

MEMORANDUM

TO: KEN

FROM: LAURA

SUBJECT: ESAC report to append to April's EEC minutes

DATE: 5/10/ 2021

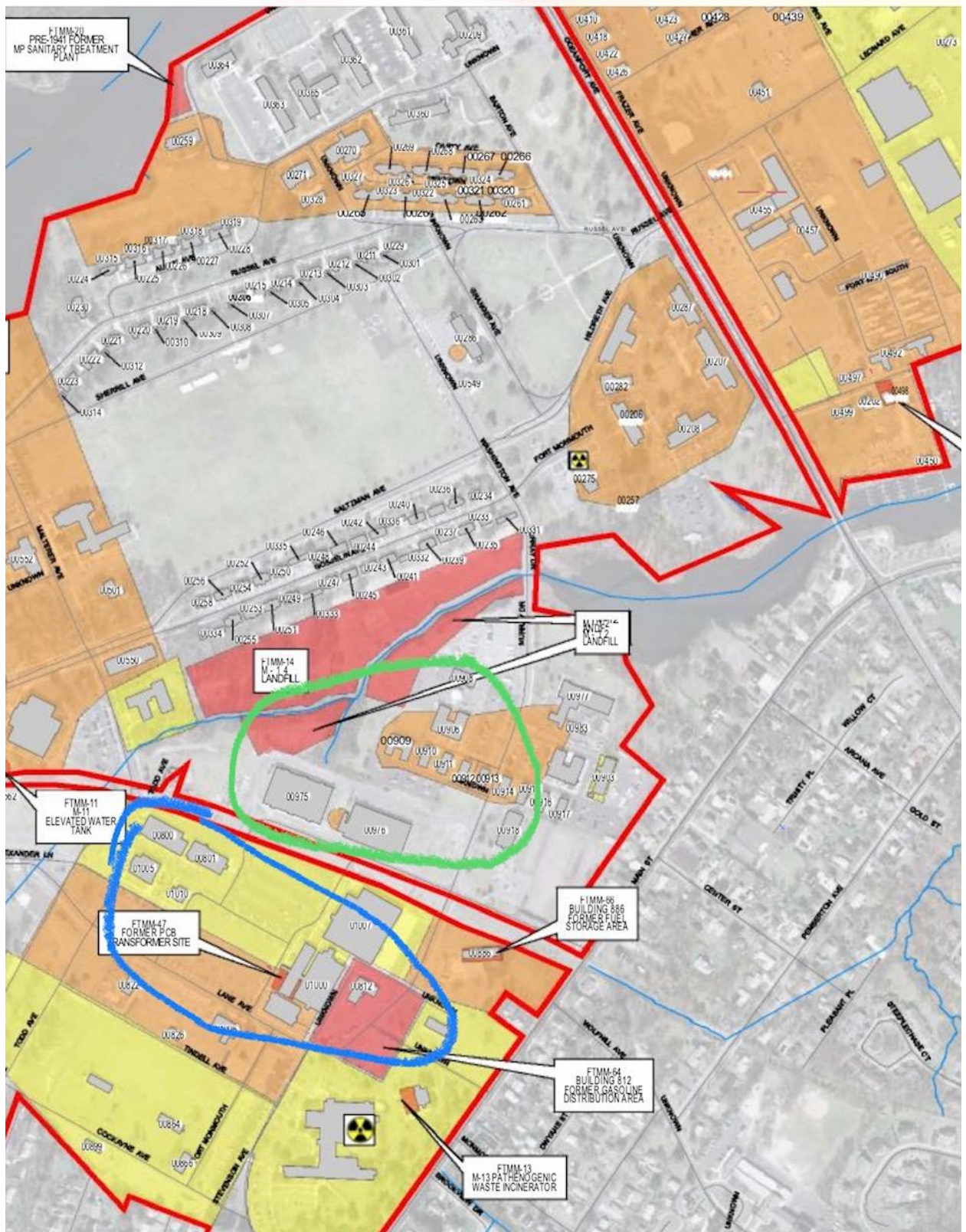
- 1) MANDATORY CONCEPTUAL REVIEW: Warehouses Parcel, Phase 2, Denholz Properties, Oceanport #1: (public portion). 8.8 acres warehouse site. 3 new buildings proposed of flex space: includes commercial, warehouse, light industry. Soil disturbance 8.9 acres. All existing buildings will be demolished, will start from scratch. Will need a stormwater permit as more than 1 acre will be disturbed. Stormwater quantity rules moot as it is a tidal waterbody – as long as there is no increased flow, the rules do not apply regarding discharge. The plan reduces overall impervious coverage, so does not have to reduce suspended solids by 80%. Also, because it is considered “urban”, there is no requirement to keep stormwater on site. A 0.4 acre wetland is proposed to be filled in. To mitigate this, they propose to plant native plants. No critical wildlife habitats identified. Site is far enough away from osprey and bald eagle nest. ESAC members recommended solar, rain gardens and objected to filling in the wetland. There is a CAFRA permit pending with the DEP.
- 2) MANDATORY CONCEPTUAL REVIEW: District A Parcel, Phase 3, Denholz Properties, Oceanport #2: (public portion) 17.3 acres. The commissary will remain, however the rest of the buildings plan to be demolished. 19.1 acres of disturbance, despite 17.3 acre parcel size. Stormwater quantity rules moot as it is a tidal waterbody. Also, it is “urban” so no need to recharge stormwater. A CAFRA permit is pending with DEP. No wetlands on site. No critical wildlife habitat identified. Far enough away from bald eagle and osprey nests. 3 buildings proposed, 32,000 SF 1 story buildings, of office space. ESAC recommended EV charging station.
- 3) Update on the Group 5 Finding of Suitability to Transfer (FOST): They reviewed a few parcels – one of them being the future Eatontown DPW site
- 4) CARVE-OUT UPDATES:
 - a. Former AAFES Gas Station: Building 699, ECP Parcel 52, Site FTMM-53: estimated 3 years away from CEA (“classification exception area”) to move forward.
 - b. Former Dry Cleaner: ECP Parcel 96, Site FTMM-68: RI/FS Report (November 2020): site of PCE plume. PCE sinks into the groundwater, so 10-25’ down will

have clean water, the contamination gets into the aquifer. The plume touches building #114 Fitness center. There are 8 options to address the plume, ranging from doing nothing to active neutralization of the contamination. The DEP recommends options that include active neutralization, which is good. ESAC voiced our support of active neutralization.

- c. Former Neutralization Pit: (Lime Pit): Building 2700, ECP Parcel 16, Site FTMM-22: Arcadis must prepare a CEA. Estimates say it will take 10-20 years for this site to come into compliance through natural attenuation (ie: do nothing). RWJ requested to traverse the carve out.
 - d. Landfill Capping Project:
 - i. Vegetative Clearing work ongoing at the M2, M12 & M14 Landfills:
 - ii. Capping work ongoing at the M3, M4, M5, M18 & M25 Landfills: There is an 18" cap on the landfills. The Army will add an additional 8" soil and will seed it. Aecomm has 1 year warranty and maintain and repair anything in order to reduce erosion. FMERA will be overseeing the progress.
- 5) Bald eagle nesting season is 1/1 – 7/31 and Osprey nesting season is 4/1 – 8/31.
- 6) ACTION ITEM: ESAC will create a list of BMPs we want builders to consider for plans.
- 7) Request for Offers to Purchase (RFOTP) Update: "B" 302 res/comm and retail (see website for details: <https://www.fortmonmouthnj.com/bidding-opportunities/open-rfpofotps/>). They closed on the Marina and Bowling alley.



Parcel B



Site #1 is in Green. Site #2 is in Blue. Circles are general locations only.

