

U.S. ARMY CORPS OF ENGINEERS

PUBLIC MEETING

July 21, 2025

Cape May Convention Center, Cape May, New Jersey

PROPOSED PLAN for

Area of Concern 1, Abandoned Dumping Station,
Former Naval Air Station
Cape May, New Jersey

Defense Environmental Restoration Program
Formerly Used Defense Site C02NJ0951_01



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INTRODUCTIONS

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Heather Sullivan, PMP, Program Manager

Gregory Hencir, PMP, Project Manager

Amy Rosenstein, MPH, Human Health Risk Assessor

Beth Gosselin, Chief, Public Affairs



U.S. Army Environmental and Munitions Center of Expertise

U.S. Defense Centers for Public Health - Aberdeen

U.S. Army Corps of Engineers – Contractors

Renova-Sovereign Joint Venture

Regulatory Agency

New Jersey Department of Environmental Protection

Scott Vondy, Case Manager, Bureau of Case Management



Property Owner

U.S. Coast Guard



MEETING OBJECTIVES

In this meeting we will:

1. Present an overview of the Remedial Investigation leading to the selection of the preferred alternative of **No Further Action** in the Proposed Plan.
2. Gather community feedback on the Proposed Plan.
3. Address questions or comments regarding the Proposed Plan.



AGENDA

- Site History and Current Conditions
- Federal Cleanup Program
- Remedial Investigation
- Proposed Plan
- Public Comments



SITE HISTORY & CURRENT CONDITIONS



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SITE OVERVIEW

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- The U.S. Army Corps of Engineers (USACE) performed a Remedial Investigation (RI) for Area of Concern (AOC) 1, a 1-acre sized area of shoreline where potential dumping of hazardous substances may have occurred at former Naval Air Station Cape May.





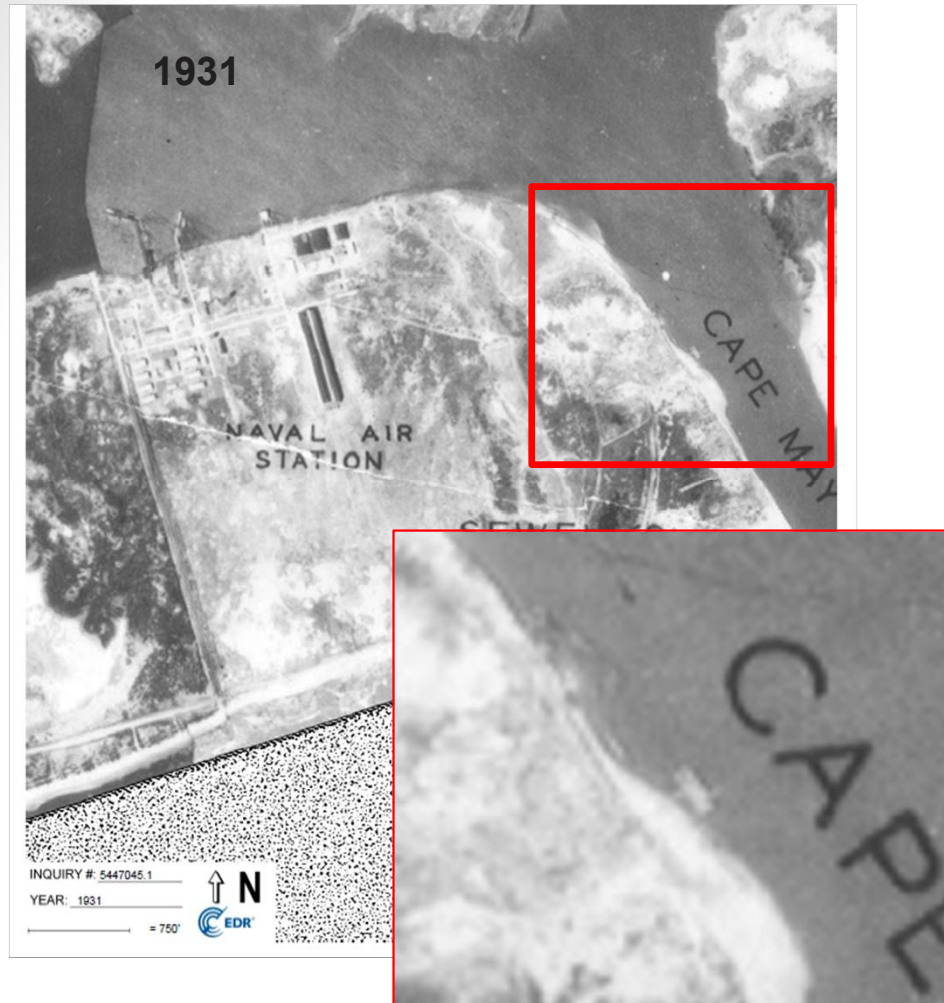
SITE HISTORY

- **Pre-1918** – Land used as amusement park.
- **1918** – The U.S. Navy obtained the land for Naval Air Station Cape May to use as a training facility, airport, and submarine base.
- **1946** – Land conveyed to the U.S. Coast Guard (USCG) for coastal patrol, anti-submarine warfare, air/sea rescue, and buoy service.
- The USCG established Training Center Cape May (TRACENCM) in 1948, which contains housing, offices, clinics, a chapel, shops, and child development center.
- The USCG continues to use and is the current owner of the property.



SITE HISTORY

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SITE HISTORY

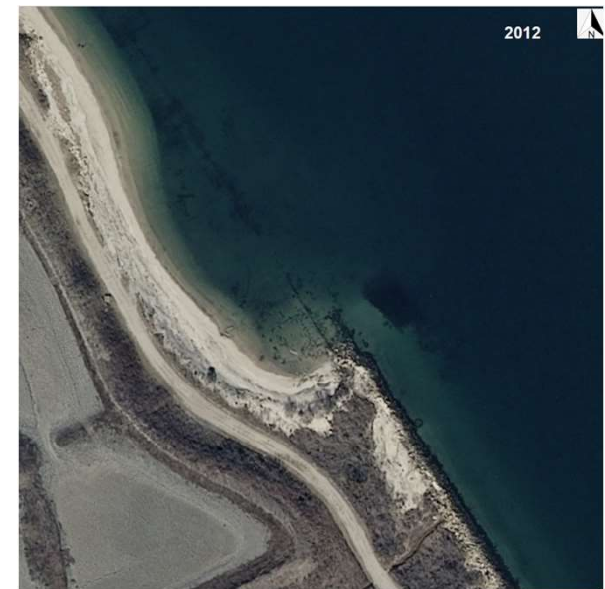
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- Based on historical aerial photos, the pier and boat house at AOC-1 were destroyed sometime between 1940 and 1951.
- According to land records, approximately 100 acres of land was lost due to storm erosion during this period.





CURRENT CONDITIONS



- Approximately 100 feet of shoreline has eroded at AOC-1 since the 1940s and pier remnants are tidally submerged.



Photos of former pier remnants (e.g., wooden columns, concrete debris) visible at lower low tide.



CURRENT CONDITIONS



- TRACENCM is a secure USCG facility with no public access.
- AOC 1 is used intermittently by USCG personnel and authorized visitors for recreation such as birding and fishing.



Photo of TRACENCM Main Gate.



Photo of marine traffic through the inlet, inclusive of whale watching and USCG vessels.



CURRENT CONDITIONS



KEY POINTS

- U.S. Navy operation between 1918 and 1946.
- AOC-1 consisted of a pier and boathouse that were destroyed in the 1940s.
- A large portion of AOC-1 is gone due to coastal erosion.

FEDERAL CLEANUP PROGRAM



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FEDERAL CLEANUP PROGRAM

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- **Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)** passed by Congress in 1980, established a national framework for the identification, investigation, and cleanup of hazardous waste sites.

CERCLA Process*



* A removal action may be initiated at any time during the process if imminent threat to human health, safety, or environment exists.

- The former Cape May Naval Air Station is **NOT** listed on EPA's National Priority List (NPL), commonly known as "Superfund Sites".



FEDERAL CLEANUP PROGRAM

- The **Superfund Amendments and Reauthorization Act (SARA)** passed by Congress in 1986 established the Defense Environmental Restoration Program (DERP).
 - Secretary of Defense shall carry out environmental restoration for facilities under jurisdiction of the Secretary.
 - Established the **Formerly Used Defense Site (FUDS)** program.
 - A FUDS property is defined as real property that was owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Secretary that was transferred from DOD control prior to October 17, 1986.
 - A FUDS project must have hazards or contamination that was released by DOD on-site while DOD had jurisdiction over the site.



FEDERAL CLEANUP PROGRAM



KEY POINTS

- The environmental investigation follows the CERCLA process.
- USACE is tasked with executing the cleanup program under FUDS.



QUESTIONS?



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REMEDIAL INVESTIGATION



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HISTORIC REPORTS

- PA** {
 - **1993** – Preliminary Assessment (PA) recommended a study of an abandoned dumping station due to presence of coastal debris and statement from USCG personnel about potential historical dumping of drums at AOC-1.
 - **1995** – FUDS hazardous, toxic, radioactive waste (HTRW) project initiation.
- SI** {
 - **1998** – Site Investigation (SI) Data Collection Report.
 - **2019** – Expanded Technical Memorandum.
- RI** {
 - **2022** – Quality Assurance Project Plan (“Work Plan”).
 - 2021 – Endangered & Threatened Wildlife & Plant Species Habitat Report.
 - 2022 – Geophysical Evaluation Report.
 - **2025** – Final Remedial Investigation Report.



REMEDIAL INVESTIGATION

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OBJECTIVES

- Define nature and extent of potential contamination.
- Evaluate potential human health and ecological risks.

TASKS

- Endangered & Threatened Species Assessment.
- Geophysical Surveying.
- Excavation.
- Surface and Subsurface Soil Sampling.
- Monitoring Well Installation.
- Groundwater Sampling.
- Data Validation and Analysis.
- Risk Assessment.
- Reporting.



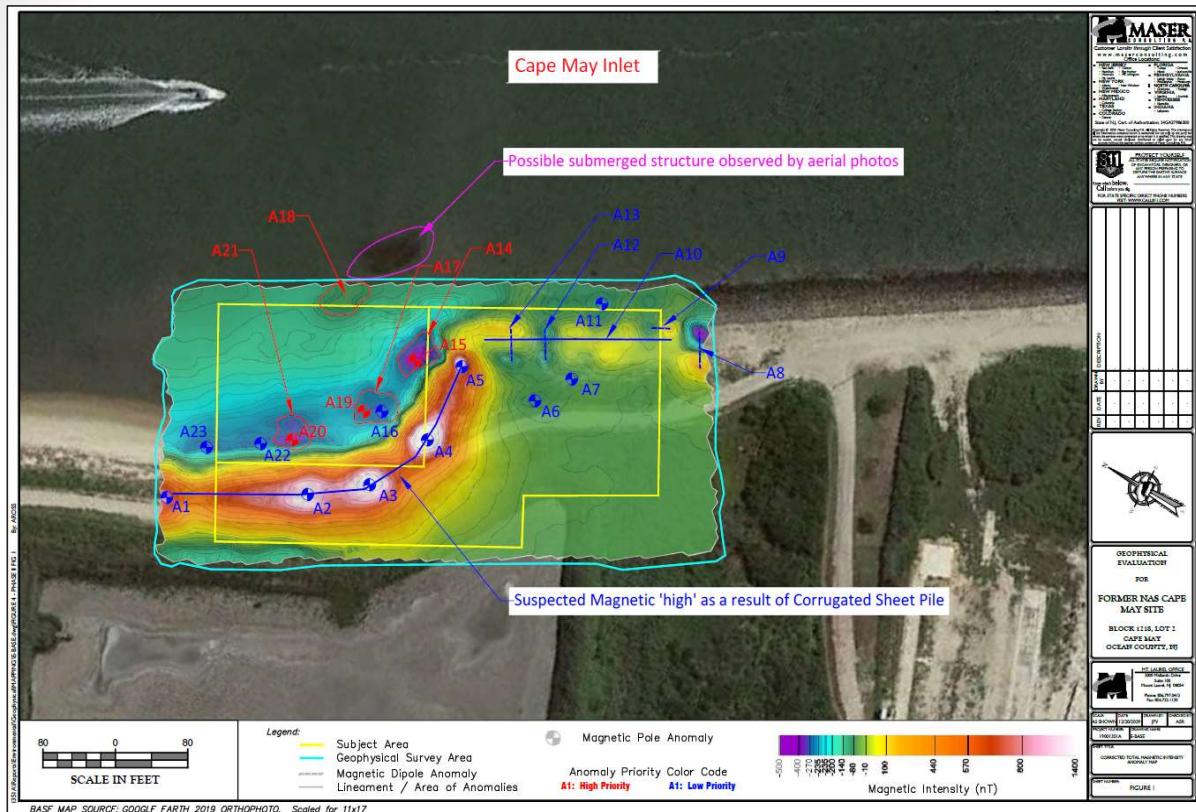


REMEDIAL INVESTIGATION

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GROUND AND AERIAL GEOPHYSICAL SURVEYING.





REMEDIAL INVESTIGATION

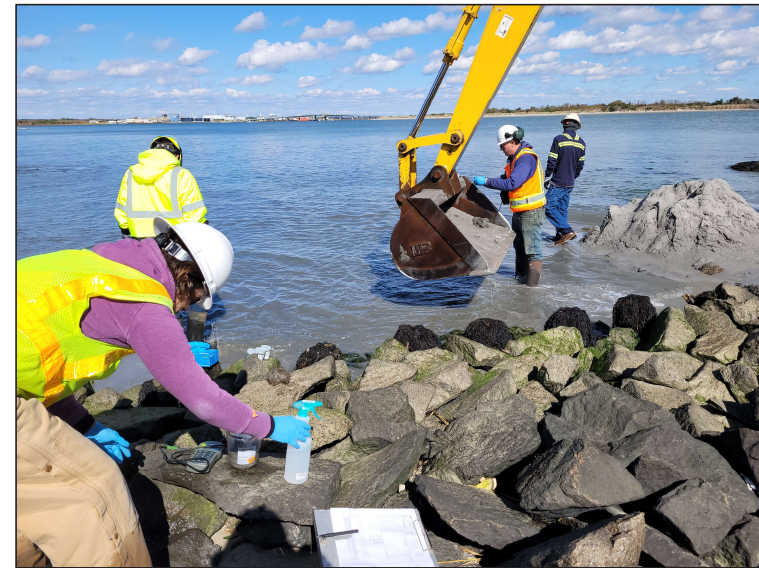
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EXCAVATION

Used long-reach excavator to investigate geophysical anomalies and collect off-shore sediment samples.





REMEDIAL INVESTIGATION

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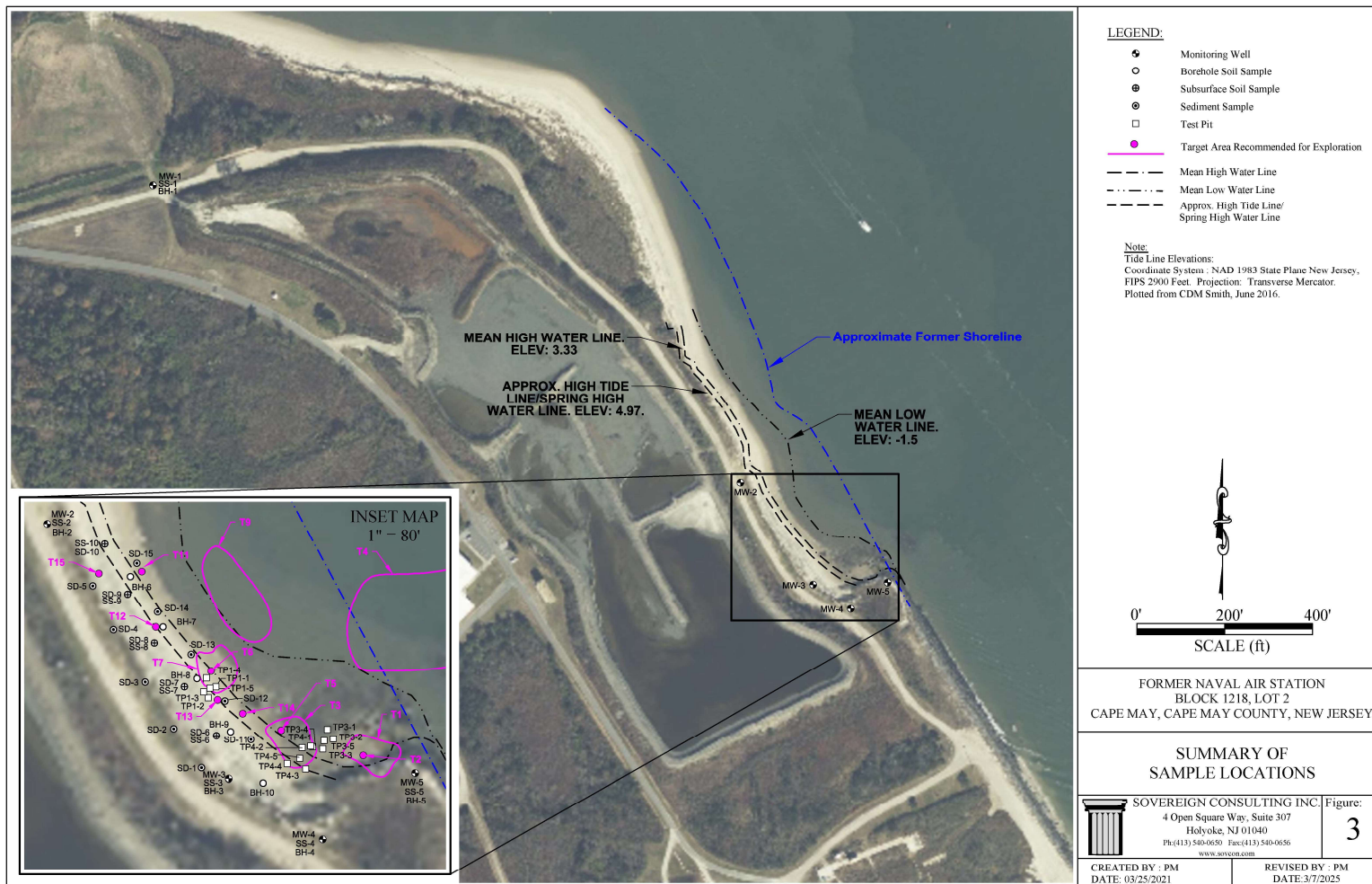
SAMPLING AND TESTING

- Collected 15 sediment (0-6") samples from off-shore excavations.
- Collected 15 sediment (0-6") and 15 surface soil (6-12") samples along the shoreline.
- Collected 10 surface (6-12") and 20 subsurface (1-2' & 2-4') soil samples from soil borings.
- Installed 5 monitoring wells and collected groundwater samples from each.
- Tested for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), metals, 1,4-dioxane, pesticides, and explosives.





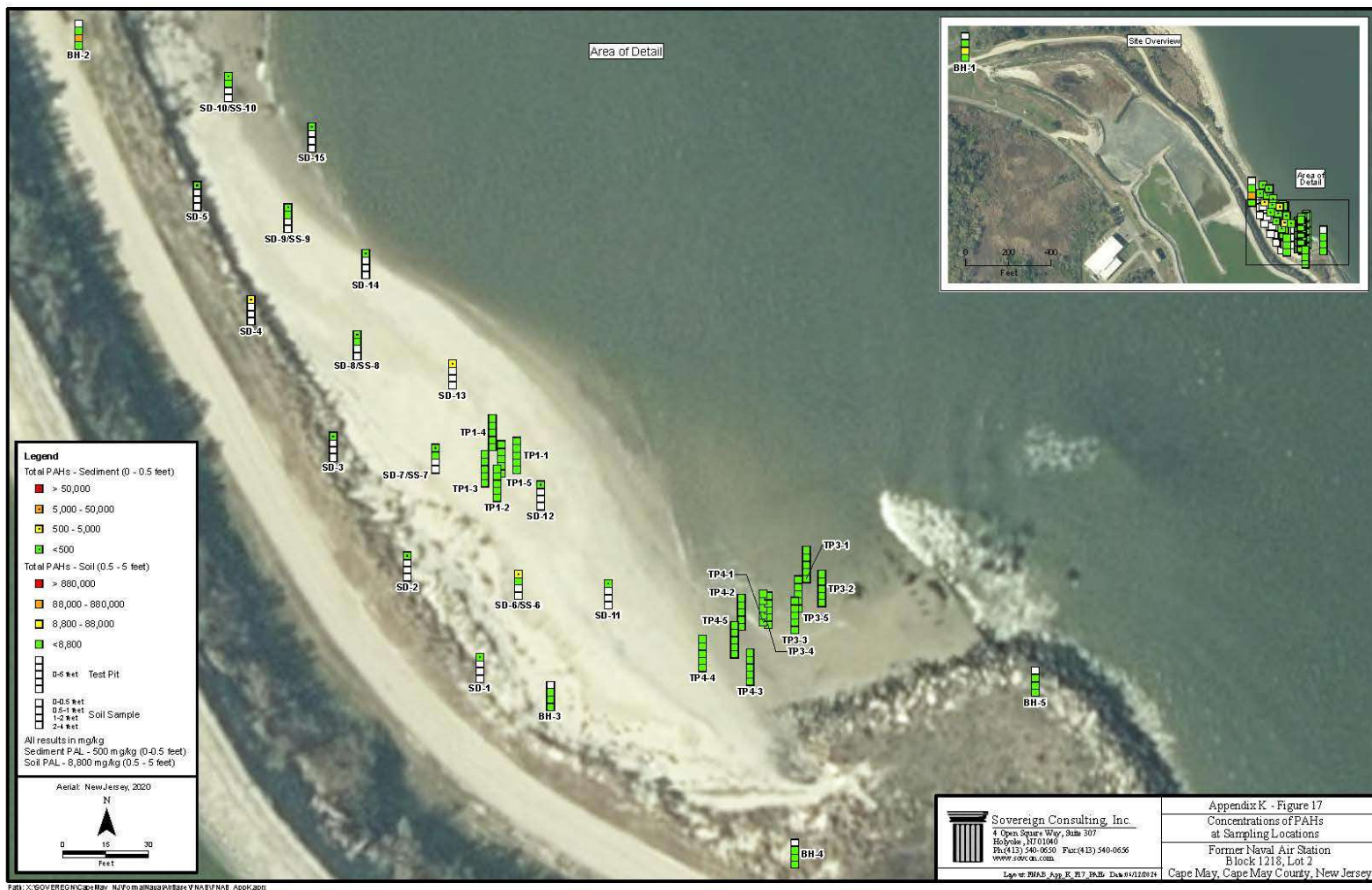
REMEDIAL INVESTIGATION



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REMEDIAL INVESTIGATION





REMEDIAL INVESTIGATION





REMEDIAL INVESTIGATION



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REMEDIAL INVESTIGATION

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RISK ASSESSMENT

- Human health and ecological risk assessments conducted as per CERCLA.
- Potential human receptors included:
 - Recreational users exposed to surface soil.
 - Trespassers exposed to sediment.
 - Construction workers exposed to aggregate soil and groundwater.
 - No potential for either current or future residential or industrial land use.
- Potential ecological receptors included:
 - Terrestrial mammals.
 - Migrating birds.



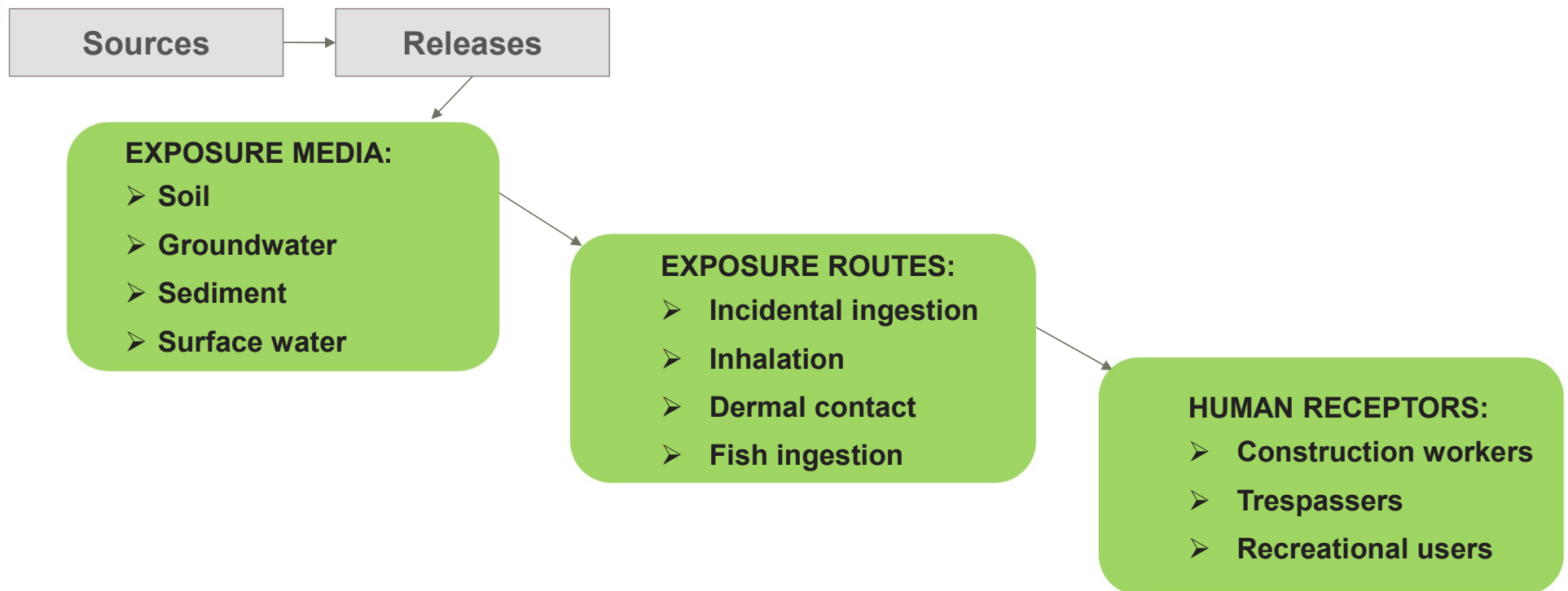


RISK ASSESSMENT



A conceptual site model outlines potential contaminant sources, release mechanisms, exposure media and exposure routes

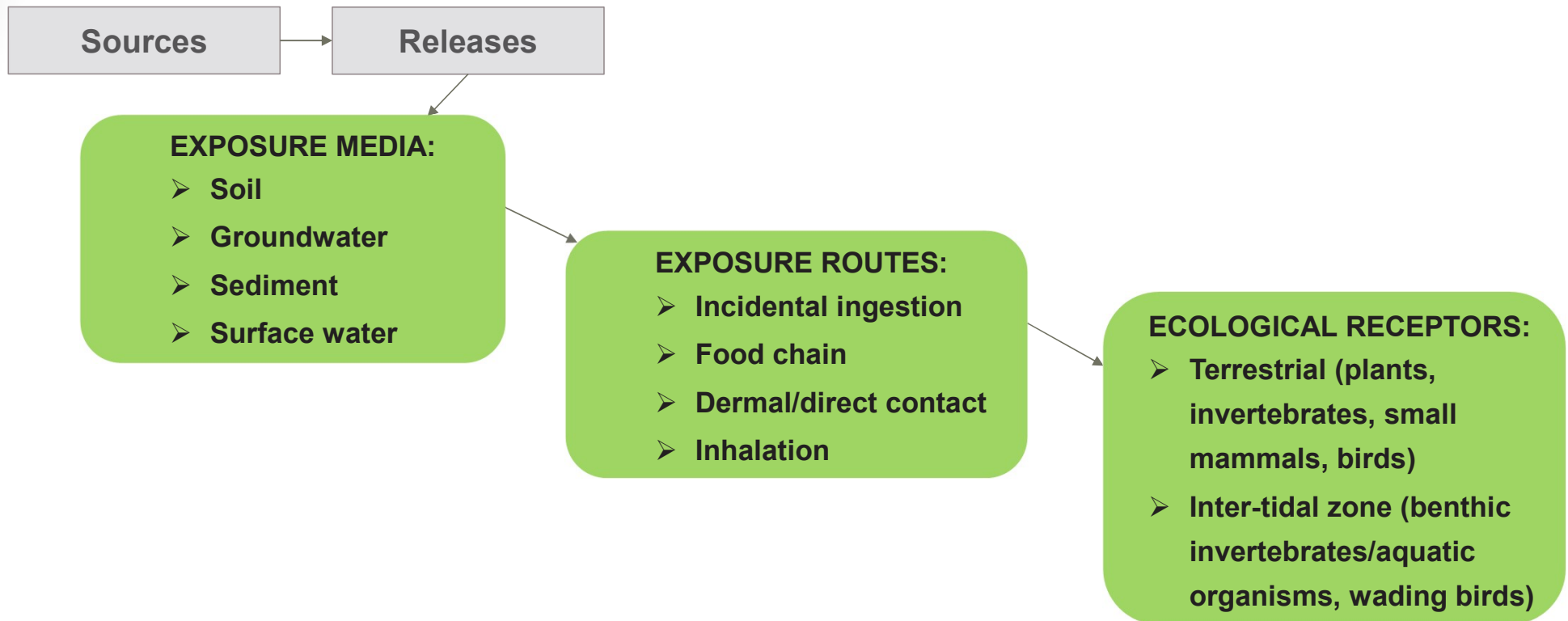
Human Health Conceptual Site Model





RISK ASSESSMENT

Ecological Conceptual Site Model





REMEDIAL INVESTIGATION



FINDINGS

- No physical evidence of drums, tanks, or similar sources that may have contained hazardous substances were identified.
- No indication of a spill area attributable to pre-1946 former DOD operations.
- No unacceptable risks for human health or ecological receptors:
 - Human Health – acceptable estimated risks based on current and future uses.
 - Ecological – acceptable estimated ecological risks based on multiple lines of evidence.



REMEDIAL INVESTIGATION



KEY POINTS

- The Remedial Investigation reviewed historical documents and collected new data to determine the nature and extent of potential contamination.
- Visual inspection of geophysical anomalies did not reveal a physical source.
- The chemical data do not indicate a spill area.
- The risk assessment identified no unacceptable risks to human or ecological receptors.



QUESTIONS?



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PROPOSED PLAN



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PROPOSED PLAN

- Because:
 - No DOD-attributable spill of CERCLA hazardous substance was identified.
 - No unacceptable risk from CERCLA hazardous substances are present.
- Then:
 - Remedial action for AOC-1 under CERCLA is not required.
 - Preferred alternative is **No Further Action.**



PROPOSED PLAN

- Community feedback is encouraged on the Proposed Plan.
- Hardcopies of the Proposed Plan are available at this meeting and at the Cape May Public Library.
- Electronic copies are accessible online at:
<https://www.nae.usace.army.mil/missions/projects-topics/former-naval-air-station-cape-may-fuds/>
- Comments on the Proposed Plan are accepted either verbally or in writing at this meeting or submit written comments postmarked by **August 6, 2025** to:

*USACE New England District
Attn: Gregory Hencir
696 Virginia Road
Concord, MA 01742-2751
or
Gregory.M.Hencir@usace.army.mil*



NEXT STEPS

- The USACE will respond to all comments received by **August 6, 2025**.
- The Proposed Plan will be finalized after receiving public comments.
- A Record of Decision (ROD) will be prepared to include:
 - Transcript of verbal comments and copies of written comments.
 - Responsiveness Summary with USACE responses to all public comments.
 - The selected alternative.



