENT FORM**

LEAD WARNING STATEMENT

YOU ARE ADVISED THAT STRUCTURES CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST AND FUME EXPOSURE

ACKNOWLEDGMENT

I acknowledge that:

1. I have read and understand the above stated Lead Warning Statement;
2. I have received from the Federal Government the following document(s): *Finding of Suitability to Transfer, Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey, Department of Navy (DON) Base Realignment and Closure (BRAC) Program Management Office, 2013; Final Environmental Condition of Property (ECP) Report for the Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey (ECP Report, Department of Navy [DoN] Base Realignment and Closure [BRAC] Program Management Office, 2006); CERFA Identification of Uncontaminated Property at the Inspector-Instructor Staff Marine Corps Reserve Center West Trenton, New Jersey (the CERFA Report; NAVFAC-Midlant, 2006); and Lead-Based Paint Inspection Report, (Accredited Environmental Technologies [AET], 2010), representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this Deed;*
3. I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; and
4. I understand that upon execution of this Deed, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable Federal, state, or local laws or regulations, for abating any lead-based paint hazard that may pose a risk to human health.

Grantee (or duly authorized agent)

Date

Exhibit H
Comments and Responses

NJDEP Comments Dated March 15, 2013

From: Gaffigan, Donna [<mailto:Donna.Gaffigan@dep.state.nj.us>]
Sent: Fri 15-Mar-13 16:14
To: Lin, Willie CIV NAVFAC HQ, BRAC PMO
Cc: Dale, Jeffrey M CIV NAVFAC MIDLANT, EV; Migliarino, Maurice
Subject: RE: FORMER MARINE CORPS RESERVE CENTER WEST TRENTON - EWING TOWNSHIP, NJ

The Department is in receipt of the Finding of Suitability to Transfer (FOST) for the Inspector-Instructor Staff Marine Corps Reserve Center, in West Trenton dated February 2013. Upon review, the Department finds the document to be acceptable as written. However, as discussed, the Navy may wish to compare the soil sample results for the site to the amended Remediation Standards, N.J.A.C. 7:26D (May 7, 2012). The Remediation Standards can be found on our website at:
<http://www.nj.gov/dep/srp/guidance/rs/index.html>

If you have any questions, please feel free to contact me. -D Donna L. Gaffigan, Case Manager NJDEP, Bureau of Case Management Mail Code 401-05F P.O. Box 420 (US Mail)
401 East State Street, 5th floor (Package Delivery) Trenton, NJ 08625-0420
609.633.1494

-----Original Message-----

From: Lin, Willie CIV NAVFAC HQ, BRAC PMO [<mailto:willie.lin@navy.mil>]
Sent: Friday, March 01, 2013 9:01 AM
To: Gaffigan, Donna
Cc: Dale, Jeffrey M CIV NAVFAC MIDLANT, EV; Preston, Elaine M CIV NAVFACHQ, BRAC PMO
Subject: FORMER MARINE CORPS RESERVE CENTER WEST TRENTON - EWING TOWNSHIP, NJ

Donna:

In October 2010, the Navy provided NJDEP with a draft Finding of Suitability to Transfer (FOST) for the Inspector-Instructor Staff Marine Corps Reserve Center (MCRC), West Trenton, New Jersey for review and comment. You advised Bob Lewandowski in January 2011 that NJDEP will not provide comments and the FOST was completed on January 31, 2011.

The Navy is currently updating the FOST after the departure of the occupants and validating the suitability of transfer. The reuse for the former MCRC will likely be for homeless purposes. The transfer could occur within the next 60 days, and we will inform you of the transfer.

Please inform me by return e-mail if NJDEP intends to review the updated FOST, or not. Please contact me or Mr. Dale if you have any questions.

Thank you and respectfully,
Willie Lin

Willington Lin, P.E.
NAVFAC BRAC PMO East
Deputy Base Closure Manager and
BRAC Environmental Coordinator
4911 S. Broad St.
Building 679, PNBC
Philadelphia, PA 19112
(215)897-4904, fax-4902, DSN 443
Willie.Lin@navy.mil

NJDEP Comments dated March 15, 2013

Comment 1

The Department is in receipt of the Finding of Suitability to Transfer (FOST) for the Inspector-Instructor Staff Marine Corps Reserve Center, in West Trenton dated February 2013. Upon review, the Department finds the document to be acceptable as written. However, as discussed, the Navy may wish to compare the soil sample results for the site to the amended Remediation Standards, N.J.A.C. 7:26D (May 7, 2012). The Remediation Standards can be found on our website at: <http://www.nj.gov/dep/srp/guidance/rs/index.html>

Response 1

Upon review of the current standards (May 7, 2013) the Navy has determined that former exceedances of residential standards as reported in Section 3.0, are now within acceptable limits. The text in Section 3.0 has been revised to reflect this.