
**SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT
FOR BRAC 05
CLOSURE, DISPOSAL, AND REUSE OF THE SGT JOYCE KILMER
UNITED STATES ARMY RESERVE CENTER
EDISON, NEW JERSEY**



**Prepared for:
U.S. Army Reserve 99th Regional Support Command**

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May 2012

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DRAFT FINDING OF NO SIGNIFICANT IMPACT

SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FOR CLOSURE, DISPOSAL, AND REUSE OF THE SGT JOYCE KILMER U.S. ARMY RESERVE CENTER EDISON, NEW JERSEY

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the SGT Joyce Kilmer United States Army Reserve Center (Kilmer USARC or the Property) in Edison, New Jersey and relocate units to Fort Dix, New Jersey. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and 32 CFR 651 (Environmental Analysis of Army Actions), the U.S. Army Corps of Engineers, Mobile District has prepared a Supplemental Environmental Assessment (SEA) for the United States Army Reserve, 99th Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Kilmer USARC.

This SEA analyzes the environmental and socioeconomic impacts of the Township of Edison Local Redevelopment Authority (LRA) *Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21 in Edison, NJ Base Realignment and Closure* (2008) as modified by the 2010 Redevelopment Plan Amendment. The analysis presented in the *Environmental Assessment for BRAC 05 Recommendations for Disposal and Reuse of SGT Joyce Kilmer United States Army Reserve Center, Edison, New Jersey* (2010) that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC is referenced as appropriate throughout this document to support the environmental resource evaluation.

PROPOSED ACTION

The proposed action is the disposal of the Kilmer USARC. Redevelopment and reuse of the surplus property made available by the closure of the Kilmer USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Kilmer USARC no later than September 15, 2011. The Kilmer USARC was closed on October 16, 2009 and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the DoD and other federal agencies. No federal agency expressed an interest in reusing this Property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kilmer USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission and the proposed reuse. This Alternative was sufficiently analyzed in the 2010 EA that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the 2008 Redevelopment Plan. That analysis is adopted and incorporated in the SEA by reference (Appendix A).

Alternative 2 - Caretaker Status Alternative

The Army secured the Kilmer USARC after the military mission ended on October 16, 2009 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army would continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kilmer USARC is not transferred, the Army will conduct maintenance at the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

This alternative was sufficiently analyzed in the 2010 EA that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the original 2008 Redevelopment Plan. That analysis is adopted and incorporated in the SEA by reference (Appendix A).

Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

For the Preferred Alternative under the *Amendment to the Redevelopment Plan and Homeless Assistance Submission Sgt. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey Base Realignment And Closure*, the Army would transfer the entire Kilmer USARC in "as-is condition" to the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority for the following reuses:

- Area 1 – Passive recreation and a parking lot;
- Area 2 – Educational use that includes a public school (Building #1066);
- Area 3 – Recreational use that includes passive, office, and community center use (vacant land and Building #1065);
- Area 4 – Development of homeless and affordable housing (vacant land); and
- Area 5 – Centralized vehicle maintenance building (Building #1067).

The proposed planned use for Area 1, approximately 7 acres, is for passive recreation and a parking lot. The parcel would be transferred to Edison Township by public benefit conveyance. The Township intends to use the existing parking lot on the parcel for additional parking space needed for adjacent existing Township recreational ball fields.

The proposed planned use for Area 2 is for a Public School under the Edison Board of Education and would be transferred via public benefit conveyance. This parcel encompasses approximately 2 acres and the existing Building #1066 sits on the parcel. The proposed educational facility is planned to provide approximately 15 kindergarten through 2nd grade classrooms, three small group instruction rooms, administrative offices, one nurse's office, one multipurpose room, and a faculty lounge.

The proposed school facility would serve approximately 225-250 students and require approximately 36 staff members (teachers, aides, administrator, secretary, nurse, and custodians). The Board of Education would renovate the existing facility to meet all federal, state, and local codes regarding educational institutions. A playground would be installed at the rear (southwest) of the building for the school and would be enclosed in fencing.

Area 3, approximately 4 acres, is proposed for Township of Edison recreation purposes and would be transferred via public benefit conveyance. The existing Building #1065 would be used for community meeting rooms and for public activities and events sponsored by the Township. A planned small public museum in the building would feature military paraphernalia in honor of the historical nature of the Camp Kilmer site. The oversight of the museum would be provided by veterans under the direction of the Township of Edison Recreation Department.

The proposed use for Area 4, approximately 7 acres of vacant land, is for homeless and affordable housing. A non-profit agency, a for profit entity, and the Edison Township Housing Authority formed a collaborative group to develop 120 units of affordable housing of which 25 percent would be transferred by public benefit conveyance for permanent supportive housing and the remaining 75 percent would be transferred by negotiated sale for development of housing available to low- and moderate-income families and persons, according to HUD's income guidelines. The non-profit housing provider would be a co-developer along with the for profit entity. The non-profit would provide the supportive services, while the Edison Township Housing Authority would manage the grounds and buildings.

Area 5, approximately 4 acres, would be transferred to the Township of Edison by negotiated sale and is proposed for development of a vehicle maintenance building under the Township of Edison Department of Public Works. It is anticipated that the existing Building #1067 would be used for servicing Township trucks and vehicles.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The SEA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of the Preferred Alternative (Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building) on 12 resource categories including a detailed analysis of four resource categories: hazardous and toxic substances (asbestos, lead-based paint, Storage, Use, Release of Chemicals/Hazardous Substances, and Waste Disposal Sites), land use

(installation land and current and future development in the region of influence), socioeconomics (demographics, economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways and traffic, and public transportation).

As documented in the SEA, any remaining asbestos containing material (ACM) would not present a threat to human health or the environment because the Grantee (i.e., Township of Edison, Edison Board of Education, and the Edison Township Housing Authority) would agree to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Kilmer USARC in compliance with all applicable laws relating to asbestos. The Grantee would agree to undertake any and all asbestos abatement or remediation in the buildings specified in the SEA that may be required under applicable law or regulation at no expense to the Grantor. The Grantee would covenant and agree that its use and occupancy of the Kilmer USARC will be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of asbestos found to be necessary on the Kilmer USARC to include ACM in or on buried pipelines that may be required under applicable law or regulation.

Lead based paint would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children, because the Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures at the Kilmer USARC as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Kilmer USARC where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

In order to reduce the impact on surrounding transportation resources, the Grantee would implement traffic circulation improvement measures including a new loop through the existing privately owned vehicle parking area for school bus and vehicle drop-off and pick-up. Traffic calming measures including turn lanes, speed bumps, and stop signs would also be considered, as needed, to maintain traffic safety.

CONCLUSION

Based on the SEA and the 2010 EA, it has been determined that implementation of any of the Proposed Action's alternatives will have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

Interested parties are invited to review and comment on this FNSI within 30 days of publication. Comments and requests for copies of the SEA should be addressed to the NEPA Coordinator of the 99th RSC, Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

The SEA is available for review on the BRAC website:
http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

or at the following location:

Edison Public Library
Main Branch
340 Plainfield Avenue
Edison, New Jersey 08817

Date

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DPW Regional Engineer

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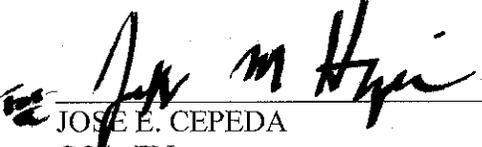
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FOR BRAC 05
CLOSURE, DISPOSAL, AND REUSE OF THE
SGT JOYCE KILMER UNITED STATES ARMY RESERVE CENTER
EDISON, NEW JERSEY

Prepared by:

U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT

Approved by:

U.S. ARMY RESERVE 99th REGIONAL SUPPORT COMMAND



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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Sergeant (SGT) Joyce Kilmer United States (U.S.) Army Reserve Center (USARC) and realignment of essential missions to other installations. The deactivated AFRC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Supplemental Environmental Assessment (SEA) analyzes the environmental impacts of the proposed action of closure, disposal, and reuse of the Kilmer USARC, Edison, New Jersey. To oversee the planning process for future development of the Kilmer USARC, the Township of Edison created a Local Redevelopment Authority (LRA). In January 2008, the LRA submitted the *Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21 in Edison, NJ Base Realignment and Closure* (2008 Redevelopment Plan). In 2010, the USACE prepared the *Environmental Assessment for BRAC 05 Recommendations for Disposal and Reuse of SGT Joyce Kilmer United States Army Reserve Center, Edison, New Jersey* (referred to in this SEA as the 2010 EA) that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC. The potential disposal and reuse of the property, as proposed in the 2008 Redevelopment Plan, was the basis for the evaluation of the potential impacts in the 2010 EA.

In November 2010, the Township of Edison, through the LRA, submitted an amendment to the original 2008 Redevelopment Plan (referred to in this SEA as the 2010 Redevelopment Plan Amendment, or the Amendment). This SEA evaluates the environmental consequences of the proposed reuse of the Kilmer USARC in accordance with the LRA's 2008 Redevelopment Plan, as modified by the 2010 Redevelopment Plan Amendment, and adopted by the LRA. The analysis presented in the 2010 EA is referenced as appropriate throughout this document to support the environmental resource evaluation.

This SEA supplements the 2010 EA in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 Code of Federal Regulations (CFR) Parts 1500-1508; and Environmental Analysis of Army Actions, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the amended Proposed Action and Alternatives.

This SEA addresses the potential environmental, cultural, and socioeconomic effects of the Kilmer USARC closure, disposal, and reuse. The potential environmental effects of the relocation of the units stationed at the Kilmer USARC have been addressed under separate NEPA documentation.

ES 2 PROPOSED ACTION

The proposed action is the disposal of the Kilmer USARC. Redevelopment and reuse of the surplus property made available by the closure of the Kilmer USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Kilmer USARC no later than September 15, 2011. The Kilmer USARC was closed on October 16, 2009 and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this Property for another purpose.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kilmer USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission and the proposed reuse. This Alternative was sufficiently analyzed in the 2010 EA that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the 2008 Redevelopment Plan. That analysis is adopted and incorporated in this SEA by reference (Appendix A).

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Kilmer USARC after the military mission ended on October 16, 2009 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army would continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kilmer USARC is not transferred, the Army will conduct maintenance at the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

This alternative was sufficiently analyzed in the 2010 EA that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the 2008 Redevelopment Plan. That analysis is adopted and incorporated in this SEA by reference (Appendix A).

ES 3.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

For the Preferred Alternative under the *Amendment to the Redevelopment Plan and Homeless Assistance Submission Sgt. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey Base Realignment And Closure*, the Army would transfer the entire Kilmer USARC in “as-is condition” to the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority for the following reuses:

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- Area 3 – Recreational use that includes passive, office, and community center use (vacant land and Building #1065);
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The proposed planned use for Area 1, approximately 7 acres, is for passive recreation and a parking lot. The parcel would be transferred to Edison Township by public benefit conveyance. The Township intends to use the existing parking lot on the parcel for additional parking space needed for adjacent existing Township recreational ball fields.

The proposed planned use for Area 2 is for a Public School under the Edison Board of Education and would be transferred via public benefit conveyance. This parcel encompasses approximately 2 acres, and the existing Building #1066 sits on the parcel. The proposed educational facility is planned to provide approximately 15 kindergarten through 2nd grade classrooms, three small group instruction rooms, administrative offices, one nurse's office, one multipurpose room, and a faculty lounge.

The proposed school facility would serve approximately 225-250 students and require approximately 36 staff members (teachers, aides, administrator, secretary, nurse, and custodians). The Board of Education would renovate the existing facility to meet all federal, state, and local codes regarding educational institutions. A playground would be installed at the rear (southwest) of the building for the school and would be enclosed in fencing.

Area 3, approximately 4 acres, is proposed for Township of Edison recreation purposes and would be transferred via public benefit conveyance. The existing Building #1065 would be used for community meeting rooms and for public activities and events sponsored by the Township. A planned small public museum in the building would feature military paraphernalia in honor of the historical nature of the Camp Kilmer site. The oversight of the museum would be provided by veterans under the direction of the Township of Edison Recreation Department.

The proposed use for Area 4, approximately 7 acres of vacant land, is for homeless and affordable housing. A non-profit agency, a for profit entity, and the Edison Township Housing Authority formed a collaborative group to develop 120 units of affordable housing of which 25 percent would be transferred by public benefit conveyance for permanent supportive housing and the remaining 75 percent would be transferred by negotiated sale for development of housing available to low- and moderate-income families and persons, according to HUD's income guidelines. The non-profit housing provider would be a co-developer along with the for profit entity. The non-profit would provide the supportive services, while the Edison Township Housing Authority would manage the grounds and buildings.

Area 5, approximately 4 acres, would be transferred to the Township of Edison by negotiated sale and is proposed for development of a vehicle maintenance building under the Township of Edison Department of Public Works. It is anticipated that the existing Building #1067 would be used for servicing Township trucks and vehicles.

ES 4 ENVIRONMENTAL CONSEQUENCES

Table ES-1 lists each of the environmental resource categories and subcategories, and it documents which resources are present and the environmental consequences:

- Not present;

- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Table ES-1 Summary of Resource Category Impact Analysis for the Kilmer USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Little or No Measurable Impacts
AIR QUALITY	4.1.3	Little or No Measurable Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.3	Little or No Measurable Impacts
Wildlife	4.1.3	Little or No Measurable Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.1	Resource Not Present
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.3	Little or No Measurable Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	No Impacts
Asbestos Containing Material Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.1	No Significant Impacts
Lead-Based Paint (LBP) Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.1	No Significant Impacts
Munitions and Explosives of Concern	4.1.1	Hazardous Substances Not Present
Past Uses and Operations	4.1.3	Little or No Measurable Impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Little or No Measurable Impacts
Polychlorinated Biphenyls (PCBs)	4.1.2	No Impacts
Radioactive Materials	4.1.2	No Impacts
Radon	4.1.2	No Impacts
Regulatory Information	4.1.2	No Impacts
Storage, Use, Release of Chemicals/Hazardous Substances Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.1	No Significant Impacts
UST/ASTs	4.1.3	Little or No Measurable Impacts
Waste Disposal Sites Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.1	No Significant Impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Kilmer USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
LAND USE		
Current and Future Development in the Region of Influence Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.2	No Significant Impacts
Installation Land Use Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.2	No Significant Impacts
National and State Parks	4.1.1	Resource Not Present
Prime and Unique Farmland	4.1.1	Resource Not Present
Surrounding Land	4.1.2	No Impacts
NOISE	4.1.3	Little or No Measurable Impacts
SOCIOECONOMICS		
Demographics Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts
Economic Development Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts
Environmental Justice Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts
Housing Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts
Protection of Children Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts
Public Services Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.3	No Significant Impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Kilmer USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
TRANSPORTATION		
Roadways and Traffic Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.4	No Significant Impacts
Public Transportation Alternative 3 – Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building	4.2.4	No Significant Impacts
UTILITIES		
Communications	4.1.2	No Impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No Impacts
Potable Water Supply	4.1.2	No Impacts
Solid Waste	4.1.2	No Impacts
Storm Water System	4.1.2	No Impacts
Wastewater System	4.1.2	No Impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.3	Little or No Measurable Impacts
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.3	Little or No Measurable Impacts
Wetlands	4.1.1	Resource Not Present
CUMULATIVE IMPACTS	4.3	No Significant Impacts

ES 5 CONCLUSIONS

This SEA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions. As analyzed and discussed in the SEA, direct, indirect, and cumulative impacts of the implementation alternative have been considered. Alternative 1 (No Action Alternative) and Alternative 2 (Caretaker Status Alternative) have been analyzed sufficiently in the 2010 EA.

The SEA performed an analysis of 12 resource categories including a detailed analysis of four resource categories for Alternative 3: hazardous and toxic substances (asbestos, lead-based paint, Storage, Use, Release of Chemicals/Hazardous Substances, and Waste Disposal Sites), land use (installation land and current and future development in the region of influence), socioeconomics (demographics, economic development, environmental justice, housing, protection of children, and public services), and transportation (roadways, traffic, and public transportation). The analyses in the SEA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from the Proposed Action. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

As documented in the FNSI and SEA, any remaining asbestos containing material (ACM) would not present a threat to human health or the environment because the Grantee (i.e., Township of Edison, Edison Board of Education, and the Edison Township Housing Authority) would agree

to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Kilmer USARC in compliance with all applicable laws relating to asbestos. The Grantee would agree to undertake any and all asbestos abatement or remediation in the buildings specified in the SEA that may be required under applicable law or regulation at no expense to the Grantor. The Grantee would covenant and agree that its use and occupancy of the Kilmer USARC will be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of asbestos found to be necessary on the Kilmer USARC to include ACM in or on buried pipelines that may be required under applicable law or regulation.

Lead based paint would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children, because the Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures at the Kilmer USARC as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Kilmer USARC where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

In order to reduce the impact on surrounding transportation resources, the Grantee would implement traffic circulation improvement measures including a new loop through the existing privately owned vehicle parking area for school bus and vehicle drop-off and pick-up. Traffic calming measures including turn lanes, speed bumps, and stop signs would also be considered, as needed, to maintain traffic safety.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include the reuse of the facility by the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building.

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SECTION 1.0 INTRODUCTION

This Supplemental Environmental Assessment (SEA) analyzes the environmental impacts of the proposed action of closure, disposal, and reuse of the Sergeant (SGT) Joyce Kilmer United States (U.S.) Army Reserve Center (USARC), Edison, New Jersey (Figure 1-1). To oversee the planning process for future redevelopment of the Kilmer USARC site, the Township of Edison created a Local Redevelopment Authority (LRA). In January 2008, the LRA submitted the *Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21 in Edison, NJ Base Realignment and Closure* (2008 Redevelopment Plan) (LRA undated). In 2010, the USACE prepared the *Environmental Assessment for BRAC 05 Recommendations for Disposal and Reuse of SGT Joyce Kilmer United States Army Reserve Center, Edison, New Jersey* (referred to in this SEA as the 2010 EA and included as Appendix A) that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC. The potential disposal and reuse of the property, as proposed in the 2008 Redevelopment Plan, was the basis for the evaluation of the potential impacts in the 2010 EA.

In November 2010, the Township of Edison, through the LRA, submitted an amendment to the original 2008 Redevelopment Plan (referred to in this SEA as the 2010 Redevelopment Plan Amendment, or the Amendment). This SEA evaluates the environmental consequences of the proposed reuse of the Kilmer USARC in accordance with the LRA's 2008 Redevelopment Plan, as modified by the 2010 Redevelopment Plan Amendment, and adopted by the LRA.

This SEA analyzes the environmental and socioeconomic impacts of the 2008 Redevelopment Plan as modified by the 2010 Redevelopment Plan Amendment. The elements of the 2010 Redevelopment Plan Amendment that are substantially different than those of the 2008 Redevelopment Plan are highlighted in Table 1-1. The Proposed Action and Alternatives of this SEA reflect those differences. Area numbers used in the 2010 Redevelopment Plan Amendment are shown on Figure 1-2. The analysis presented in the 2010 EA is referenced as appropriate throughout this document to support the environmental resource evaluation.

This SEA supplements the 2010 EA in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 Code of Federal Regulations (CFR) Parts 1500-1508; and Environmental Analysis of Army Actions, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the amended Proposed Action and Alternatives.

Prior USARC Use	Amended Redevelopment Plan (November 2010)		Original Redevelopment Plan (January 2008)		Difference between Redevelopment Plans
	Area	Planned Reuse	Area	Planned Reuse	
Grass Area, Parking, and Roads	1	Passive Recreation & Parking	2 and 5	Passive Recreation & Pass Through	No meaningful change. Impacts addressed in 2010 EA.
Building 1066 78th Training Div HQ	2	Public School K-2	2 and 3	Recreation Community Center	Change in Reuse. Impacts addressed in SEA.

Prior USARC Use	Amended Redevelopment Plan (November 2010)		Original Redevelopment Plan (January 2008)		Difference between Redevelopment Plans
	Area	Planned Reuse	Area	Planned Reuse	
Building 1065 Training Facility	3	Recreation Community Center	2	Recreation Community Center	No change. Impacts addressed in 2010 EA.
Vacant Land	4	Homeless & Low/Moderate Supportive Housing (120 units)	4	Homeless & Low/Moderate Supportive Housing (100 Units)	No meaningful change. Impacts addressed in 2010 EA.
Building 1072 AMSA 21 Vehicle Maintenance	5	Vehicle Maintenance or Public Works Transfer Station	5	Vehicle Maintenance or Public Works Transfer Station	No change. Impacts addressed in 2010 EA.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Kilmer USARC (Figure 1-1) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this SEA, the Army coordinated with the LRA, and the LRA consulted with the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of the Interior National Park Service (NPS), and the U.S. Department of Education (Appendix D). Consultation and coordination with the New Jersey Department of Environmental Protection (NJDEP), New Jersey Historic Preservation Office (NJ SHPO), appropriate Native American tribes, New Jersey Division of Fish and Wildlife, and the U.S. Fish and Wildlife Service (USFWS) was completed as part of the 2010 EA. Consultation and coordination documents can be found in Appendix C of the 2010 EA (Appendix A).

The 30-day public review period begins by publishing a Notice of Availability of the final SEA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the *Home News Tribune*, and a regional newspaper, *The Star-Ledger*. The SEA and draft FNSI are made available during the public review period at the Edison Public Library, Main Branch, 340 Plainfield Avenue, Edison, New Jersey, 08817, and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this SEA and the draft FNSI. Comments and requests for information should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the SEA, if necessary; and make a decision. If potential impacts are found to be significant, the Army can

decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register

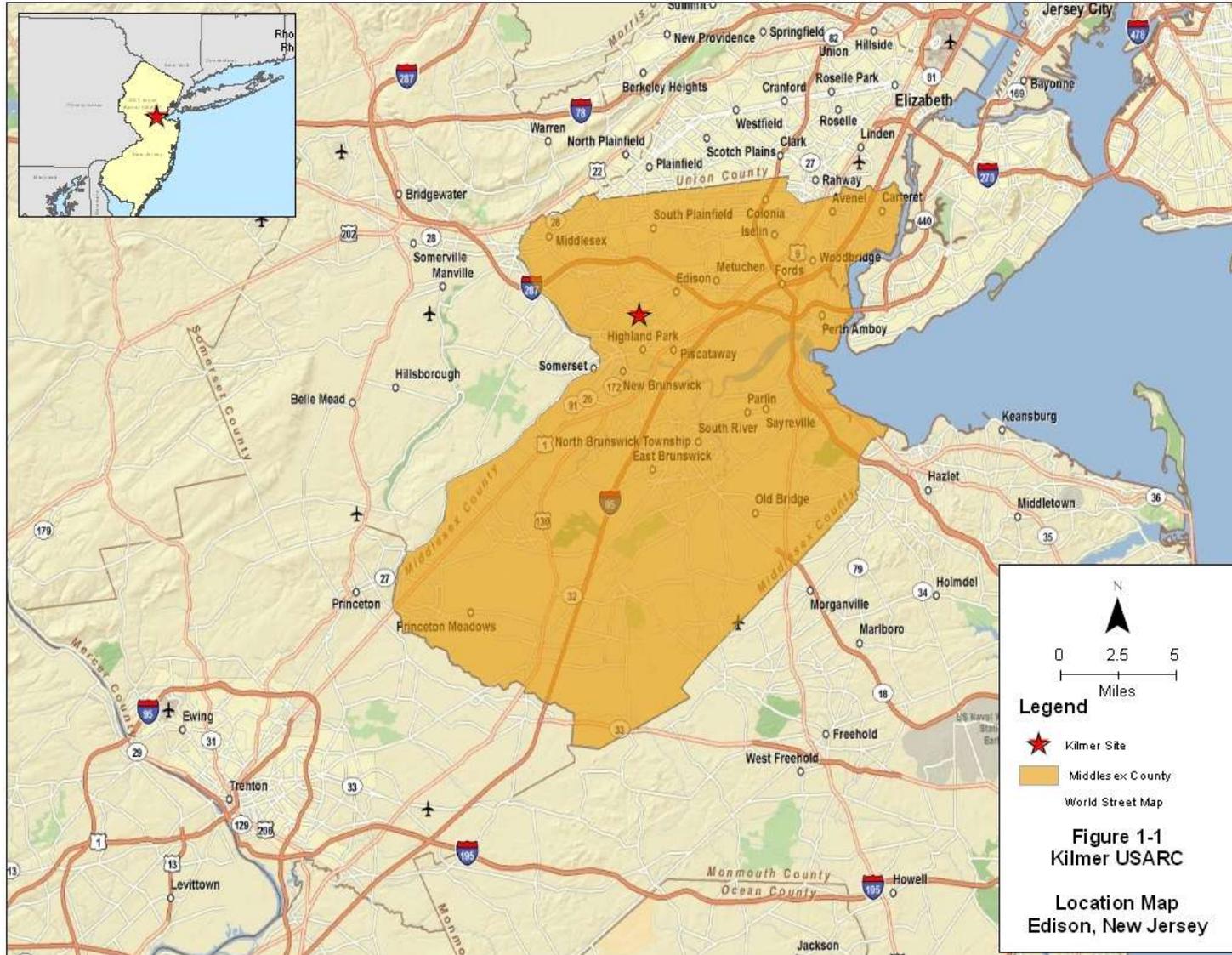
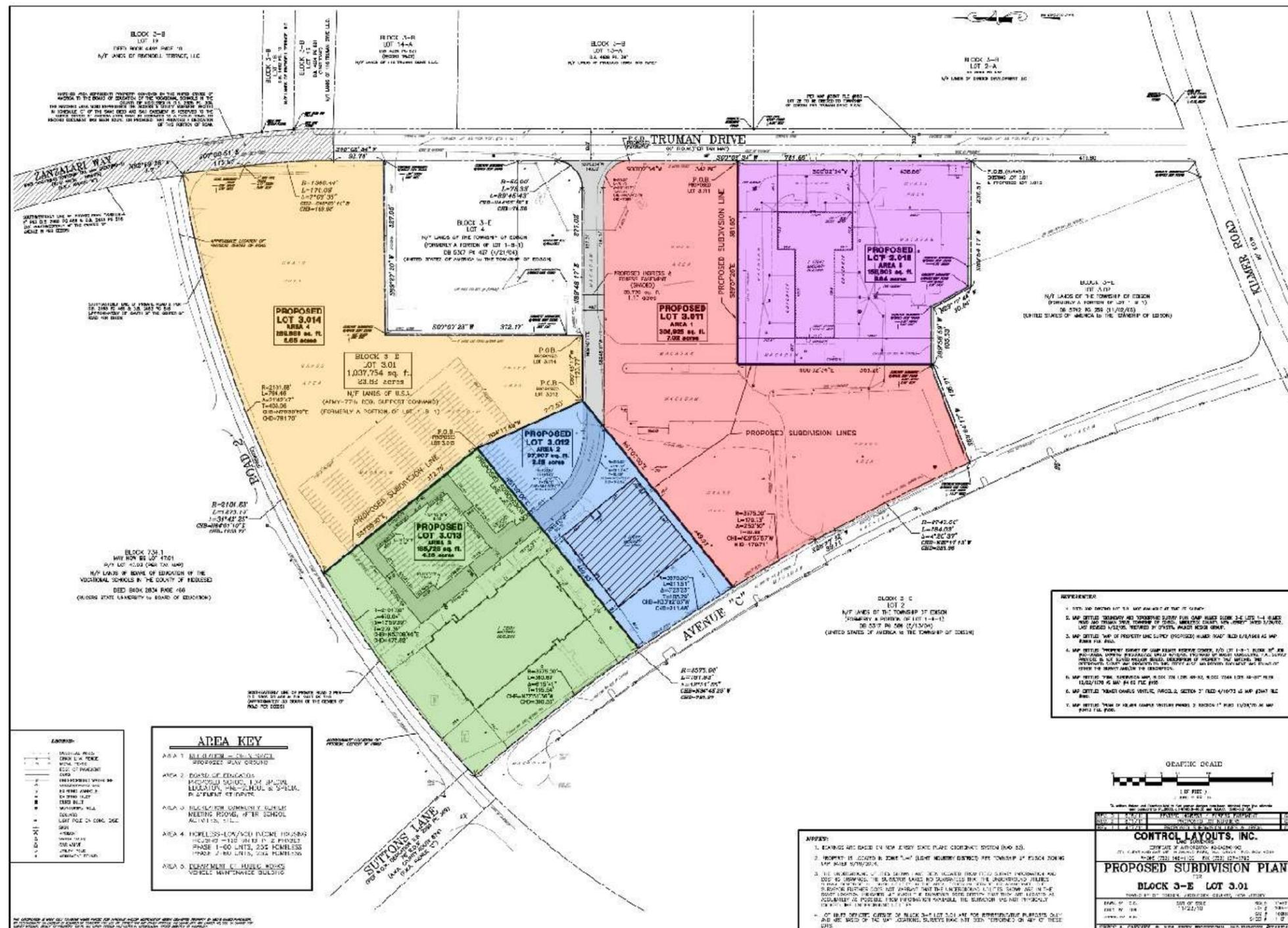


Figure 1-1
Kilmer USARC
Location Map
Edison, New Jersey



Legend

- Building 1066
- Approximate Boundary of Area 1
- Approximate Boundary of Area 2
- Approximate Boundary of Area 3
- Approximate Boundary of Area 4
- Approximate Boundary of Area 5

Figure 1-2
Kilmer USARC
Redevelopment Plan
Edison, New Jersey

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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action evaluated in this SEA is the disposal of the Kilmer USARC. This surplus property was made available by the realignment of the Kilmer USARC. Redevelopment and reuse of Area 2 on the surplus Kilmer USARC property (the Property) would occur as a secondary action under disposal. Under BRAC law, the Army was required to close the Kilmer USARC no later than September 15, 2011. The Kilmer USARC was closed on October 16, 2009, and the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this Property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close Camp Kilmer, NJ and relocate the HQ 78th Division at Fort Dix, NJ. This restructuring will allow for the closure of Camp Kilmer, NJ [SGT Joyce Kilmer USARC, NJ] and the relocation of the HQ 78th Division to Fort Dix and establishment of one of the new Army Reserve Sustainment Units of Action which establishes a new capability for the Army Reserve while increasing the support capabilities of the Army Reserve to the Action Army.”

The environmental review of the relocation of the units to Fort Dix, New Jersey has been completed under separate NEPA documentation.

2.2 Local Redevelopment Authority's Reuse Plan

The Township of Edison, New Jersey, upon being informed by the DoD of the BRAC closure of the SGT Joyce Kilmer USARC, adopted Resolution 173-042006 on April 12, 2006 establishing the Township Council as the LRA (LRA undated). The DoD recognized the Township Council as the LRA in May 2006 as detailed in 71 *Federal Register* 26930. The Township of Edison then screened this Federal Government surplus property by soliciting notices of interest (NOI) from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. The NOIs to consider the possibilities for reuse of the site are summarized in Appendix A of the 2010 EA (Appendix A).

On or about January 31, 2008, a *Draft Redevelopment Plan and Homeless Assistance Submission for the Base Realignment and Closure of the SGT J.W. Kilmer/AMSA 21, USARC*, adopted by Edison Township, was submitted to the DoD, Office of Economic Adjustment (OEA), and HUD.

In November 2010, the Township of Edison requested an amendment to the original Redevelopment Plan and Homeless Assistance Submission to change the use of two parcels on the Kilmer USARC (Table 1-1).

The LRA Amendment to the Redevelopment Plan was submitted to HUD in September 2011. A letter stating approval of the Amendment to the Redevelopment Plan by HUD was received September 30, 2011. As described in the approved plan amendment, the most meaningful change to the Redevelopment Plan is that the Army proposes to transfer Area 2 (Building #1066)

of the Kilmer USARC property via public benefit conveyance to the Public Schools of Edison Township for reuse (LRA 2010).

2.3 Description of the Kilmer USARC

The Kilmer USARC was originally part of the former Camp Kilmer, a 1,572-acre facility (USACE 2007). Camp Kilmer was closed during 1995 BRAC and a 25-acre portion of the facility was retained for use by the USAR and named the SGT Joyce Kilmer USARC.

Figure 2-1 shows the Kilmer USARC site plan. The Kilmer USARC has the following facilities (USACE 2007):

- 41,000 square-foot general training facility (Building #1065)
- 30,000 square-foot USARC building (Building #1066)
- 22,000 square-foot 16-bay Organizational Maintenance Shop (OMS) (Building #1067)
- One temporary storage trailer
- A military equipment parking (MEP) area
- Two privately owned vehicle (POV) parking areas

Building #1065, constructed in 1972, is a 41,000-square-foot building that was used as a general training facility (Photograph 1). It is a concrete block structure with a flat, rubber-coated roof. It is a rectangular-shaped single-level structure with a two-story drill hall. The building's interior consists of office space, classrooms, a kitchen, a storage area, locker rooms, arms vault, boiler room, former indoor firing range, and a gymnasium. The boiler room is located on the eastern side of the building and houses the building's water heater, natural gas-fired boiler, water storage tank, chimney, electrical subpanel, and telephone lines. A POV parking area is located northeast of Building #1065

Building #1066, constructed in 1979, is a rectangular-shaped concrete block structure with a flat, rubber-coated roof (Photograph 2). It is a single-level structure that is over 30,000 square-feet in size and was used as the former 78th Training Division Headquarters and for administration. The building's interior consists of mainly office space, but also contains a boiler room, a mail room/reproduction center, conference rooms, restrooms, and a janitorial closet. The boiler room is located on the northern side of the building. The boiler room houses the building's water heater, natural gas-fired boiler, water storage tank, electrical subpanel, and telephone lines. A small POV parking area is located east of Building #1066.

The Area Maintenance Support Activity (AMSA) 21 vehicle maintenance shop (Building #1067) was built in 1993 and was used since 1997 for vehicle maintenance operations. It is a concrete block structure with brick exterior and a flat, gravel and felt paper roof (Photograph 3). The primary mission of Building #1067 was to provide organizational and limited direct support maintenance and technical assistance for supported Army Reserve units located in the region. Maintenance conducted at the site included support of military vehicles and related equipment that could not be performed by Army Reserve unit personnel during regularly scheduled weekend training sessions. A hazardous waste storage shed is located in the MEP area adjacent to Building #1067.

Photograph 1. Kilmer USARC Building #1065, front entrance.



Photograph 2. Kilmer USARC Building #1066, front entrance.

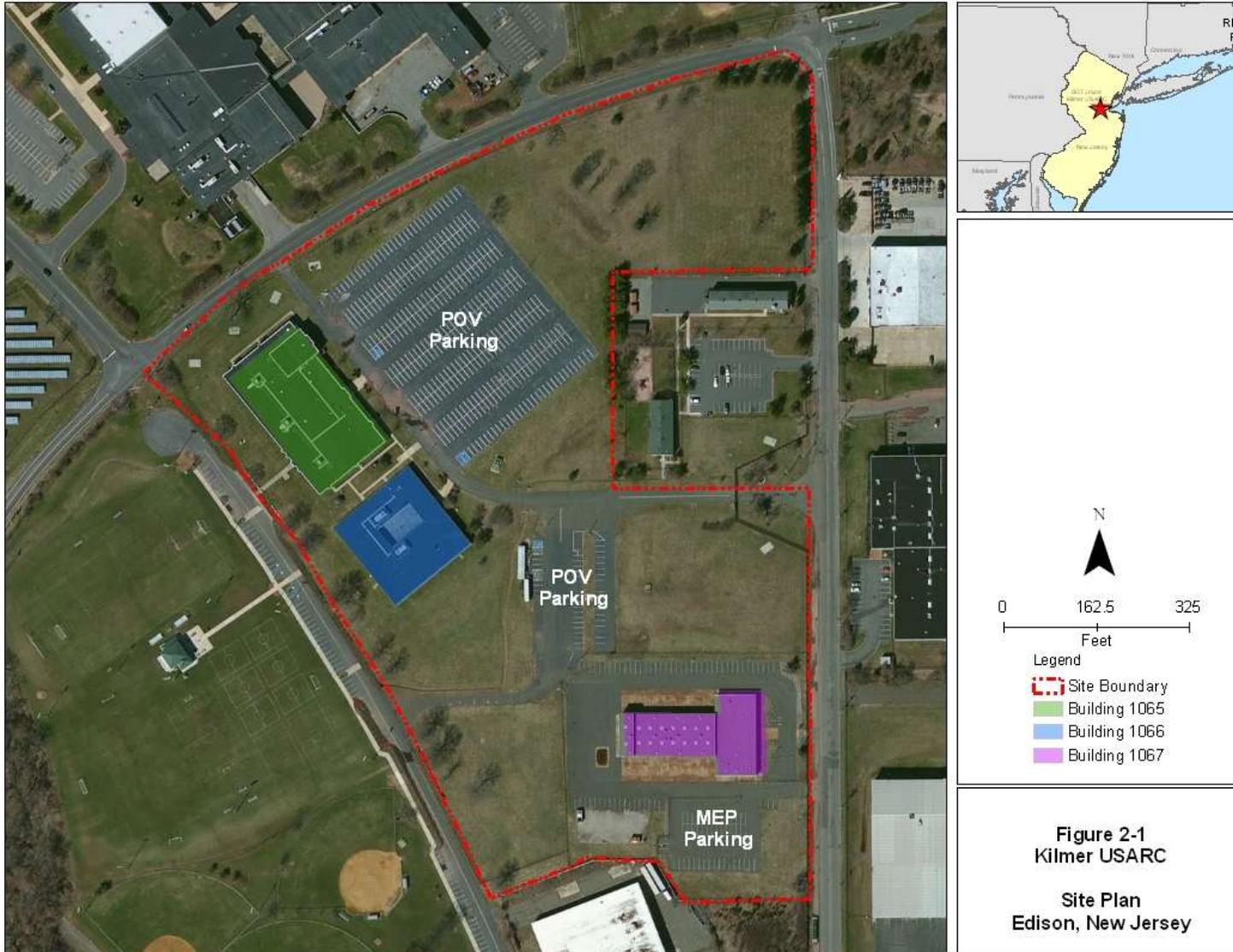


Photograph 3. Kilmer USARC exterior view of Building #1067.



Approximately one-half of the Kilmer USARC property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is grassed with a sparse population of clustered evergreen and deciduous trees. Both iron fencing and chain-link security fencing topped with barbed wire enclose the Property.

The Kilmer USARC was vacated on October 16, 2009, is currently unoccupied, and has been maintained in caretaker status since October 2009. The 78th Division was the last unit to occupy the Property.



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SECTION 3.0 ALTERNATIVES

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kilmer USARC at levels similar to those that occurred prior to the BRAC Commission’s recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission and the proposed reuse. This Alternative was sufficiently analyzed in the 2010 EA (Appendix A) that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the 2008 Redevelopment Plan. That analysis is adopted and incorporated in this SEA by reference (Appendix A).

3.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Kilmer USARC after the military mission ended on October 16, 2009 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army would continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kilmer USARC is not transferred, the Army will conduct maintenance at the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

This alternative was sufficiently analyzed in the 2010 EA (Appendix A) that evaluated the potential environmental impacts associated with the disposal of the Kilmer USARC based on the original 2008 Redevelopment Plan. That analysis is adopted and incorporated in this SEA by reference (Appendix A).

3.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

For the Preferred Alternative under the *Amendment to the Redevelopment Plan and Homeless Assistance Submission Sgt. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey Base Realignment And Closure* (Appendix D), the Army would transfer the entire Kilmer USARC in “as-is condition” to the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority for the following reuses:

- Area 1 – Passive recreation and a parking lot;
- Area 2 – Educational use that includes a public school (Building #1066);
- Area 3 – Recreational use that includes passive, office, and community center use (vacant land and Building #1065);
- Area 4 – Development of homeless and affordable housing (vacant land); and
- Area 5 – Centralized vehicle maintenance building (Building #1067).

The proposed reuse areas of the property are depicted in Figure 1-1. The proposed planned use for Area 1, approximately 7 acres, is for passive recreation and a parking lot. The parcel would be transferred to Edison Township by public benefit conveyance. The Township intends to use the existing parking lot on the parcel for additional parking space needed for adjacent existing Township recreational ball fields.

The proposed planned use for Area 2 depicted on Figure 1-1 is for a Public School under the Edison Board of Education and would be transferred via public benefit conveyance. This parcel encompasses approximately 2 acres and the existing Building #1066 sits on the parcel. The proposed educational facility is planned to provide approximately 15 kindergarten through 2nd grade classrooms, three small group instruction rooms, administrative offices, one nurse's office, one multipurpose room, and a faculty lounge.

The proposed school facility would serve approximately 225-250 students and require approximately 36 staff members (teachers, aides, administrator, secretary, nurse, and custodians). The Board of Education would renovate the existing facility to meet all federal, state, and local codes regarding educational institutions. A playground would be installed at the rear (southwest) of the building for the school and would be enclosed in fencing.

Area 3, approximately 4 acres, is proposed for Township of Edison recreation purposes and would be transferred via public benefit conveyance. The existing Building #1065 would be used for community meeting rooms and for public activities and events sponsored by the Township. A planned small public museum in the building would feature military paraphernalia in honor of the historical nature of the Camp Kilmer site. The oversight of the museum would be provided by veterans under the direction of the Township of Edison Recreation Department.

The proposed use for Area 4, approximately 7 acres of vacant land, is for homeless and affordable housing. A non-profit agency, a for profit entity, and the Edison Township Housing Authority formed a collaborative group to develop 120 units of affordable housing of which 25 percent would be transferred by public benefit conveyance for permanent supportive housing and the remaining 75 percent would be transferred by negotiated sale for development of housing available to low- and moderate-income families and persons, according to HUD's income guidelines. The non-profit housing provider would be a co-developer along with the for profit entity. The non-profit would provide the supportive services, while the Edison Township Housing Authority would manage the grounds and buildings.

Area 5, approximately 4 acres, would be transferred to the Township of Edison by negotiated sale and is proposed for development of a vehicle maintenance building under the Township of Edison Department of Public Works. It is anticipated that the existing Building #1067 would be used for servicing Township trucks and vehicles.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse Before Cleanup is Completed

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform or to allow the Army to perform all remedial actions required under applicable federal and state

requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. Another method is to lease the property to a non-Army entity to allow reuse of the property during cleanup and then to transfer the property when all remedial actions have been completed. Since remedial investigation activities would not take more than 4 years, the property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis.

3.4.2 Other Disposal Options

The Township of Edison screened this Federal Government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and the Redevelopment and Homeless Assistance Act of 1994. The LRA received a total of seven NOIs, which were reviewed between February and October 2007 to consider the possibilities for reuse of the site. These NOIs are summarized in the 2010 EA (Appendix A). The only NOI not considered in the 2008 Redevelopment Plan was that of the Edison Township Board of Education. However, Edison officials re-evaluated the original 2008 Redevelopment Plan and submitted the amendment in November 2010. The amended plan calls for the use of Building #1066 by the Edison Board of Education as an elementary school. Therefore, all of the organizations that submitted NOIs would be accommodated under Alternative 3, and no other reuses were carried forward for analysis in this SEA.

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SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

This section describes the existing environment and analyzes the significance of direct, indirect, and cumulative effects of the proposed action and alternatives on the environment. The affected environment is the baseline to understand the potential effects of the alternatives under consideration (40 CFR 1502.15). This chapter also describes the potential impacts of the Proposed Action and each alternative. An impact is defined as a consequence from modification to the existing environment due to a proposed action or alternative.

Twelve resource areas were considered for potential impacts from the Proposed Action and alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below.

Table 4-1 lists each of the environmental resource categories and subcategories, it documents which resources are present and the environmental consequences, and it references the document section containing each discussion:

- Not present;
- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Kilmer USARC.

Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.1.3	Resource Present, Little or No Measurable Impacts
AIR QUALITY	4.1.3	Resource Present, Little or No Measurable Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.3	Resource Present; Little or No Measurable Impacts
Wildlife	4.1.3	Resource Present; Little or No Measurable Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.1	Resource Not Present
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.3	Resource Present; Little or No Measurable Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	Hazardous Substances Present; Not Impacted
Asbestos Containing Material	4.2.1	Detailed Analysis of Resource
Lead Based Paint (LBP)	4.2.1	Detailed Analysis of Resource
Munitions and Explosives of Concern	4.1.1	Hazardous Substances Not Present
Past Uses and Operations	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Polychlorinated Biphenyls (PCBs)	4.1.2	Hazardous Substances Present; Not Impacted
Radioactive Materials	4.1.2	Hazardous Substances Present; Not Impacted
Radon	4.1.2	Hazardous Substances Present; Not Impacted
Regulatory Information	4.1.2	Hazardous Substances Present; Not Impacted
Storage, Use, Release of Chemicals/Hazardous Substances	4.2.1	Detailed Analysis of Resource
UST/ASTs	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Waste Disposal Sites	4.2.1	Detailed Analysis of Resource
LAND USE		
Current and Future Development in the Region of Influence	4.2.2	Detailed Analysis of Resource
Installation Land Use	4.2.2	Detailed Analysis of Resource
National and State Parks	4.1.1	Resource Not Present

Table 4-1 Summary of Resource Category Impact Analysis for the Kilmer USARC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Prime and Unique Farmland	4.1.1	Resource Not Present
Surrounding Land	4.1.2	Resource Present; Not Impacted
NOISE	4.1.3	Resource Present; Little or No Measurable Impacts
SOCIOECONOMICS		
Demographics	4.2.3	Detailed Analysis of Resource
Economic Development	4.2.3	Detailed Analysis of Resource
Environmental Justice	4.2.3	Detailed Analysis of Resource
Housing	4.2.3	Detailed Analysis of Resource
Protection of Children	4.2.3	Detailed Analysis of Resource
Public Services	4.2.3	Detailed Analysis of Resource
TRANSPORTATION		
Roadways and Traffic	4.2.4	Detailed Analysis of Resource
Public Transportation	4.2.4	Detailed Analysis of Resource
UTILITIES		
Communications	4.1.2	Resource Present, Not Impacted
Energy Sources (Electrical, Gas, etc)	4.1.2	Resource Present, Not Impacted
Potable Water Supply	4.1.2	Resource Present, Not Impacted
Solid Waste	4.1.2	Resource Present, Not Impacted
Storm Water System	4.1.2	Resource Present, Not Impacted
Wastewater System	4.1.2	Resource Present, Not Impacted
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Wetlands	4.1.1	Resource Not Present

4.1 Environmental Resources Eliminated from Further Considerations

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

The Preferred Alternative would not have direct, indirect, or cumulative impacts on certain subcategories of the resource categories, because these subcategories do not exist on or near the Property:

- **Critical Habitat** - The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property. Copies of the consultation letters sent by the 99th RSC to the U.S. Fish and Wildlife Service, New Jersey Division of Fish and Wildlife, and the New Jersey Natural Heritage Program are included in Appendix C of the 2010 EA (Appendix A).
- **Threatened and Endangered Species (State and Federal)** - Coordination was conducted with the U.S. Fish and Wildlife Service, the New Jersey Department of Environmental Protection, and the New Jersey Division of Fish and Wildlife. Copies of the consultation letters are included in Appendix C of the 2010 EA (Appendix A). No species protected under Federal or state laws are known to exist on the Property.
- **Wilderness Areas and Wildlife Refuges** - The nearest National Wilderness Areas are the Great Swamp National Wildlife Refuge Wilderness and the Brigantine Wilderness, which are located approximately 13 and 68 miles from the Property, respectively. The nearest National Wildlife Refuges (NWR) are the Great Swamp NWR, Wallkill NWR, and Cherry Valley NWR, which are located 13, 44, and 52 miles from the Property, respectively. These resources would not be affected by the proposed actions.
- **Archeological Resources** - According to the 99th RSC's Integrated Cultural Resources Management Plan (ICRMP), the Kilmer USARC has "low" archeological potential (USACE 2009). As part of the 2010 EA, the Army conducted a cultural resources assessment to confirm the previous findings. The assessment confirmed there is little potential for historic archeological resources to exist on the property due to extensive ground disturbance (Brockington 2010). SHPO coordination is presented in Appendix C of the 2010 EA (Appendix A).
- **Historic Buildings** - None of the buildings were found to meet the criteria to be eligible for inclusion in the NRHP. Section 106 consultation and coordination was completed with the New Jersey Historic Preservation Office and is included in Appendix C of the 2010 EA (Appendix A). The New Jersey Historic Preservation Office replied on April 19, 2010 that they concurred with the Army's findings that there are no historic properties affected within the project's area of potential effects. There are no buildings over 45 years of age on the Kilmer USARC property (Brockington 2010).
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** - No Native American resources have been identified through consultation within the boundaries of the Kilmer USARC. Native American coordination is presented in Appendix C of the 2010 EA (Appendix A).

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- **Munitions and Explosives of Concern** - No evidence was found during the Environmental Condition of Property (ECP) (USACE 2007) site reconnaissance or records review process of the past presence of munitions and explosives of concern. Room 100 in Building #1065 was used as a firing range and it was cleaned between 1991 and 2001. After cleaning, the range was sampled for lead, and results from testing showed that the range lead levels were below the clearance criteria of 200 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) (IT Corporation 2003).
 - **National and State Parks** - The property does not contain and is not near any national or state parks. The nearest national parks are the Gateway National Recreation Area and the Morristown National Historical Park, which are located approximately 15 and 17 miles from the Property, respectively. The nearest state parks are Six Mile Run State Park and Cheesecake State Park, which are located approximately 7 and 10 miles from the Property, respectively. These resources would not be affected by the proposed actions.
 - **Prime and Unique Farmlands** - The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
 - **Floodplains/Coastal Barriers and Zones** - The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 3402610005C, that includes the Property indicates the Property is not within a 100-year or 500-year flood prone area. The Property is also not included in the New Jersey coastal management plan, nor is it in a coastal zone (USACE 2007).
 - **National Wild and Scenic Rivers** - Five designated wild and scenic rivers occur within the State of New Jersey. The closest is the Lower Delaware River, located approximately 28 miles southwest of the Property. Because this resource is distant from the Property, it would not be affected by the proposed action.
 - **Wetlands** - A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources that are Present, but Not Impacted

The Preferred Alternative would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

- **Adjacent Properties (Hazardous and Toxic Substances)** - The adjacent property to the immediate west, south, and east is former Camp Kilmer property that was determined to be excess by the U.S. government under BRAC in 1995. Adjacent property to the south, including Building #1072, was transferred to the Township of Edison as part of the 1995 BRAC action and is currently unused, vacant, and in disrepair. The Kilmer USARC site is bordered by an industrial and manufacturing complex and a Catholic Charities homeless shelter to the east, the Piscataway Campus of the Middlesex County Vocational and Technical High Schools to the northwest, and the Livingston Campus of Rutgers University, including the Livingston Gym, to the north. Kilmer Road borders the southern portion of the USARC. A townhouse complex was recently constructed to the northeast. Adjacent properties include a U.S.

Post Office complex, the New Jersey Department of Motor Vehicles Inspection Station, and the Emery Express Building (USACE 2007). Due to distance, immobility of the material, and gradient, there is a low possibility that any minor contamination on adjacent properties would affect future uses of the Kilmer USARC property (Kemron 2005; URS 2003; USACE 2007). The Preferred Alternative would have no direct, indirect, or cumulative impact on adjacent properties with respect to hazardous substances because the ECP Report (USACE 2007) classified the Property as Type 2, a parcel where only the release or disposal of petroleum products or their derivatives has occurred. It has been determined that no remedial action is required (PARS Environmental, Inc. 2011).

- **Polychlorinated Biphenyls (PCBs)** - There are seven electrical transformers on the USARC property. Three of the transformers are owned by PSE&G. These transformers have not been tested for PCBs and are assumed to contain them. Two other transformers, which are adjacent to Buildings #1065 and #1066, were tested for PCBs and found to contain less than 50 mg/kg PCBs and are classified as non-PCB. The two other transformers are located adjacent to Building #1067 and east of Building #1066. These two transformers contain non-PCB dielectric fluid. The exterior of all seven transformers were in good condition at the time of the site reconnaissance, and no evidence of releases (for example, no stains on pad or adjacent soil) was observed (USACE 2007).
- **Radioactive Materials** - A radiological clearance survey was conducted for the Kilmer USARC and the facility was cleared for unrestricted use (99th RSC 2012).
- **Radon** - A limited radon survey was conducted at Buildings #1065 and #1066 in the early 1990s. The results of the survey indicated that radon concentrations were below the U.S. Environmental Protection Agency (USEPA) recommended action level of 4 pCi/L (USACE 2007).
- **Regulatory Information (Hazardous and Toxic Substances)** - Approximately 20 separate properties near or adjacent to the Kilmer USARC were evaluated as potential risk properties to the USARC. These adjacent properties were identified as a result of information obtained during area reconnaissance, interviews, and regulatory database searches. Based on an evaluation of available site information and details concerning the properties, one of the facilities evaluated exhibits adverse environmental conditions; however, the potential for these conditions to impact the Property is considered low (USACE 2007).
- **Surrounding Land** - Land surrounding the USARC is zoned as light industrial. However, the Township of Edison Master Plan Existing and Future Land Use Maps (Edison Planning Board 2003) designate land use of the USARC property as "Civic", and surrounding land is designated as a mix of "Civic", "Light Industrial", and "Multifamily Residential". Therefore, the Preferred Alternative would have no direct, indirect, or cumulative impact because the activities included in the proposed action are compatible with the Township land use plan.
- **Utilities** - The Preferred Alternative would have no direct, indirect, or cumulative impact on utilities, because the utilities have the capacity to provide service for the proposed action and any changes in demand and usage would not be significant. The utilities include communications, electric service and natural gas (Public Service Electric and Gas), potable water supply (the Elizabeth Water Company, which is part of

the Edison Municipal Water Supply), solid waste disposal (Township of Edison Public Works Department), storm water system, and wastewater system (Township of Edison).

4.1.3 Environmental Resources are Present, but Little to No Measurable Environmental Impacts

The resources listed and discussed below are present at the Kilmer USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have little to no measureable environmental effect on the resource, the impacts will not be discussed in detail.

- **Aesthetics and Visual Resources** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact to aesthetics and visual resources. Short-term adverse impacts would occur from demolition, construction, and renovation activities. However, as discussed in the 2010 EA, these impacts would be temporary and once demolition and construction are complete, the reclamation of the site would remove these visual impacts. Long-term impacts would not be significant because the proposed action would be in character with surrounding property use.
- **Air Quality** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact on air quality in the region because the proposed reuse would not involve large pollution sources and should not produce emissions that are greater than the threshold *de minimis* values for criteria pollutants. Therefore, the Proposed Action is in conformity with the EPA-approved state implementation plan and a written Conformity Determination is not required. A Record of Non-Applicability (RONA) documenting this determination is included in Appendix B of the 2010 EA (Appendix A).
- **Vegetation** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact on the vegetation present at the Kilmer USARC because the USARC property is developed and urbanized. Approximately one-half of the Property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is mowed grass with small shrubs and some trees. Although demolition and construction activities would remove some of the existing vegetation, there would be little to no measureable environmental effect.
- **Wildlife** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact on wildlife present at the Kilmer USARC. Existing wildlife consists of a few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition and construction activities would temporarily displace any individuals utilizing the area for habitat, there would be little or no measureable environmental effect. Impacts to wildlife are discussed in Section 4.8 of the 2010 EA (Appendix A). None of those impacts are significant.
- **Geology and Soil** - The alternatives would have little or no direct, indirect, or cumulative impact on the geology or soil on the Property. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small. Impacts to geology and soil are discussed in Section 4.6 of the 2010 EA (Appendix A). None of those impacts are significant.
- **Past Uses and Operations (Hazardous and Toxic Substances)** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact on hazardous

and toxic substances from the past uses and operations of the Kilmer USARC. Historically, 19 buildings and a wash rack were located on the Property, and these buildings were demolished prior to 1988 (WC 1997). Former Building #1033 was used by the 411th Chemical Company, which provided personnel, equipment, and supplies necessary for battlefield concealment operations via fog. It was unclear if this building was used to store the fog oil used to generate the fog (URS 2003). Former Building #1036 may have included an auto shop. A wash platform and grease rack were located at former Building #1037, and former Building #1038 was used to store oil and possibly was used to store flammable materials (WC 1997). Building #1065 may have been used historically for medical activities, therefore, medical wastes may have been generated in this building (USACE 2007). The only remaining contamination known to exist at the USARC is associated with a storm water culvert and adjoining earthen ditch near Building #1066. Semi-volatile organic compounds (SVOCs) detected in soil and surface water were attributed to runoff from asphalt paved surfaces at the Site and adjacent to the Site. An August 2011 remedial investigation (RI) and human health risk assessment (HHRA) recommended no further remedial action for the low level SVOCs detected in the soil and surface water at the site. As a result of the RI and HHRA, it was determined that this site does not pose an unacceptable risk to human health and ecological receptors (see Section 4.2.1).

- **Pits, Sumps, Drywells, and Catch Basins** - There are no pits, sumps, or drywells at the Kilmer USARC (USACE 2007). The only catch basins on the Property are stormwater culverts. The OMS (Building #1067) includes 16 maintenance bays, all of which drain through two trench drains into an oil/water separator (OWS). The OWS is connected to the sanitary sewer system. The facility wash rack, located west of the shop, also drains into the OWS that is connected to the sanitary sewer. According to facility engineering plans, no connection is apparent between the sanitary and stormwater piping.
- **UST/ASTs** - Four 275-gallon No. 2 fuel oil aboveground storage tanks (ASTs) were previously located on the Property. These ASTs were removed at an unknown date. Six underground storage tanks (USTs) were historically active on the Property; two of which have been confirmed removed, one was closed in-place, and three could not be located. A release was identified with one of the USTs, a 6,000-gallon No. 2 fuel oil UST. The NJDEP issued No Further Action Recommendation for this UST (USACE 2007).
- **Noise** - The Preferred Alternative would have little or no direct, indirect, or cumulative impact on noise levels, because noise levels would be *de minimis*. Noise impacts are analyzed in Section 4.5 of the 2010 EA (Appendix A). The major source of noise would continue to be from vehicle traffic. Under the Preferred Alternative, the noise sources would be privately owned vehicles, service vehicles, HVAC, and children playing outside. The noise levels associated with the alternative are equal to or less than the current use and would be compatible with surrounding noise levels. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptor is a Catholic Charities homeless shelter located approximately 150 feet from the Property. The noise levels associated with the alternative would be compatible with the shelter's noise levels. No further analysis is required.

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- **Hydrology/Groundwater** - There would be little to no potential impacts to hydrology/groundwater from closure, demolition, construction, and reuse of the Kilmer USARC. Redevelopment activities at the Kilmer USARC would involve construction of approximately 120 housing units in the northeastern corner of the site. This would result in an increase of approximately 20 percent of impervious area at the site. While this would decrease infiltration to groundwater, it is not expected to significantly impact hydrology/groundwater because of the small scale of the project in relation to the surrounding urbanized area.
 - **Surface Water (Streams, Ponds, etc.)** - The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the Property (USACE 2007). Potential impacts to water resources from closure, demolition, construction, and reuse would not be significant. Demolition of a portion of the POV parking lot would expose surface soils to erosion that could lead to increased silt loading to surface water due to runoff. Implementation of BMPs would reduce erosion and silt load to levels that are not significant. Construction of approximately 120 housing units in the northeastern corner of the Property would result in an increase of approximately 20 percent of impervious area at the site. While this would increase surface water runoff, it is not expected to significantly impact water resources because of the small scale of the project in relation to the surrounding urbanized area.

4.2 Environmental Resources Analyzed in Detail

Four resource areas, including hazardous and toxic substances, land use, socioeconomic, and transportation were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Hazardous and Toxic Substances

4.2.1.1 Affected Environment

This section describes the existing conditions of hazardous and toxic substances at the Kilmer USARC.

4.2.1.1.1 Asbestos Containing Material (ACM)

Asbestos-containing materials (ACM) have been confirmed as present in several locations at the Kilmer USARC. In 2004, an Asbestos Inspection Report was completed, and potential types, quantities, locations, and conditions of asbestos were examined for Buildings #1065, #1066, and #1067 (EEG 2004a, 2004b). No ACM was detected in Building #1067, which is expected given the date of construction (EEG 2004a).

Floor tile mastic under non-ACM tile was confirmed to contain nonfriable asbestos in several rooms and halls in Building #1065, and highly friable ACM in the form of thermal system insulation pipe was confirmed in the building's mechanical room. In addition, floor mastic under non-ACM tile was confirmed to contain nonfriable asbestos in several rooms and halls in Building #1066. No additional ACM abatement actions are known to have been undertaken since the last survey (USACE 2007).

4.2.1.1.2 Lead-Based Paint

Lead-based paint is potentially present in buildings #1065 and #1066 because they were constructed prior to 1978. There is no record of a lead-based paint survey having been performed for the Kilmer USARC (USACE 2007). The interior and exterior painted surfaces in buildings #1065 and #1066 were in good condition at the time of the most recent site reconnaissance (AGEISS 2010). Building #1067 was built in 1993 and is not expected to contain lead-based paint.

4.2.1.1.3 Storage, Use, Release of Chemicals/Hazardous Substances

Activities associated with past uses made it necessary to store and use paint, antifreeze, and petroleum, oil, and lubricants (POL) at the Kilmer USARC. In addition, an OWS that discharges to the sanitary sewer is present, adjacent to the wash rack. The ECP Report (USACE 2007) classified the Property as Type 2, an area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred.

4.2.1.1.4 Waste Disposal Sites

The Kilmer USARC is listed as a Resource Conservation and Recovery Act (RCRA) registered small quantity generator. A RCRA small quantity generator is defined as a facility generating between 100 and 1,000 kilograms of hazardous waste per month. RCRA violations are associated with the USARC and AMSA 21. In 1995, the area of violation was in the Generator-Manifest Requirements. In 1996, the USARC was fined \$450. Since then, no violations exist, and disposal activities are in accordance with federal, state, local, and DoD requirements (USACE 2007).

An area of contamination known to exist at the USARC is associated with a storm water culvert and adjoining earthen ditch near Building #1066. In June 2005, Kemron Environmental Services, Inc. (Kemron) performed a site investigation of the drainage ditch to evaluate potential impacts from the reported inappropriate disposal of petroleum products. Several SVOCs were detected in soil at concentrations exceeding NJDEP standards. Excavation of surface soils within the drainage ditch to a depth of 1 foot below ground surface (bgs) was recommended.

In 2009, a Phase II Environmental Site Assessment (ESA) was completed based on previous investigations conducted by Kemron. Ten surface soil samples were collected from areas within the central drainage ditch at depths of 0.0 to 0.5 foot bgs. Several SVOCs exceeded NJDEP standards in nine of the surface soil samples. The *Phase II Environmental Site Assessment Report* (CH2MHill 2009) concluded that SVOC impacts had not been fully delineated.

Based on the data collected during the 2009 ESA, the entire length and width of the central drainage ditch was most likely contaminated. In February 2010, approximately 140 tons of soil and concrete were excavated from the central ditch area (PARS Environmental Inc. 2009). SVOCs were detected in post-excavation samples at concentrations exceeding NJDEP standards. A Remedial Investigation RI and HHRA were recommended to further evaluate impacts in the drainage ditch.

As part of the RI in November 2010, 16 soil samples were collected from the drainage ditch network at the site. Additionally, six background soil samples were collected outside the drainage ditch areas. SVOCs were again detected in the soil samples from the drainage ditch network at

concentrations exceeding the NJDEP standards. The highest concentrations were found in the western and northern drainage ditches located at the site boundaries.

In December 2010 and February 2011, surface water samples were collected immediately after storm events within the drainage ditch network at the Site. SVOCs were detected in the surface water samples at concentrations exceeding NJDEP and USEPA Surface Water Quality Standards (SWQS). The highest concentrations were found in the western and northern drainage ditches located at the site boundaries.

After the completion of the RI, an HHRA was performed to evaluate potential risks to human health under current and reasonably foreseeable future conditions from exposure to low level SVOCs in soil and surface water. During the initial screening of compounds of concern, it was determined that the SVOCs identified at the Site are ubiquitous anthropogenic background constituents from a non-point source. Therefore, there were no compounds analyzed in the initial screening that necessitated further assessment. The SVOCs detected in soil and surface water were attributed to runoff from asphalt paved surfaces at the Site and adjacent to the Site. The RI and HHRA recommended no further remedial action for the low level SVOCs detected in the soil and surface water at the site. The findings and conclusions of the RI and HHRA are included in the *Drainage Ditch Investigation – Human Health Risk Assessment Report* (PARS Environmental Inc. 2011).

4.2.1.2 Consequences

Potential impacts to hazardous and toxic substances are considered significant if the Proposed Action would:

- Result in noncompliance with applicable federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

After performing an analysis of hazardous and toxic substances, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.1.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

Direct Impacts. Non-significant long-term beneficial and non-significant short-term and long-term adverse direct impacts would occur through the reuse of the Kilmer USARC property. Under this alternative, the Property would be transferred from the Army to the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority, as is. No remedial activities would be performed by the Army prior to the transfer of the property (e.g.,

removal of asbestos floor tiles, lead abatement). Renovation activities that would involve the removal of ACM and LBP would be managed and disposed of by the Township of Edison and the Edison Board of Education. Disposal activities would be in accordance with federal, state, local, and DoD requirements. Long-term beneficial impacts are anticipated with the proper removal of these materials from the Property.

The 2004 asbestos survey found highly friable ACM in the form of thermal system insulation pipe in the mechanical room of Building #1065 (USACE 2007). In addition, the survey identified non-friable ACM in the floor tile mastic under non-ACM tile in Buildings #1065 and #1066. Any remaining ACM would not present a threat to human health or the environment because the Grantee (i.e., Township of Edison, Edison Board of Education, and the Edison Township Housing Authority) would agree to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Property in compliance with all applicable laws relating to asbestos. The Grantee would agree to undertake any and all asbestos abatement or remediation in the aforementioned buildings that may be required under applicable law or regulation at no expense to the Grantor. The Grantee would covenant and agree that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children, because the Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

There would be non-significant short-term adverse direct impacts due to the potential for releases and spills that might occur during renovation activities. Continued operations on the property by the Township of Edison, Edison Board of Education, and the Edison Township Housing Authority could result in non-significant long-term adverse direct impacts due to the resulting potential for leakage or spills of hazardous materials from city vehicles. Personal staff vehicles and visitor vehicles parked at the facilities could also result in leaks or spills. This includes, but would not be limited to, gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze.

The SVOCs detected in soil and surface water in the drainage ditch adjacent to Building #1066 were attributed to runoff from asphalt paved surfaces at the site and adjacent to the site. The RI and HHRA recommended no further remedial action for the low level SVOCs. Based on the above conclusions, No Action under CERCLA is recommended, and there would be no environmental impacts from the presence of SVOCs.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Kilmer USARC property.

4.2.2 Land Use

4.2.2.1 Affected Environment

This section describes existing land use conditions on and surrounding the Kilmer USARC. It considers natural land uses, for example, forests or undeveloped areas, and land uses that reflect human modification, for example, residential, commercial, agricultural, or other developed uses. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate, installation land use, and current and future development.

4.2.2.1.1 Regional Geographic Setting, Location, and Climate

The Kilmer USARC is located in the Township of Edison in the north central portion of Middlesex County, New Jersey. The Township of Edison is a 32-square-mile township with access to nearly every major highway in Central New Jersey, making it one of the state's most populous municipalities, exceeding 100,000 residents (Edison Chamber of Commerce 2012).

The Township of Edison, New Jersey climate is warm during summer with average temperatures in the 70s and cold during winter with average temperatures in the 30s. The annual average precipitation is approximately 49 inches. Rainfall is fairly evenly distributed throughout the year. The wettest month of the year is July with an average rainfall of approximately 5 inches (IDcide 2012).

4.2.2.1.2 Installation Land

The Kilmer USARC was the former Headquarters for the 78th Division (Training Support). The 78th Division provides training assistance and support to Reserve Component units in accordance with established priorities, provides command and staff training exercises through the simulations brigade, and discharges other missions as directed by the First Army to enhance the combat readiness of Reserve Component soldiers and units (Kemron 2005).

Currently, three permanent structures and one temporary trailer are present, including Building #1065 (formerly used as a general training facility), Building #1066 (former headquarters and administration), Building #1067 (former OMS), and a temporary building/trailer. Approximately one-half of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is grass with a sparse population of clustered evergreen and deciduous trees.

The Kilmer USARC site is currently zoned light industrial by the Township of Edison. Land surrounding the USARC is also currently zoned as light industrial (Township of Edison 2004). The Township of Edison Master Plan shows the existing land use of the Property as "Civic" and surrounding land is designated as a mix of "Civic", "Light Industrial", and "Multifamily Residential". Future land use of the Property and the surrounding area will remain similar as noted in the Master Plan (Edison Planning Board 2003).

4.2.2.1.3 Surrounding Land

The Kilmer USARC is in an urban setting, is located near existing community facilities, and is relatively integrated into the surrounding community. The adjacent property to the immediate west, south, and east is former Camp Kilmer property that was determined to be excess by the U.S. government under BRAC in 1995. Adjacent property to the south, including Building #1072, was transferred to the Township of Edison as part of the 1995 BRAC action and is currently unused, vacant, and in disrepair. The Kilmer USARC site is bordered by an industrial and manufacturing complex and a Catholic Charities homeless shelter to the east, the Piscataway Campus of the Middlesex County Vocational and Technical High Schools to the northwest, and the Livingston Campus of Rutgers University, including the Livingston Gym, to the north. Kilmer Road borders the southern portion of the Kilmer USARC. Adjacent properties include a U.S. Post Office complex, the New Jersey Department of Motor Vehicles Inspection Station, and the Emery Express Building (USACE 2007).

4.2.2.1.4 Current and Future Development in the Region of Influence

The Edison Municipal Master Plan was adopted by the Edison Planning Board in 2003 (Edison Planning Board 2003). According to this plan, the main goal of land use planning in Edison is to “encourage Edison to develop as an urban/suburban municipality with a balanced mix of institutional, commercial and industrial land uses and housing types predicated on the design principles of New Urbanism along with ample community facilities and recreational amenities while preserving the riverfront landscape and other natural resources of Edison”.

Current and future development in the region of influence includes demolition of Building #1072 immediately to the south which is in the planning/assessment stage, redevelopment of the Revlon Site less than 1 mile away, redevelopment of Ford Assembly Plant approximately 1 mile away, development at the corner of Brunswick Avenue and Stelton Road approximately 0.5 mile away, and development at Rutgers University – Livingston Campus approximately 0.25 mile away. Additional details are found in Section 4.3.

4.2.2.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

After performing an analysis of the land use resources, it was determined that no significant impacts would occur under any of the alternatives. Detailed impact analysis is provided below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.2.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

Direct Impacts. As indicated in the 2010 EA, potential land use impacts from closure, demolition, construction, and reuse of the Kilmer USARC would not be significant. Land use would change from a military installation to residential, recreational, educational, and light industrial uses. These uses would not conflict with surrounding land uses, as both the site and surrounding land are currently zoned light industrial. Existing and future land uses of the Property were identified as “Civic” in the Township of Edison Master Plan and the proposed reuse of the Property would fall under this category. Surrounding existing and future land uses were identified as a mix of “Civic”, “Light Industrial”, and "Multifamily Residential." No compatibility issues were identified during the LRA’s review of the reuse plan and the Township of Edison does not foresee any zoning or land use compatibility issues. If a zoning change was determined necessary, the Township of Edison has the authority to enact this change (Peck 2012).

Under the Preferred Alternative, the Kilmer USARC would be transferred to the LRA to be reused for multiple purposes. The planned reuse follows the LRA’s original 2008 Redevelopment Plan, the 2010 Redevelopment Plan Amendment, and current Township of Edison zoning ordinance. In addition, the redevelopment plan furthers the Township of Edison’s Consolidated Plan to provide decent housing and a suitable living environment, and to expand economic opportunities (LRA undated). Overall, there would be no adverse impacts to land use resulting from implementation of the Preferred Alternative.

Indirect Impacts. No indirect impacts on land use are anticipated as there would be no changes to land use on adjacent properties as a result of this action.

4.2.3 Socioeconomic Resources

4.2.3.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (ROI):

- Local and regional economic activity;
- Public services;
- Environmental justice in minority and low-income populations; and
- Protection of children from environmental health risks and safety risks.

The Kilmer USARC is located within the Edison-New Brunswick, New Jersey Metropolitan Division. The term Metropolitan Division is defined by the Office of Management and Budget (OMB) and is used to refer to a county or group of counties within a larger metropolitan statistical area. While the Metropolitan Division is part of a larger region, it often functions as a distinct social, economic, and cultural area (OMB 2009). The Edison, New Jersey Metropolitan Division is the ROI for this socioeconomic analysis.

4.2.3.1.1 Economic Development

Local Economic Activity

Personnel at the Kilmer USARC before the facility was closed in October, 2009 included 75 full-time employees that commuted Monday thru Friday to both buildings #1065 and #1066. On weekends, an average of 121 additional personnel may also report to the facility for training three times per month. Some administrative training occurs in building #1066 on weekends. Expenditures by employees were spent in the local economy.

Regional Economic Activity

The state of New Jersey saw a small increase in its labor force (approximately 2 percent) since 2005. During the same time period, as shown on Table 4-2, the unemployment rate in New Jersey jumped to nearly 10 percent in 2010 from approximately 5 percent in 2005. Over the last few years, increased unemployment and underemployment have been common trends among other states and the nation as a whole as a result of the Great Recession that began in late 2007 and ended mid 2009. In 2010, state and local unemployment remained similar to the national level. The economy is slowly starting to recover, and it is anticipated that the labor market economy in New Jersey should remain at the current level for the short-term and may experience slow growth within the next few years (NJDOLWD 2010).

Jurisdiction	2010 Labor Force (persons)	2010 Unemployment Rate (%)	2005 Labor Force (persons)	2005 Unemployment Rate (%)
Edison- New Brunswick, New Jersey Metropolitan Division	1,200,115	9.7	1,164,725	4.1
New Jersey	4,502,299	9.5	4,404,451	4.5
United States	153,889,000	9.6	149,320,000	5.1

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2010 (BLS 2010)

Kilmer USARC is located in the Edison-New Brunswick Metropolitan Division. In 2010, the counties in the Metropolitan Division experienced an overall loss of nearly 3 percent in jobs throughout the area. Payrolls declined due to losses in the professional and business services and trade, transportation, and utilities sectors (NJDOLWD 2010). Professional and business services declined as companies stopped contracting out other firms to do work, and trade, transportation, and utilities declined as people fearing uncertain futures began to restrict their purchases. Table 4-3 shows all the industry sector performances in 2010 and 2011.

Table 4-3 Non-Agricultural Wage and Salary Employment by NAICS Industry for the Edison-Brunswick, New Jersey Metropolitan Division (Not Seasonally Adjusted).			
Industry	2011 Annual Average (persons)	2010 Annual Average (persons)	2010-2011 Percent Change
Natural Resources and Mining and Construction	35,300	35,500	(<1)
Manufacturing	59,800	61,400	(2.6)
Trade, Transportation and Utilities	217,000	216,000	(<1)
Information	24,600	25,100	(1.9)
Financial Activities	55,900	57,000	(1.9)
Professional and Business Services	172,400	168,100	2.6
Education and Health Services	148,200	147,300	<1
Leisure and Hospitality	83,000	82,600	<1
Other Services	43,600	42,600	2.3
Government	140,800	146,600	(3.9)
Total	980,600	982,200	(<1)
<i>Source: New Jersey Department of Labor, Current Employment Statistics, 2010 and 2011.</i>			
() Indicates a Decrease			

4.2.3.1.2 Demographics

Middlesex County has a very high population density with 2,553 people per square mile and is the most populous county within the Metropolitan Division. The Metropolitan Division is part of the larger New York Metro Area. The region grew nearly 8 percent in the last decade compared to nearly 5 percent for the state and 10 percent for the nation. The Metropolitan Division's population is more educated and affluent than the national average. Approximately 36 percent of the population has a college degree and approximately 90 percent has a high school degree. The national average is 28 percent for college degrees and 85 percent for high school degrees (U.S. Census 2010). The median household income for the Metropolitan Division is nearly \$80,000 while the national average is closer to \$52,000. Table 4-4 shows population trends for the region.

Table 4-4 Regional and Local Population Projections Trends, Edison-New Brunswick, NJ Metropolitan Division USAC Region and Larger Regions, 1990-2020.				
Jurisdiction	2020 Projected Population	Percent Change 2000-2010	2010 Population	2000 Population
Edison Township	NA	2.3	99,967	97,687
Middlesex County	868,428	8.0	809,858	750,162
Edison-New Brunswick, NJ Metropolitan	2,493,031	7.6	2,340,249	2,173,869

Table 4-4 Regional and Local Population Projections Trends, Edison-New Brunswick, NJ Metropolitan Division USAC Region and Larger Regions, 1990-2020.

Jurisdiction	2020 Projected Population	Percent Change 2000-2010	2010 Population	2000 Population
Division (ROI)				
New Jersey	9,917,902	4.8	8,821,155	8,414,350
United States ¹	337,084,113	9.7	308,745,538	281,421,906

¹ Proximity 2011
 Source: US Department of Commerce, US Census Bureau, Quik Facts

4.2.3.1.3 Housing

The Edison-New Brunswick, New Jersey Metropolitan Division is part of the larger New York Metropolitan Area, so the region offers many amenities to residents, but it also has a higher than average cost of living at 122.7 (the U.S. average is 100) (City Data 2011). The median real estate tax for owner-occupied housing in Somerset County was \$7,676 (sixth highest in the nation). This is substantially higher than the nation average of \$1,854 (The Tax Foundation 2011). Table 4-5 shows the housing characteristics for the Kilmer USARC region.

Table 4-5 Housing Characteristics, Kilmer USARC Region and Larger Regions, 2010.

Jurisdiction	Total Housing Units 2010	Percent Vacant 2010	Percent Owner Occupied 2010	Median Value Owner Occupied 2009	Median Contract Rent 2010	Median Household Income 2010
Middlesex County	292,465	9.4	68.8	\$356,000	\$1,187	\$77,615
Edison-New Brunswick, NJ Metropolitan Division	947,006	10.1	68.3	\$376,525	\$1,219	\$79,235
New Jersey	3,529,033	10.0	60.2	\$357,000	\$1,092	\$69,811
United States	131,704,730	11.4	65.1	\$185,400 ²	\$675 ²	\$51,914

Source: US Department of Commerce, Bureau of the Census, American Community Survey 2006-2010.

There are approximately 21,889 single family homes listed for sale in the Edison-New Brunswick Metropolitan Division. Nearly 56 percent of the houses listed are in the \$200,000-500,000 price range. Table 4-6 lists the price range and quantity of residential homes for sale in the region.

Table 4-6 Residential Homes Listed for Sale, Kilmer USARC Region of Influence.		
Listed Price Range	Number of Homes Listed	
	Middlesex County	ROI (Middlesex, Monmouth, Ocean, and Somerset Counties)
\$0-\$100,000	32	490
\$101,000 - \$200,000	794	3,498
\$201,000 - \$300,000	1,646	5,401
\$301,000 - \$400,000	1,266	4,303
\$401,000 - \$500,000	691	2,600
\$501,000-\$600,000	430	1,789
Over \$601,000	507	3,808
TOTAL	5,366	21,889
<i>Source: Weichert Realty, 2012 (March 20, 2012).</i>		

4.2.3.1.4 Public Services

Education

Each of the counties within the ROI has multiple independent school districts in addition to private schools. The ROI has approximately 568 public schools and 425 private schools. The public school enrollment is over 352,000 with approximately 28,000 teachers and 125 school districts. There are approximately 25 public school districts in Middlesex County. The County serves approximately 120,000 students and employs approximately 9,200 teachers (New Jersey DOE 2011).

Health

Residents in the ROI have access to a variety of hospitals and medical centers. Within the Metropolitan Division, there are 28 hospitals, which include university hospitals and specialized hospitals for children, mental health, and rehabilitation (NJHA 2012). University Behavioral Health, Robert Wood Johnson University Hospital, Children’s Specialized Hospital, Rutgers University Health Services, Saint Peter’s University Hospital, and St. Peter’s Children’s Hospital are all located approximately 3 miles to the west and southwest from the Kilmer USARC.

Law Enforcement

Law enforcement within the ROI is provided by county and municipal police departments. The Edison Police Department is located 1.7 miles east of the USARC. The Edison Police Department provides law enforcement services, criminal investigation services, a 911 dispatch center, a K-9 unit, and a domestic violence response team. In addition, they have an emergency response team that includes entry, sniper, and negotiator squads (Edison Township 2012).

Fire Protection

Fire protection and emergency medical services are provided by municipal fire departments throughout the ROI. The Edison Fire department has career and volunteer firefighters, emergency medical technicians, and fire inspectors. The firemen are cross-trained in fire response and control and emergency medical technology. They operate out of seven firehouses within the township (Edison Township 2012). The nearest Edison firehouse is located approximately 1.7 miles to the east of the USARC. In addition, the North Stelton Volunteer Fire Department is approximately 1.2 miles to the north.

Recreation

Middlesex County parks and recreation provides recreation and cultural sites and activities. The system has approximately 18 county parks and manages 6,631 acres. Five of the eighteen parks are conservation areas or are being held for future recreational development. There are also three county golf facilities. The County is in the process of acquiring 7,000 acres of open space through the Open Space Trust Fund (Middlesex County 2012). Edison Township has approximately 30 parks that have a variety of activities for children and adults. There are two community centers (Edison Township 2012). The township recreation department, Fairway Golf Course, and Pappaianni Park are all within 1.5 miles of the USARC.

4.2.3.1.5 Environmental Justice

On February 11, 1994, President Clinton issued EO 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$22,314 in 2010.

Table 4-7 and 4-8 summarize minority and low-income populations for the area. The Kilmer USARC ROI has approximately 7 percent of individuals at or below the poverty level, a percentage which is lower than the State of New Jersey and the nation (American Community Survey 2010). Greater concentrations of minority population groups live in Edison Township than in the Metropolitan Division, the State, and the nation.

Table 4-7 Minority and Low-Income Populations: Kilmer USARC Region and Larger Regions, 2010.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Edison Township	99,557	\$86,725	7.2
Edison-New Brunswick, NJ Metropolitan Division (ROI)	2,315,715	\$79,235	7.4
New Jersey	8,721,577	\$69,811	9.1
United States	330,965,272	\$51,914	13.8

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006- 2010.

Table 4-8 Minority and Low-Income Populations: Kilmer USARC Region and Larger Regions, 2010.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/ Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific	Percent Some Other Race	Percent Ethnicity Hispanic/ Latino
Edison Township	54.0	8.3	0.4	40.5	0.1	2.2	8.3
Edison-New Brunswick, NJ Metropolitan Division (ROI)	23.6	7.1	0.2	10.7	0.02	3.7	12.1
New Jersey	30.3	13.5	0.2	8.0	0.03	6.6	16.8
United States	26.0	12.5	0.8	4.7	0.2	5.5	15.7

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.

4.2.3.1.6 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Within 1 mile of the Kilmer USARC, there are three schools, three daycare centers, and one park.

4.2.3.2 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children. After performing an analysis of the socioeconomic resources, it was determined that no significant impacts would occur under any of the alternatives. Detailed impact analysis is provided below.

4.2.3.2.1 Alternative 1 – No Action Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.3.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

Direct Impacts. Potential socioeconomic impacts from closure, demolition, construction, and reuse would not be significant. Changes to the existing socioeconomic baseline conditions in the ROI would not be significant as a result of closure of the facility. The four units that occupy the site would be transferred to Fort Dix, New Jersey, which is approximately 45 miles from the Kilmer USARC and would not likely result in relocation of individuals away from the Township of Edison or Middlesex County.

Under Alternative 3, non-significant short-term beneficial direct economic impacts would be realized by the regional and local economy during the proposed reuse. Employment generated by renovation and construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the USACE Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy. The estimated cost of materials and supplies for the renovation under Alternative 3 for Areas 1-5 is approximately \$12.9 million (2011 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 3.98.

Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model from the construction associated with the reuse of Building #1066 as a public school, Building #1065 as a recreation community center, and Area 4 for homeless and affordable housing. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income,

and labor directly associated with the renovation activity. Table 4-9 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. It should be noted that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-9 Estimated Annual Economic Impacts: Alternative 3 - Construction/Renovation Impact of Reuse of Areas 1, 2, 3, 4, and 5.				
Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$8,886,496	\$26,481,760	\$35,368,250	0.03
Income	\$4,815,462	\$4,435,478	\$9,250,939	0.01
Employment	102	88	190	0.02
¹ Rational Threshold Value.				
² 2011 Dollars.				
<i>Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.</i>				

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. Appendix B contains a description of the RTV. Table 4-9 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (13.45%); income (11.79%); employment (3.63%); and population (1.24%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV. For this reason, impacts associated with the construction would not result in substantial annual beneficial impacts.

There would be non-significant short-term beneficial benefits to the economy and labor market through additional employment opportunities during the construction phase of the property. There would be an estimated 72 temporary construction jobs. There may also be additional jobs in the services sector created from the construction of the recreation community center and homeless and affordable housing. There are no impacts to the education services sector anticipated from the reuse of Building #1066 as a public school because it is expected that the staff needed for the public school reuse would be transferred from existing overcrowded schools.

There would be non-significant long-term beneficial impacts to education services from the creation of 15 new kindergarten through 2nd grade classrooms and three small group instruction rooms serving 225-250 students. The students would be transferred from other overcrowded schools in the area. There are no anticipated impacts to police, fire, or law enforcement public services (i.e. police and fire protection, hospital services) because the students and staff would be relocated from other schools and there would not be any additional demand on the services. There would be non-significant long-term impacts to park and recreation services from the construction of the new playground associated with Building #1066 and the development of the

passive recreation area, recreation community center, and open space on the rest of the site. It would provide families in the area additional neighborhood recreation and community space and activities.

There would be non-significant short-term adverse impacts to minorities during the construction phase because approximately 54 percent of the residents in Edison Township identify themselves to be from a minority population (Table 4-8). The majority of the renovation would occur inside the building, but there may be some work on the outside. The renovation may create more noise and traffic in the area, but all impacts would be short-term and during normal business hours.

There are no anticipated impacts to low-income populations. Edison Township and the Metropolitan Division have a poverty rate of approximately 7 percent. It is not anticipated that the impacts would be any greater or more severe to individuals below the poverty line than those above the poverty line.

There no anticipated impacts to the safety of children. During construction, appropriate federal and State safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

Indirect Impacts. Employment generated by construction activities associated with development of homeless and affordable housing units on vacant land, reuse of Building #1066 as a public school, and reuse of Building #1065 as a recreation community center would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Tables 4-9. These impacts would be realized on an annual basis during the length of the construction period and would have non-significant short-term impacts on the regional economy.

4.2.4 Transportation

4.2.4.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Kilmer USARC. Roadways and traffic are discussed first, followed by public transportation.

4.2.4.1.1 Roadways and Traffic

The Kilmer USARC is located approximately 4.7 miles west southwest of the intersection of Interstate Highways 95 and 287. The site is approximately 2 miles northeast of Rutgers University’s football stadium and the site’s northwest corner is across Suttons Lane from the corner of Rutgers University Livingston Campus. The facility is bounded on the east by Truman Drive, on the west by Suttons Lane, on the south by Kilmer Road, on the north by Road 2, and is surrounded by commercial development on the north, east and southern sides with a ball field/park deeded to the Township of Edison to the west. U.S. Highway 1 is approximately 2 miles to the southeast and nearby state highways include Highways 27 and 18.

Before closure of the Kilmer USARC, daily vehicle traffic to the facility included approximately 74 employees who commuted to the facility daily and approximately 121 persons who attended

drills three weekends per month. U.S. Highway 1 within the Township of Edison had an annual average daily traffic volume of about 58,000 in 2008 (NJDOT 2012a). State Route 18 is a principal urban arterial route with more than 85,000 vehicles per day (NJDOT 2012b).

The Kilmer USARC is accessed via Truman Drive (a two-lane road with a posted speed limit of 25 miles per hour). No major streets occur within the facility's boundary, although minor roads connect Truman Drive to the paved MEP and POV parking areas. Approximately one-half of the property is covered by impervious surface materials such as asphalt parking areas, driveways, concrete walkways, and buildings (USACE 2007).

4.2.4.1.2 Public Transportation

The Township of Edison, New Jersey, is served by New Jersey Transit for rail and bus service. The Township is located on New Jersey Transit's Northeast Corridor rail line that runs from Trenton, New Jersey to the southwest into New York City's Penn Station to the northeast. The Edison Train Station is near the intersection of Plainfield Avenue (also known as County Route 529) and Central Avenue. The station is approximately 1 mile to the southeast of the Kilmer USARC. Taxis and public bus service is available at this station. The Edison Light Transit Commuter Shuttle is a limited, special transit shuttle bus service that travels to and from the Edison Train Station to locations along Plainfield Avenue. In addition, Edison Medical Transport provides transportation to major shopping centers and medical appointments at no cost for senior citizens and adults with severe disabilities. Middlesex County offers a similar service. It is anticipated that a collaborative group of interested parties including the Township of Edison would work together to provide adequate public transportation to the Property (Peck 2010, Peck 2012).

4.2.4.2 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

After performing an analysis of the transportation resources, it was determined that no significant impacts would occur under any of the alternatives. Detailed impact analysis is provided below.

4.2.4.2.1 Alternative 1 – No Action Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Analyzed in the 2010 EA, no significant impacts. See Appendix A.

4.2.4.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

Direct Impacts. As indicated in the 2010 EA, transportation impacts from closure, demolition, construction, and reuse would be non-significant. A short-term increase in vehicular traffic on the local streets would occur during the demolition and construction periods due to truck and heavy equipment traffic and from the commuting workers.

Proposed site plans call for primary access to the 120 new homeless and affordable housing units from Truman Drive to the east, with additional access from Road 2 to the north. Daily usage of the proposed recreational center and recreational offices in Building #1065 and the passive recreation areas is estimated at a maximum of 250 to 300 people per day, with about one-third of the people arriving via personal vehicles and the remainder arriving via bus (AGEISS 2010). Although the new residents and vehicles driven to the recreational building would cause additional traffic in the area, that additional traffic would not disrupt current transportation patterns because of the prevalence of public transportation in the vicinity.

The Township of Edison Public Works Department would reuse the OMS Building #1067 as a centralized Township vehicle maintenance facility. The entire Township fleet of about 100 to 150 vehicles would eventually be serviced at the garage. The vehicles would include garbage trucks, recycling trucks, road work vehicles, police cars, fire-fighting vehicles, and school buses (AGEISS 2010). Because not every vehicle would be driven to the garage every day, the additional traffic would not be significant. The additional traffic created would not disrupt current traffic patterns.

There would be a non-significant adverse impact to traffic from the reuse of Building #1066 as a kindergarten through 2nd grade public school. Daily usage of the proposed elementary school is estimated at 225 to 250 students and 35 to 40 staff per day, with about one-fourth of the students dropped off and picked up via personal vehicles and the remainder arriving and departing on approximately four to six school buses (Edison Board of Education 2012). It is expected that there would be some traffic congestion created during school drop-off (9:00 a.m.) and pick-up (3:30 p.m.) times. However, congestion would be temporary and not significant because the proposed school is small, and the roads adjacent and near the USARC are collector and arterial roads that can accommodate an increase in traffic. In addition, the staff and students would be transfers from nearby Edison elementary schools. Traffic circulation improvement measures would be employed, including a new loop through the existing POV parking area for school bus and vehicle drop-off and pick-up. Traffic calming measures including turn lanes, speed bumps, and stop signs would also be considered, as needed, to maintain traffic safety.

In the long term, reuse of the Kilmer USARC would result in an increase in traffic to the site as compared to the 75 fulltime personnel and approximately 121 reservists assigned to the facility before closure. However, the increase in traffic from the combination of the above reuses would not be significant because the roads adjacent and near the USARC are collector and arterial roads that can accommodate an increase in traffic. In addition, public transportation would be utilized by approximately one-third of the new residents and recreational users, and traffic circulation and calming measures would be employed as necessary for the new school.

Indirect Impacts. No indirect impacts to transportation are anticipated because of the small scale of this project in relation to the highly developed transportation infrastructure in an urbanized region.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USARC actions at the Kilmer USARC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USARC in selecting a preferred alternative.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Kilmer USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.1 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during October 2009 (the environmental baseline for this EA). These include past and present actions at the Property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The Kilmer USARC is located in Township of Edison, New Jersey. The Property is located in a mixed-use industrial area that combines commercial, industrial, and residential land uses. The former Camp Kilmer was established in 1942 to serve as a receiving station and shipping point for military personnel to and from overseas. The original size of Camp Kilmer was 1,572 acres. The property acquisitions were primarily made during World War II and included mostly farmland (USACE 2007). Property transfer over the years has resulted in the current size of the Property of approximately 25 acres.

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions includes Middlesex County and the Township of Edison, New Jersey. Middlesex County is 318 square miles, divided into 25 municipalities, and with a population of over 785,000 is the second most populous county in New Jersey (DeAngelo 2007). From a rural-residential community in the 1920s, Edison has grown in population into a commercial and industrial center. With more than 100,000 residents, it is the fifth largest municipality in New Jersey and is a hub of rail and highway networks for the distribution of numerous goods and services (Township of Edison 2012). The Township of Edison and Middlesex County are heavily urbanized with housing; shopping; community buildings; schools, including Rutgers University campus; and light industry. Open space is limited.

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are mainly limited to those that have been approved and that can be identified and defined with respect to timeframe and location. Present and future actions near the Proposed Action site are assumed to relate to increased development and the redevelopment of existing urbanized sites. Table 4-10

presents the present and reasonably foreseeable future actions in the Township of Edison and nearby Middlesex County, New Jersey.

Table 4-10 Present and Reasonably Foreseeable Actions in the ROI.			
Project Name	Project Description	Distance from SGT Joyce Kilmer USARC	Status
Closure of Kilmer USARC and Relocation of 78 th Divison	Relocation of the Headquarters 78 th Division from the Kilmer USARC in the Township of Edison, New Jersey to Fort Dix, New Jersey.	Approximately 35 miles	Completed
Building 1072 demolition (AEGISS 2010)	Redevelopment of existing site. Demolition of a multi-story, glass, concrete, and metal building transferred during the 1995 BRAC.	Adjacent	Conducting planning/assessment
Revlon Site Redevelopment (Makin 2012)	Redevelopment of existing site. Site development includes a \$75 million, 665,000-square-foot warehouse that could provide 800 jobs.	Less than 1 mile	Approval expected within 1 year
Ford Assembly Plant Redevelopment (Township of Edison 2007b)	Redevelopment of existing site. Mixed-use site development includes: retail stores; theater complex; dining (7 restaurants); office space; hotel with meeting and banquet space; 7.5 acres set aside for use as community center, walking and bike path	Approximately 1 mile	Ongoing
Edison Train Station (Township of Edison 2007a)	Changes to existing site. Site development includes: new parking lots; thoroughfare connections; park/open space and pedestrian connections to Pappianni Park; expanding station platforms; developing public plazas; and redesigning intersection of Kilmer Road and Plainfield Avenue.	Less than 1 mile	Completed
Route 27 (Township of Edison 2007a)	Changes to existing site. Site development includes: sidewalks, crosswalks, lighting, landscaping, furnishings, and transit amenities.	Approximately 1 mile	Completed
Rutgers University (Rutgers 2012)	<ul style="list-style-type: none"> • Apartment-style housing for 1,500 students. • Center for Integrative Proteomics Technology – 102,800-square-foot resource and research facility. • Health Sciences Center – 62,550-square-foot building to house offices. • Livingston Dining Commons – multistory dining facility. • Livingston Student Housing – expansion of a student center with an outdoor plaza and retail store space. • Business school building • Hotel and conference center 	Approximately 0.5 - 2 miles	Ongoing

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.1 of this SEA, there are several resource categories that that will not be discussed in the cumulative impacts section because the resources are:

- Not present;
- Present, but not impacted; or
- Present, but have little or no measurable impacts.

The resource categories that are not discussed in detail include:

- Aesthetic and Visual Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Noise;
- Utilities; and
- Water Resources.

4.3.1.2 Alternative 1 – No Action Alternative

Analyzed in the 2010 EA, no significant impacts, See Appendix A.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Analyzed in the 2010 EA, no significant impacts, See Appendix A.

4.3.1.4 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Kilmer USARC for Recreational Use, Educational Use, Homeless/Affordable Housing, and a Centralized Vehicle Maintenance Building

After performing an analysis of cumulative impacts, it was determined that no significant impacts would occur under any alternative. Cumulative impacts under Alternative 3 by resource category are as follows:

- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes the Kilmer USARC property and immediate vicinity. Construction associated with the proposed action and other reasonably foreseeable future actions would be consistent with the current urban setting and individual project construction is limited in duration and occurs over several years. Consequently, no changes to the affected environment are anticipated and no cumulative impacts would be expected to occur.
- **Land Use.** The cumulative impact analysis area for land use includes a one-half mile radius around the Kilmer USARC property. Non-significant cumulative impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new

housing, educational, recreational, and industrial facilities. These land use changes are compatible with surrounding land use.

- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Edison-New Brunswick, New Jersey Metropolitan Division. Employment generated by the reuse of the Kilmer USARC property would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the future development that is expected throughout the region would have non-significant short-term and long-term beneficial impacts to the local and regional community.
- **Transportation.** Local residents would experience slightly more traffic on the streets surrounding the Property, especially as nearby Rutgers University completes its new Livingston campus educational building and housing developments. However, these impacts would not be significant because current transportation patterns would not be disrupted. Safety and traffic calming measures would be used as needed to improve traffic conditions. Existing roadways would be able to accommodate an increase in traffic. Traffic would temporarily increase from construction for the duration of the individual project construction periods. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be significant. In fact, some of the projects listed in Table 4-10 involve upgrading roadways which should improve traffic flow over the long term and reduce traffic impacts.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 above, no significant adverse or significant beneficial impacts have been identified or are anticipated as a result of implementing the Proposed Action alternative.

Local, state, and federal regulations for noise, air, water, and soil resources will be adhered to during all phases of demolition and renovation/construction, as appropriate, to minimize impacts associated with implementing the proposed action.

SECTION 5.0 FINDINGS AND CONCLUSIONS

This SEA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions. As analyzed and discussed in this SEA and the 2010 EA (Appendix A), direct, indirect, and cumulative impacts of the each of the action alternatives and the No Action Alternative have been considered and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a FNSI is warranted and preparation of an EIS is not required.

The No Action Alternative and Alternative 2 (Caretaker Status Alternative) have been analyzed sufficiently in the 2010 EA. Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army and the LRA. This alternative would include transfer of the entire Kilmer USARC in “as-is condition” to the Township of Edison, the Edison Board of Education, and the Edison Township Housing Authority for the following reuses as recommended by the LRA in the 2010 Kilmer USARC Redevelopment Plan Amendment (Appendix D):

- Recreational use that includes passive, office, and community center use (vacant land and Building #1065);
- Educational use that includes a public school (Building #1066);
- Development of homeless and affordable housing (vacant land); and
- Centralized vehicle maintenance building (Building #1067).

As documented in Section 4.0, any remaining ACM would not present a threat to human health or the environment because the Grantee would agree to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Property in compliance with all applicable laws relating to asbestos. The Grantee would agree to undertake any and all asbestos abatement or remediation in the buildings specified in the SEA that may be required under applicable law or regulation at no expense to the Grantor. The Grantee would covenant and agree that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children, because the Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

In order to reduce the impact on surrounding transportation resources, the Grantee would implement traffic circulation improvement measures including a new loop through the existing privately owned vehicle parking area for school bus and vehicle drop-off and pick-up. Traffic calming measures including turn lanes, speed bumps, and stop signs would also be considered, as needed, to maintain traffic safety.

SECTION 6.0 LIST OF PREPARERS

This SEA was prepared under the direction of the 99th RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

Amanda Murphy
NEPA Coordinator of the 99th Regional Support Command

Glenn Harbin
U.S. Army Corps of Engineers, Mobile District Project Manager

Contractor personnel involved in the development of this SEA include the following:

Name	Education and Experience	Primary Responsibilities
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Virginia Flynn	B.S. Horticulture, M.S. Plant Biology. Over 14 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Senior Environmental Scientist, data collection, analysis, and preparation of SEA text and supporting sections
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 5 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of SEA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, task manager and key participant in site visit, data collection, analysis, and preparation of SEA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 5 years experience in conservation design, environmental planning, and socioeconomic analysis.	Environmental Scientist, data collection, analysis, and key participant in preparation of SEA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 19 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 12 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of SEA text and supporting sections.
Katie Astroth	B.S. Biology: 3 years experience in fish and wildlife biology and aquatic ecology.	Scientist/Biologist; key participant in site visit, data collection, analysis, and preparation of SEA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

The following agencies and/or persons were notified when the Final SEA and Draft FNSI were available for review:

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SECTION 8.0 REFERENCES

References used during the development of this SEA include the following:

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SECTION 9.0 PERSONS CONSULTED

All information was solicited and collected from USARC installation personnel and members of the LRA (Township of Edison) in preparation of this document.

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SECTION 10.0 ACRONYMS

A		FNSI	Finding of No Significant Impact
ACM	Asbestos Containing Material	G	
AMSA	Area Maintenance Support Activity	H	
AST	Aboveground Storage Tank	HHRA	Human Health Risk Assessment
B		HUD	U.S. Department of Housing and Urban Development
bgs	below ground surface	HVAC	Heating, Ventilation, and Air Conditioning
BRAC	Base Realignment and Closure	I	
BRAC Commission	Base Closure and Realignment Commission	ICRMP	Integrated Cultural Resources Management Plan
C		J	
CEQ	Council on Environmental Quality	K	
CFR	Code of Federal Regulations	L	
D		LBP	Lead-Based Paint
DoD	Department of Defense	LRA	Local Redevelopment Authority
E		M	
EA	Environmental Assessment	MEP	Military Equipment Parking
ECP	Environmental Condition of Property	N	
EIFS	Economic Impact Forecast System	NEPA	National Environmental Policy Act
EIS	Environmental Impact Statement	NJDEP	New Jersey Department of Environmental Protection
EO	Executive Order	NJ SHPO	New Jersey Historic Preservation Office
ESA	Environmental Site Assessment	NOI	Notice of Interest
F		NPS	National Park Service
FEMA	Federal Emergency Management Agency	NWR	National Wildlife Refuge

O		SVOC	Semi-volatile Organic Compounds
OEA	Office of Economic Adjustment	SWQS	Surface Water Quality Standards
OMB	Office of Management and Budget		
OMS	Organizational Maintenance Shop	T	
OWS	Oil-Water Separator	U	
		US	United States
P		USACE	United States Army Corps of Engineers
PCB	Polychlorinated biphenyls		
POL	Petroleum, Oils, and Lubricants	USAR	United States Army Reserve
POV	Privately Owned Vehicle	USARC	United States Army Reserve Center
		USC	United States Code
Q		USEPA	United States Environmental Protection Agency
		USFWS	United States Fish and Wildlife Service
R		UST	Underground Storage Tank
RCRA	Resource Conservation and Recovery Act		
RI	Remedial Investigation		
ROI	Region of Influence	V	
RONA	Record of Non-applicability		
RSC	Regional Support Command	W	
RTV	Rational Threshold Values		
		X	
S			
SEA	Supplemental Environmental Assessment	Y	
SGT	Sergeant	Z	

**APPENDIX A – 2010 ENVIRONMENTAL ASSESSMENT FOR BRAC 05
RECOMMENDATIONS FOR DISPOSAL AND REUSE OF THE SGT JOYCE KILMER
UNITED STATES ARMY RESERVE CENTER, EDISON, NEW JERSEY**

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FINAL

ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
DISPOSAL AND REUSE OF SGT JOYCE KILMER
UNITED STATES ARMY RESERVE CENTER,
EDISON, NEW JERSEY



Prepared for:

U.S. Army Reserve 99th Regional Support Command

Prepared by:

U.S. Army Corps of Engineers, Mobile District
P.O. Box 2288
Mobile, Alabama 36628

With technical assistance from:

AGEISS Inc.
1202 Bergen Parkway, Suite 310
Evergreen, Colorado 80439

September 2010

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**FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR
BRAC 05 RECOMMENDATIONS FOR
DISPOSAL AND REUSE OF SGT JOYCE KILMER
UNITED STATES ARMY RESERVE CENTER,
TOWNSHIP OF EDISON, NEW JERSEY**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects associated with implementation of BRAC realignment actions.

Purpose and Need. On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC), Township of Edison, New Jersey and relocation of essential missions to other installations. These recommendations were approved by the President on September 23, 2005 and were forwarded to Congress, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended. The BRAC Commission made the following recommendations concerning SGT Joyce Kilmer USARC, Township of Edison, New Jersey:

"Close Camp Kilmer, NJ and relocate the HQ 78th Division at Fort Dix, NJ. This restructuring will allow for the closure of Camp Kilmer, NJ [SGT Joyce Kilmer USARC, NJ] and the relocation of the HQ 78th Division to Fort Dix and establishment of one of the new Army Reserve Sustainment Units of Action which establishes a new capability for the Army Reserve while increasing the support capabilities of the Army Reserve to the Action Army."

Description of the Proposed Action. The Proposed Action, disposal and reuse, follows the BRAC Commission's recommendation to close the SGT Joyce Kilmer USARC, Township of Edison, New Jersey.

Alternatives Considered. Three alternatives are evaluated in this EA.

Preferred Alternative. For the Preferred Alternative, the Army would transfer the entire parcel to the Township of Edison for homeless housing, recreational uses, and Township use, as recommended by the SGT Joyce Kilmer USARC Local Redevelopment Authority in their reuse plan.

Caretaker Status Alternative. The Army will secure the SGT Joyce Kilmer USARC after the military mission has ended to ensure public safety and the security of remaining

FNSI-1

government property. Under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property.

No Action Alternative. CEQ regulations require analysis of the No Action Alternative in an EA, for it serves as the baseline against which the impacts of the Proposed Action and alternatives will be evaluated. Accordingly, the No Action Alternative is evaluated in this EA.

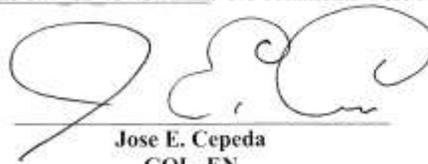
Factors Considered in Determining that an Environmental Impact Statement is not Required. No significant environmental impacts were identified in the EA (attached). Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. In support of this EA, the U.S. Army conducted a cultural resources assessment to ensure impacts to cultural resources would not be significant.

Implementation of the proposed disposal and reuse action would not have any significant adverse effects or impacts to any of the resource areas at SGT Joyce Kilmer USARC or on areas surrounding the property. Potential impacts associated with the Preferred Alternative are expected to be minor. The U.S. Fish and Wildlife Service, the New Jersey Natural Heritage Program, and the New Jersey State Historic Preservation Office concur with this conclusion. No mitigation is needed.

Conclusion. Based on the environmental impact analyses described in the EA, which is hereby incorporated into this FNSI, it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and will not be prepared.

Public Comment. A Notice of Availability (NOA) was published in the *Edison-Metuchen Sentinel* and *The Star-Ledger* on August 18, 19, and 20, announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and Draft FNSI, and were informed that the EA and Draft FNSI were available at the Edison Public Library, Main Branch, 340 Plainfield Avenue, Edison, NJ 08817 and on the BRAC website at http://www.hqda.army.mil/aesim/brac/env_ea_review.htm. No comments were received.

Date: 12 OCT 2010



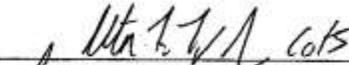
Jose E. Cepeda
COL, EN
DPW Regional Engineer

FNSI-2

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
DISPOSAL AND REUSE OF SGT JOYCE KILMER
UNITED STATES ARMY RESERVE CENTER,
EDISON, NEW JERSEY**

Prepared by:

**U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT**



STEVEN J. ROEMHILDT
Colonel, Corps of Engineers
Commanding

Approved by:

99th REGIONAL SUPPORT COMMAND



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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: Mobile District, U.S. Army Corps of Engineers

TITLE OF PROPOSED ACTION: Disposal and Reuse of the SGT Joyce Kilmer U.S. Army Reserve Center, Township of Edison, New Jersey

AFFECTED JURISDICTIONS: Township of Edison, Middlesex County, New Jersey

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: AGEISS Inc.

APPROVED BY: Jose E. Cepeda, COL, EN, DPW Regional Engineer

ABSTRACT: The U.S. Army Corps of Engineers is preparing environmental documentation for the proposed disposal and reuse of the SGT Joyce Kilmer U.S. Army Reserve Center in the Township of Edison, New Jersey as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This environmental assessment (EA) addresses the potential environmental, socioeconomic, and cultural impacts of this proposal and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) has been published in accordance with the *National Environmental Policy Act*.

REVIEW PERIOD: A Notice of Availability (NOA) was published in the *Edison-Metuchen Sentinel* and *The Star-Ledger* on August 18, 19, and 20, which announced the beginning of the 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and Draft FNSI, and were informed that the EA and Draft FNSI were available via the World Wide Web at http://www.hqda.army.mil/aesim/brac/env_ea_review.htm and at the Edison Public Library, Main Branch, 340 Plainfield Avenue, Edison, NJ 08817. Reviewers were invited to submit comments on the EA and Draft FNSI during the 30-day public comment period via mail, fax, or e-mail to the following:

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EXECUTIVE SUMMARY

ES.1 Introduction

This environmental assessment (EA) analyzes the potential environmental impacts associated with the United States (U.S.) Army's Proposed Action for disposal and reuse of the SGT Joyce Kilmer U.S. Army Reserve Center (USARC), Township of Edison, New Jersey as directed by the Base Realignment and Closure (BRAC) Commission's recommendations.

This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) (42 U.S.C. § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

ES.2 Setting

The SGT Joyce Kilmer USARC is located in the north central portion of Middlesex County, New Jersey, within the limits of the Township of Edison, New Jersey. The Township of Edison is a 32-square-mile township with access to nearly every major highway in Central New Jersey, making it one of the state's most populous municipalities, exceeding 100,000 residents.

ES.3 Proposed Action

The Proposed Action, disposal and reuse, follows the BRAC Commission's recommendations to close the SGT Joyce Kilmer USARC, Township of Edison, New Jersey. Under BRAC Law, the Army closed the SGT Joyce Kilmer USARC on October 16, 2009.

ES.4 Alternatives

Three alternatives were analyzed in this EA: the Preferred Alternative: Traditional Disposal and Reuse, the Caretaker Status Alternative, and the No Action Alternative.

Preferred Alternative: Traditional Disposal and Reuse. The land would be transferred to the Township of Edison through public benefit conveyance for homeless housing and recreational use; and negotiated sale for Township use. The Local Redevelopment Authority's (LRA's) recommended reuse plan includes educational, recreational, Township vehicle maintenance, and construction of homeless housing with a service mall. The homeless housing and service mall would be constructed by the Camp Kilmer Collaborative, an alliance of non-profit housing developers and supportive services providers. The remainder of the site would be used for educational, recreational, and Township vehicle maintenance. This alternative is the Army's Preferred Alternative.

Caretaker Status Alternative. From the time of operational closure until conveyance of the property, the Army would provide maintenance to preserve and protect the site and items of equipment needed for reuse in an economical manner that facilitates redevelopment. If the SGT Joyce Kilmer USARC were not transferred within an agreed-to period of time, under this alternative, the Army would reduce maintenance levels to the

minimum level for surplus government property required by 41 CFR 101-47.402, 41 CFR 101-47.4913, and Army Regulation 420-70, *Buildings and Structures*.

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the SGT Joyce Kilmer USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the No Action Alternative is evaluated in the EA.

ES.5 Environmental Consequences

Twelve resource areas were characterized and evaluated for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative.

Under the Preferred Alternative, land use would change from a military installation to residential, recreational, and light industrial uses. These uses would not conflict with surrounding land uses, as both the site and surrounding land are currently zoned light industrial. Short-term impacts to air quality, aesthetics, noise, geology and soils, transportation, and biological resources would occur during demolition and construction activities from ground disturbance and the presence of workers, vehicles, and equipment and the generation of dust and vehicle exhaust. Because buildings 1065 and 1066 were built prior to 1978, it is possible lead-based paint is present on the interior and exterior walls. Building 1067 was built in 1993 and is not expected to contain lead-based paint. Asbestos-containing materials have been confirmed in several locations in buildings 1065 and 1066, including floor tile mastic and highly friable thermal system insulation. Three electrical transformers are assumed to contain polychlorinated biphenyls and are in good condition with no evidence of release. Demolition and disposal would be accomplished in accordance with all appropriate environmental laws, rules, and regulations of the U.S. Environmental Protection Agency and the State of New Jersey. Implementation of the Preferred Alternative would have no significant impact on the environmental condition of the property.

In the long term, compared to existing conditions, it is likely there would be an increase in traffic resulting from the proposed educational and recreational center and offices; Township vehicle maintenance; and homeless housing units as compared to the 74 full-time personnel and 314 reservists assigned to the facility, however there would be little impact to total vehicle emissions in the region. In addition, current transportation patterns would not be disrupted. Use of utility systems would occur with implementation of the Preferred Alternative at levels similar to current usage.

In the long term, there would be no impact to water resources, cultural resources, or socioeconomics as a result of implementation of the Preferred Alternative.

Under the Caretaker Status Alternative, land use would change from a functioning military installation to one under limited maintenance in caretaker status. A decrease in the military presence at the SGT Joyce Kilmer USARC would result in decreased impacts

to air quality, biological resources, traffic, utilities, and hazardous and toxic substances as compared to existing conditions. However, because of the low magnitude of these existing impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the SGT Joyce Kilmer USARC. No changes to the existing environment would occur.

Cumulative Impacts. Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. Several present and reasonably foreseeable projects have been identified. Cumulative impacts would not be significant.

ES.6 Mitigation Responsibility

No mitigation measures are required for the Preferred Alternative because resulting impacts would not meet significance criteria; that is, the impacts would not be significant.

ES.7 Findings and Conclusions

Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. No significant impacts would occur. Cumulative impacts analysis resulted in no significant impact. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

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LIST OF ACRONYMS

ACM	asbestos-containing material
AST	above ground storage tank
BMP	best management practice
BRAC	Base Realignment and Closure
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
dB	decibel
dBA	A-weighted decibel
DoD	U.S. Department of Defense
EA	environmental assessment
EPA	U.S. Environmental Protection Agency
FNSI	Finding of No Significant Impact
gsf	gross square feet
HHRA	human health risk assessment
ICRMP	Integrated Cultural Resources Management Plan
LRA	Local Redevelopment Authority
MEP	military equipment parking
NAAQS	National Ambient Air Quality Standards
NEPA	<i>National Environmental Policy Act</i>
NOA	Notice of Availability
NOI	notice of interest
NRHP	National Register of Historic Places
OMS	Organizational Maintenance Shop
PCB	polychlorinated biphenyl
POV	privately owned vehicle
RONA	Record of Non-Applicability
RSC	Regional Support Command
sf	square feet
SVOC	semi-volatile organic compound
USAR	United States Army Reserve
USARC	United States Army Reserve Center
U.S.C.	United States Code
UST	underground storage tank
VOC	volatile organic compound

1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed disposal and reuse of the SGT Joyce Kilmer United States Army Reserve Center (USARC), Edison, New Jersey property (Figure 1-1). This EA was developed in accordance with the *National Environmental Policy Act of 1969* (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

1.1 Purpose and Need

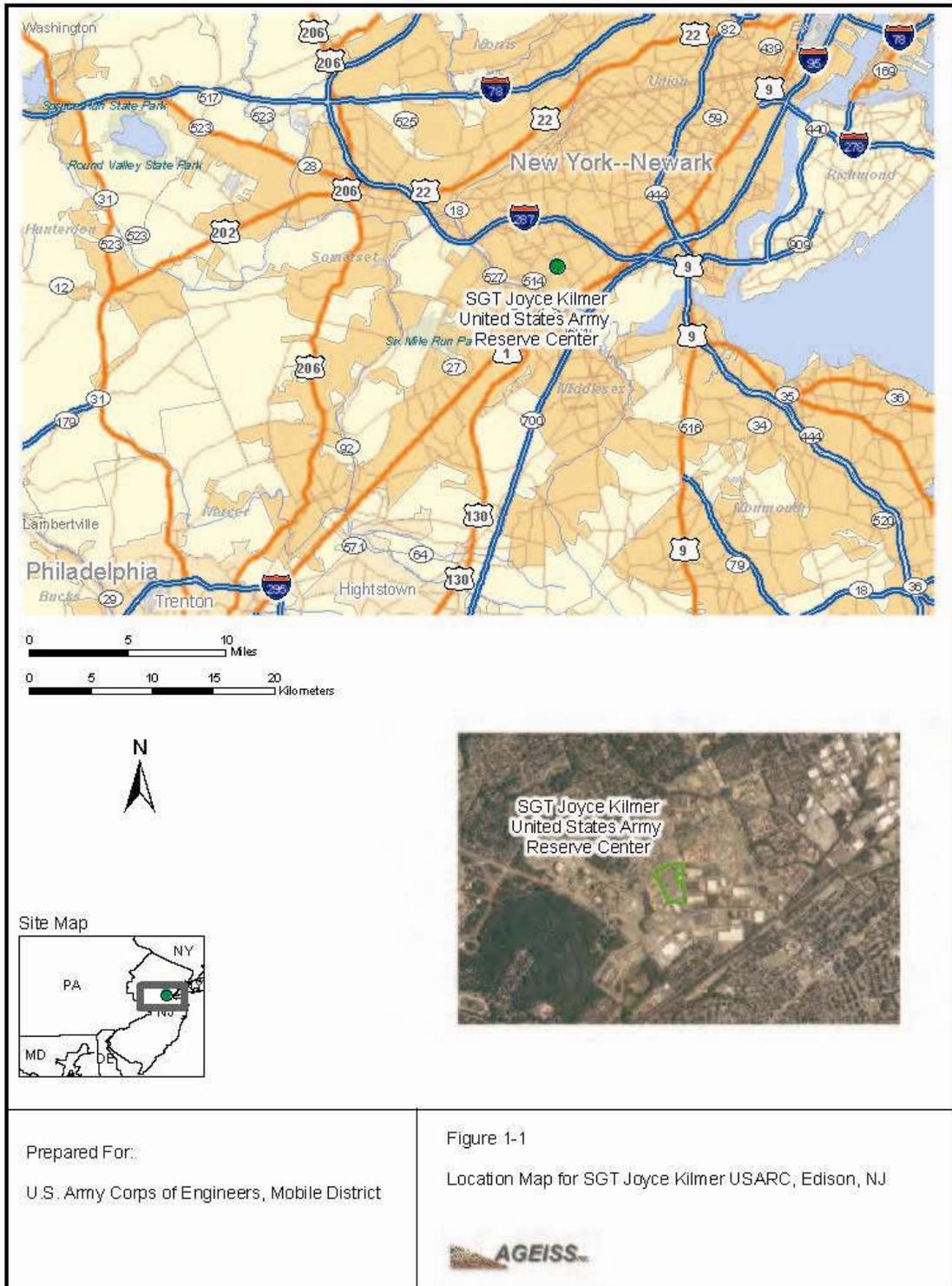
On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the SGT Joyce Kilmer USARC (Figure 1-1) and relocation of essential missions to other installations. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted with the State Historic Preservation Officer; United States Fish and Wildlife Service; federally recognized Native American Tribes; federal, state, and local regulatory agencies; state and local governments; non-governmental organizations; individuals; and others as appropriate.

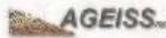
The Army began a 30-day, public-review period by placing a Notice of Availability (NOA) of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, *Edison-Metuchen Sentinel*, and a regional newspaper, *The Star-Ledger* on August 18, 19, and 20. The EA and draft FNSI were available at the Edison Public Library, Main Branch, 340 Plainfield Avenue, Edison, New Jersey, 08817 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invited the public and all interested and affected parties to review and comment on this EA and the draft FNSI and to submit comments and requests for information to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms. Laura Dell'Olio at 609-562-7661 or Laura.Dellolio@usar.army.mil.

No comments were received. The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed immediately. The public may obtain information on the status and progress of the Proposed Action and the EA through 99th RSC with the contact information provided above.



Prepared For:
 U.S. Army Corps of Engineers, Mobile District

Figure 1-1
 Location Map for SGT Joyce Kilmer USARC, Edison, NJ



2.0 DESCRIPTION OF THE PROPOSED ACTION

The BRAC Commission's recommendation is to:

"Close Camp Kilmer, NJ and relocate the HQ 78th Division at Fort Dix, NJ. This restructuring will allow for the closure of Camp Kilmer, NJ [SGT Joyce Kilmer USARC, NJ] and the relocation of the HQ 78th Division to Fort Dix and establishment of one of the new Army Reserve Sustainment Units of Action which establishes a new capability for the Army Reserve while increasing the support capabilities of the Army Reserve to the Action Army."

The Proposed Action, disposal and reuse, follows the BRAC Commission's recommendations to close the SGT Joyce Kilmer USARC, Township of Edison, New Jersey.

The SGT Joyce Kilmer USARC was originally part of the former Camp Kilmer, a 1,572-acre facility (USACE-Louisville 2007). Camp Kilmer was closed during 1995 BRAC and a portion of the facility was retained for use by the USAR and named the SGT Joyce Kilmer USARC.



SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ

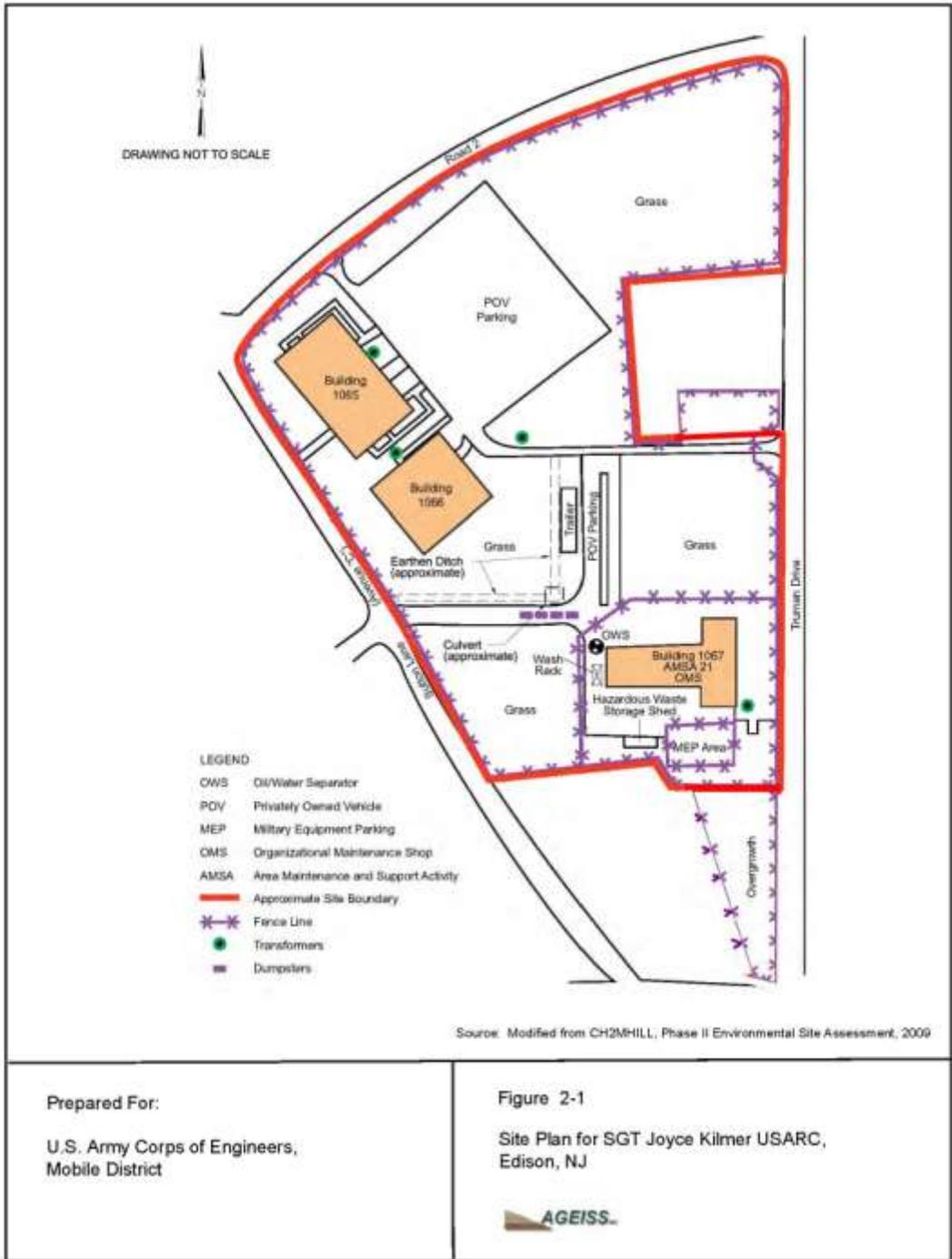
The SGT Joyce Kilmer USARC has the following facilities (USACE-Louisville 2007):

- 41,000 square-foot general training facility (Building 1065)
- 30,000 square-foot USARC building (Building 1066)
- 22,000 square-foot 16-bay Organizational Maintenance Shop (OMS) (Building 1067)
- A military equipment parking (MEP) area
- Two privately owned vehicle (POV) parking areas

Figure 2-1 shows the SGT Joyce Kilmer USARC site plan. Building 1065 is a rectangular-shaped concrete block structure with a flat, rubber-coated roof built in 1972. Building 1066 is a rectangular-shaped concrete block structure with a flat, rubber-coated roof completed in 1979. Building 1067 was built in 1993 and has been used since 1997 for vehicle maintenance operations. It is a concrete block structure with brick exterior and a flat, gravel and felt paper roof. A hazardous waste storage shed is located in the MEP area. Two POV parking areas are near buildings 1065 and 1066.

Under BRAC Law, the Army closed the SGT Joyce Kilmer USARC on October 16, 2009 and will dispose of the property. As part of the disposal process, the Army screened the property for reuse with the U.S. Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

The Township of Edison, New Jersey, upon being informed by the DoD of the BRAC closure of the SGT Joyce Kilmer USARC, adopted Resolution 173-042006 on April 12, 2006 establishing the Township Council as the Local Redevelopment Authority (LRA) (LRA undated). The DoD recognized the Township Council as the LRA in May 2006 as detailed in 71 *Federal Register* 26930. The notices of interest (NOIs) to consider the possibilities for reuse of the site are summarized in Appendix A.



3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Disposal, and Reuse

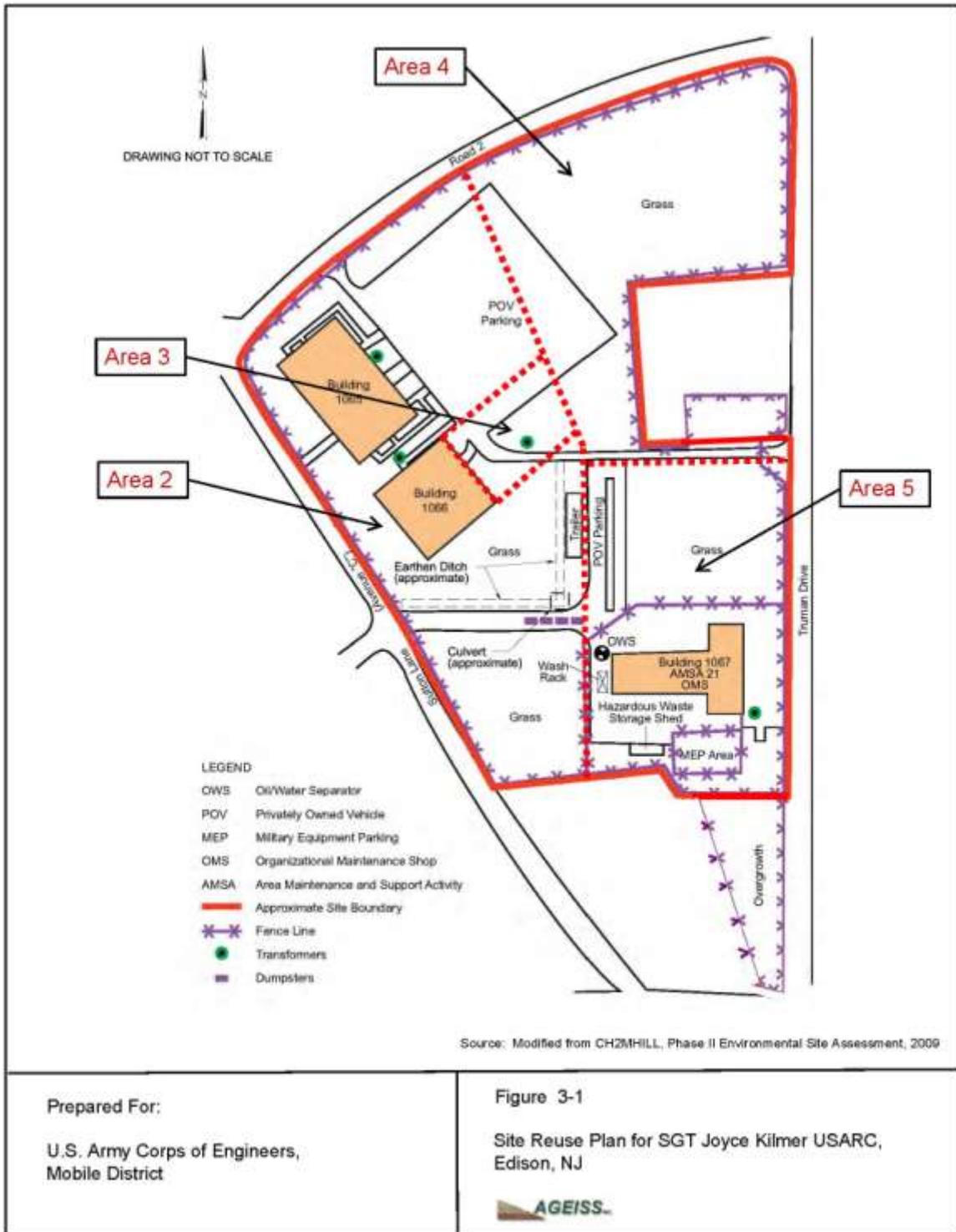
For the Preferred Alternative the Army would transfer the entire parcel to the Township of Edison for homeless housing, recreational uses, and Township use, as recommended by the SGT Joyce Kilmer USARC LRA in their reuse plan. Appendix A contains a summary of the NOIs received by the SGT Joyce Kilmer USARC LRA.

The proposed reuse of the property is depicted in Figure 3-1. The buildings on the property would be used for homeless housing, educational, recreational, and Township vehicle maintenance. Under the "Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21 in Edison, NJ Base Realignment and Closure" (LRA undated), Building 1065 would be used for the Township's recreation department offices, for recreation programs and events for the Township, and for the Sheltered Workshop, which is budgeted for by the Township through the Township's recreation budget. The building 1066 area would be used for recreational purposes. Since this would benefit the public through recreational use, this property would qualify for a public benefit conveyance, discounted up to 100 percent from the fair market value.

Area 2 on Figure 3-1 is proposed for Township of Edison recreation and education purposes. The existing buildings 1065 and 1066 would be used for Township recreation administration, and community meeting rooms. Area 3 on Figure 3-1 is proposed for Township of Edison recreation purposes. The area would be used for passive recreation and as a pass through to other Township resources.

Area 4 on Figure 3-1 is proposed to be used to meet the Camp Kilmer Collaborative's needs as described in their two NOIs (Appendix A). The area includes approximately 4.4 acres and a portion of a parking lot. The site would be used for the development of the homeless housing which would encompass approximately 100 units of supportive housing on the site to be completed in two phases. Phase 1 proposes 80 housing units and Phase 2 supplements the initial construction with an additional 20 family units. The proposed design shows the total building area of the three-story Phase 1 structure at 96,000 gross square feet (gsf), approximately 64,000 square feet (sf) dedicated to the dwelling units, while the remainder would be utilized for support services, circulation, and common amenities for the residents. The total building area of the two-story town homes in Phase 2 would be approximately 28,000 gsf, to be fully utilized for residential purposes. In addition, the site may accommodate a service mall to serve the residents of the proposed "Camp Kilmer Homes" and other homeless individuals and families in the community. Since this area would benefit the public and meet the homeless housing needs of the community, this would qualify for the disposal alternative of "a disposal of property for use by homeless." This property would be eligible for conveyance at no cost.

Area 5 on Figure 3-1 is proposed for the Township of Edison Public Works facility. The existing garage at Building 1067 would be used for a centralized Township vehicle maintenance facility, with the remaining portion of Area 5 for future Public Works facilities. This proposal is for a local government public purpose that does not qualify under one of the public benefit conveyance authorities. Thus, this property will be considered for negotiated sales.



3.2 Caretaker Status Alternative

The Army would secure the SGT Joyce Kilmer USARC after the military mission has ended to ensure public safety and the security of remaining government property. There would be a period between closure and the transfer of the SGT Joyce Kilmer USARC. This condition should not be permanent because Army policy is to dispose of closed installations. From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the SGT Joyce Kilmer USARC were not transferred within an agreed-to period of time, under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-70 (Buildings and Structures).

3.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the SGT Joyce Kilmer USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the No Action Alternative is evaluated in the EA.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform or to allow the Army to perform all remedial actions required under applicable federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. Another method is to lease the property to a non-Army entity to allow reuse of the property during cleanup and then to transfer the property when all remedial actions have been completed. Since remedial investigation activities would not take more than 4 years, the property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 Introduction

This chapter describes the existing environmental and human resources that could potentially be affected by the Proposed Action and alternatives. The environment described in this chapter is the baseline for the consequences that are presented for each resource and each alternative. The region of influence (ROI), or study area for each resource category is the SGT Joyce Kilmer USARC and immediate surroundings, unless stated otherwise in the individual resource category discussion. Most of the baseline information was taken from existing documentation.

This chapter also describes potential impacts for each environmental and human resource. CEQ defines impacts at 40 CFR 1508.8, "Effects and impacts as used in these regulations are synonymous. Effects includes ecological (such as the effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic, historic, cultural, economic, social, or health, whether direct, indirect, or cumulative. Effects may also include those resulting from actions which may have both beneficial and detrimental effects, even if on balance the agency believes that the effect will be beneficial."

For this EA, short-term impacts are defined as those impacts resulting from demolition or construction activities (e.g., those that are of temporary duration), whereas long-term impacts are those resulting from the proposed reuse of the site.

Significance criteria were developed for the affected resource categories, and for many resource categories, are necessarily qualitative in nature. Quantitative criteria can be established when there are specific numerical limits established by regulation or industry standard. These criteria are based on existing regulatory standards, scientific and environmental documentation, and/or professional judgment. Impacts are classified as significant or not significant based on the significance criteria. Significant impacts are those which would exceed the quantitative or qualitative limits of the established criteria. In the following discussions, to highlight adverse impacts for the decision maker, the impacts are considered adverse unless identified as beneficial.

4.2 Land Use

4.2.1 Affected Environment

This section describes existing land use conditions on and surrounding the SGT Joyce Kilmer USARC. It considers natural land uses, for example, forests or undeveloped areas, and land uses that reflect human modification, for example, residential, commercial, agricultural, or other developed uses. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate, installation land use, and current and future development.

4.2.1.1 Regional Geographic Setting, Location, and Climate

The SGT Joyce Kilmer USARC is located in the north central portion of Middlesex County, and the southern part of the Township of Edison, New Jersey. The Township of Edison is a 32-square-mile township with access to nearly every major highway in Central New Jersey, making

it one of the state's most populous municipalities, exceeding 100,000 residents (Edison Chamber of Commerce 2010).

The Township of Edison, New Jersey climate is warm during summer with average temperatures in the 70's and cold during winter with average temperatures in the 30's. The annual average precipitation is 48.78 inches. Rainfall is fairly evenly distributed throughout the year. The wettest month of the year is July with an average rainfall of 4.97 inches (IDcide 2010).

4.2.1.2 Land Use

The SGT Joyce Kilmer USARC site was the former Headquarters for the 78th Division (Training Support). The 78th Division (Training Support) provides training assistance and support to Reserve Component units in accordance with established priorities, provides command and staff training exercises through the simulations brigade, and discharges other missions as directed by the First Army to enhance the combat readiness of Reserve Component soldiers and units (Kemron 2005).

Currently, three permanent structures and one temporary trailer are present, including Building 1065 (formerly used as a general training facility), Building 1066 (former headquarters and administration), Building 1067 (former OMS), and a temporary building/trailer. Approximately one-half of the property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grass with a sparse population of evergreen and deciduous trees clustered. The SGT Joyce Kilmer USARC site is currently zoned light industrial (USACE-Louisville 2007).

4.2.1.3 Surrounding Land Use

The adjacent property to the immediate west, south, and east is former Camp Kilmer property that was determined to be excess by the U.S. Government under BRAC in 1995. Adjacent property to the south, including Building 1072, was transferred to the Township of Edison as part of the 1995 BRAC action and is currently unused, vacant, and in disrepair. The SGT Joyce Kilmer USARC site is bordered by an industrial and manufacturing complex and a Catholic Charities homeless shelter to the east, the Piscataway Campus of the Middlesex County Vocational and Technical High Schools to the northwest, and the Livingston Campus of Rutgers University, including the Livingston Gym, to the north. Kilmer Road borders the southern portion of the SGT Joyce Kilmer USARC. Adjacent properties include a U.S. Post Office complex, the New Jersey Department of Motor Vehicles Inspection Station, and the Emery Express Building (USACE-Louisville 2007).

4.2.1.4 Current and Future Development in the Region of Influence

Current and future development in the region of influence includes demolition of Building 1072 immediately to the south which is in the planning/assessment stage, redevelopment of the Revlon Site less than 1 mile away, redevelopment of Ford Assembly Plant approximately 1 mile away, Edison Train Station development less than 1 mile away, Route 27 development approximately 1 mile away, Route 1 development approximately 1 mile away, and development at Rutgers University approximately 1-2 miles away. Additional details are found in Section 4.14.1.

4.2.2 Consequences

Considerations for impacts to land use include the land on and adjacent to each Proposed Action project area, the physical features that influence current or proposed uses, pertinent land use plans and regulations, and land availability.

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

4.2.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential land use impacts from closure, demolition, construction, and reuse would not be significant. Land use would change from a military installation to residential, recreational, and light industrial uses. These uses would not conflict with surrounding land uses, as both the site and surrounding land are currently zoned light industrial.

Under the Preferred Alternative SGT Joyce Kilmer USARC would be transferred to the LRA to be reused for multiple purposes. The planned reuse follows the LRA's *Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21* and current Township of Edison zoning ordinance. In addition, the redevelopment plan furthers the Township of Edison's Consolidated Plan to provide decent housing and a suitable living environment, and to expand economic opportunities (LRA undated). Overall, there would be no adverse impacts to land use resulting from implementation of the Preferred Alternative.

4.2.2.2 Caretaker Status Alternative

Under this alternative, the land use would change from active military installation to one under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with surrounding land use; however, if the property remains vacant for an extended period of time it may detract from the overall appearance of the neighborhood.

4.2.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts to land use would occur.

4.3 Aesthetics and Visual Resources

4.3.1 Affected Environment

This section describes the existing aesthetic and visual resource conditions in the area of the SGT Joyce Kilmer USARC. Visual resources include natural and manmade physical features that provide the landscape its character and value as an environmental resource. Landscape features that form a viewer's overall impression about an area include landform, vegetation, water, color, adjacent scenery, scarcity, and constructed modifications to the natural setting.

The 25-acre site contains three permanent structures, one temporary trailer, and pavement resulting in approximately 50 percent cover by impervious surfaces. The remaining land is grass with sparse trees. The three permanent structures (Buildings 1065, 1066, and 1067) are single-story buildings constructed with block walls covered with a brick veneer. A single wide storage trailer, MEP area and two POV parking areas also are contained within the property. The parking areas are paved and in good condition. Patterned security fence along Truman Drive south of the entrance and chain-link security fencing topped with barbed wire enclose the property.

The site is surrounded by a ball field/park to the west-southwest; a solar energy farm to the west-northwest; industrial park one-story buildings to the north, south, and east; a baseball field to the north; and apartment/condo type housing near the northeastern corner of the site. Building 1072, a tall glass, concrete, and metal-sided building, is located to the south and off of the site and was transferred during the 1995 BRAC. It is in disrepair and is slated by the Township for demolition.

4.3.2 Consequences

Potential impacts to aesthetic and visual resources are considered significant if the Proposed Action would substantially degrade the natural or constructed physical features in the area of the SGT Joyce Kilmer USARC that provide the area its character and value as an environmental resource. The magnitude of any impact would be primarily determined by the number of viewers affected, viewer sensitivity to changes, distance of viewing, and compatibility with existing land use.

4.3.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to aesthetics and visual resources from closure, demolition, construction, and reuse would not be significant. Short-term adverse impacts to aesthetics would occur from ground disturbance; the presence of workers, vehicles, and equipment; and the generation of dust and vehicle exhaust associated with the demolition of part of the POV parking lot near buildings 1065 and 1066 and construction of the three two-story condominium/apartment buildings (Camp Kilmer Homes), a new service mall, a new Township office building, and associated new paved parking lot near the current OMS building. However, these impacts would be temporary and once demolition and construction are complete, the reclamation of the site would remove these visual impacts.

The proposed Camp Kilmer homes would stand a story taller than the existing structures on the property. However, these structures would be in character with surrounding residential housing near the northeastern corner of the site, thus creating negligible long-term aesthetic impacts. The service mall would be in character with surrounding property use; particularly the industrial park areas located north, south, and east of the property. From a traffic and nighttime light perspective, the reuse of the site would cause minor adverse impacts to aesthetics. Daily usage of the property would increase overall from approximately 74 permanent employees and an average of 121 reservists three weekends a month to 250-300 people per day.

The Township of Edison Recreation Department proposes to use approximately 2 acres of open land for passive recreational use, possible overflow parking for the future recreational facility at Building 1072, and as a connection between the existing softball and soccer fields and the future

Building 1072 facility. As this would be in character with surrounding property use, no adverse aesthetic impacts are expected.

The Township of Edison Public Works Department would obtain Building 1067 and approximately 2.1 acres of additional property for the purpose of replacing the current Township vehicle maintenance garage. A new, one-story building on the acquired property would serve as office space for Edison Public Works Department personnel. The entire Township fleet (approximately 100-150 vehicles) would be stored and/or maintained at this facility. As such, vehicular traffic, parked vehicles, and nighttime light use are expected to decrease, causing minor beneficial impacts.

4.3.2.2 Caretaker Status Alternative

Under this alternative, impacts to aesthetics would not occur as maintenance would be performed to preserve and protect the facilities; however, if the property remains vacant for an extended period of time it may detract from the overall appearance of the neighborhood.

4.3.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the SGT Joyce Kilmer USARC and no impacts or changes to aesthetics and visual resources would occur.

4.4 Air Quality

4.4.1 Affected Environment

This section describes the existing air quality conditions at and surrounding the SGT Joyce Kilmer USARC. Ambient air quality conditions are discussed first followed by emission sources in the area of the considered sites.

4.4.1.1 Ambient Air Quality Conditions

The ambient air quality in an area can be characterized in terms of whether it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The *Clean Air Act* (42 U.S.C. 7401 et seq.) requires the U.S. Environmental Protection Agency (EPA) to set NAAQS for pollutants considered harmful to public health and the environment. NAAQS have been established for six criteria pollutants: carbon monoxide (CO); lead (Pb); nitrogen dioxide (NO₂); ozone (O₃); particulate matter (which includes both particulate matter with an aerodynamic size less than or equal to 10 microns [PM₁₀] and less than or equal to 2.5 microns [PM_{2.5}]); and sulfur dioxide (SO₂). There are no ambient standards for volatile organic compounds (VOCs), although VOCs and nitrogen oxides are considered to be precursor emissions responsible for the formation of ozone in the atmosphere. Regions that are in compliance with the NAAQS are designated as attainment areas. In areas where the applicable NAAQS are not being met, a non-attainment status is designated.

The SGT Joyce Kilmer USARC site is located in Middlesex County, New Jersey, in EPA Region 2. Middlesex County is designated as being in:

- Attainment for CO, Pb, NO₂, PM₁₀, and SO₂
- Moderate non-attainment for O₃
- Non-attainment for PM_{2.5}

This designation requires the State of New Jersey to develop and implement plans to improve air quality.

4.4.1.2 Air Pollutant Emissions at the Installation

The SGT Joyce Kilmer USARC currently has two air emission permits for boilers in Buildings 1065 and 1067. The USARC terminated two General Air Permits in November 2009, one for each of the two emergency generators in Buildings 1065 and 1066, because those generators have been disconnected and removed from the facility (Linker 2010).

No one is currently working onsite, so no air emissions occur from workers' vehicles during daily commutes. Recently, four to five people per day parked in the POV area to carpool to Fort Dix, New Jersey, but the carpooling was scheduled to cease around January 15, 2010.

4.4.1.3 Regional Air Pollutant Emissions Summary

Regional air pollutant emissions from reported sources are listed below in Table 4-1 for Middlesex County, New Jersey, for the year 2005, the most recent year available.

Table 4-1. Air Emissions Reported for Middlesex County, New Jersey, for Calendar Year 2005.

Pollutant	2005 Emissions (tpy) Total
Particulate matter less than 2.5 microns (PM _{2.5})	1,623
Particulate matter less than 10 microns (PM ₁₀)	5,583
Carbon monoxide (CO)	168,939
Nitrogen oxides (NO _x)	28,058
Sulfur dioxides (SO ₂)	2,720
Volatile Organic Compounds (VOC)	26,685

Source: EPA 2010b
tpy tons per year

Section 176(c)(1) of the *Clean Air Act* requires federal actions in non-attainment areas to conform to applicable state and federal implementation plans to reduce non-attainment pollutants. Federal agencies must prepare a written Conformity Determination unless project emissions would fall below the threshold value *de minimis* emissions. The *Clean Air Act* conformity threshold values for Middlesex County are 100 tons per year for the ozone precursor NO_x, 100 tons per year for the ozone precursor sulfur dioxide, and 100 tons per year for PM₁₀ (40 CFR 93.153).

Radon is a radioactive gas that comes from the natural decay of uranium and radium and exists in varying amounts in most soils and can accumulate in the lower levels of enclosed structures.

Prolonged exposure to high levels of radon can lead to lung cancer. The EPA Map of Radon Zones assigns each of the counties in the United States into one of three zones based on radon potential. Middlesex County, New Jersey is assigned to Zone 2, with a predicted average indoor radon screening level between 2 and 4 picocuries per liter (EPA 2010a). Zone 2 is considered to have a moderate potential for radon.

A limited radon survey was conducted at SGT Joyce Kilmer USARC in Buildings 1065 and 1066 in the early 1990s. The average radon concentration ranged from 0.4 to 0.6 picocuries per liter for Building 1065 and from 0.7 to 0.9 picocuries per liter for Building 1066 (USACE-Louisville 2007). No radon concentrations were above the EPA action level of 4 picocuries per liter.

4.4.2 Consequences

Potential impacts to air quality are considered significant if the Proposed Action would:

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS; or
- Impair visibility within any federally mandated Prevention of Significant Deterioration Class I area.

4.4.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to air quality from the closure, demolition, construction, and reuse of SGT Joyce Kilmer USARC would not be significant. Short-term air quality impacts would be associated with the movement of equipment during demolition of part of the POV parking area near building 1065 and 1066 and during construction. Contaminants generated during demolition and construction would include particulate matter, vehicle emissions, and increased wind-borne dust (i.e. fugitive dust). Fugitive dust emissions would be reduced by best management practices (BMPs) such as fencing and water suppression strategies. A temporary increase in vehicle traffic on local streets would occur during the demolition and construction periods due to truck traffic and the POVs of workers. The truck and POV exhaust would be a source of pollutant emissions, but should have a negligible impact on long-term air quality due to the temporary nature of the demolition and construction activities.

The proposed reuse of the SGT Joyce Kilmer USARC would include development of approximately 100 units of homeless and low-income housing. The reuse plan would require HVAC systems for the buildings, but the emissions from the new systems should not be significantly different than the emissions from existing HVAC systems in the area. The activities at the proposed service mall should not contribute to regional air pollutant emissions. Daily usage of the proposed recreational center and recreational offices is estimated at 250 to 300 people per day, with about one third of the people arriving via POVs and the remainder arriving via bus (AGEISS 2010).

The Township of Edison Public Works would reuse the OMS building as a centralized Township vehicle maintenance facility. The entire Township fleet of about 100 to 150 vehicles would

eventually be serviced at the garage, although not every vehicle would be driven to the garage every day. The vehicles would include garbage trucks, recycling trucks, road work vehicles, police cars, fire fighting vehicles, and school buses (AGEISS 2010).

The combination of vehicles from 100 units of low income-housing, the service mall, the recreational center, and the Township vehicle maintenance center would be slightly greater than those from the 74 employees who currently commute to the facility daily and the 121 persons who attend drills three weekends per month. Although the additional vehicles driven to the site would create vehicle emissions, those emissions would have little effect on the total vehicle emissions in the region.

The proposed reuse (consisting of homeless housing, educational and recreation activities, and Township vehicle maintenance) would not involve large pollution sources and should not produce emissions that are greater than the threshold *de minimis* values for criteria pollutants. Therefore, the Proposed Action falls into conformity with the EPA-approved state implementation plans and a written Conformity Determination is not required. A Record of Non-Applicability (RONA) documenting this determination is included in Appendix B.

The Preferred Alternative would not have a significant impact on greenhouse gas emissions, because it is not expected to cause direct emissions of 25,000 metric tons carbon dioxide equivalent or more, which is the proposed CEQ screening level for including a quantitative and qualitative assessment of greenhouse gas emissions in the NEPA analysis.

Initial radon monitoring of newly constructed houses should be performed to verify that radon levels do not exceed the EPA's 4 picocuries per liter action level.

4.4.2.2 Caretaker Status Alternative

Under this alternative, the Army would provide maintenance to preserve and protect the site in an economical manner that facilitates redevelopment. The quantity of air emissions from vehicle traffic would be reduced from the existing conditions. The daily vehicle traffic from the 74 employees who currently commute to the facility daily and the 121 persons who attend drills three weekends per month would be eliminated. The number of maintenance workers, and thus the quantity of emissions from vehicle traffic, would be less than existing conditions.

4.4.2.3 No Action Alternative

Under the No Action Alternative, the SGT Joyce Kilmer USARC would continue functioning under the existing baseline conditions. No changes or impacts would occur to air quality.

4.5 Noise

4.5.1 Affected Environment

This section describes the existing noise conditions in the area of the SGT Joyce Kilmer USARC. Noise measurement is discussed first, followed by noise sources in the area of the SGT Joyce Kilmer USARC.

4.5.1.1 Noise Measurement

Noise is generally defined as unwanted sound. Sound is all around us; it becomes noise when it interferes with normal activities such as speech, concentration, or sleep. Noise associated with military installations is a factor in land use planning both on- and off-post. Noise emanates from vehicular traffic associated with facilities and from project sites during demolition and construction. Ambient noise (the existing background noise environment) can be generated by a number of noise sources, including mobile sources, such as automobiles and trucks, and stationary sources such as construction sites, machinery, or industrial operations. In addition, there is an existing and variable level of natural ambient noise from sources such as wind, streams and rivers, wildlife and other sources.

Sound is measured with instruments that record instantaneous sound levels in decibels (dB). A-weighted sound level measurements (dBA) are used to characterize sound levels that can be sensed by the human ear. The typical measurement for quieter sounds, such as rustling leaves or a quiet room, is from 20 to 30 dBA. Conversational speech is commonly 60 dBA, and a home lawn mower measures approximately 98 dBA. All sound levels discussed in this EA are A-weighted.

4.5.1.2 Noise Sources in the Area

No data exist for ambient noise in the area. Typical background levels of noise in light industrial or urban residential areas range from 55 dBA to 70 dBA (EPA 1978). Sources of noise in the vicinity of the SGT Joyce Kilmer USARC property are primarily associated with vehicular traffic. The property is bounded to the east by Truman Drive (a two-lane road with a posted speed limit of 25 miles per hour).

The site is surrounded by a ball field/park to the west-southwest; a solar energy farm to the west-northwest; industrial park one-story buildings to the north, south, and east; a baseball field to the north; and apartment/condo type housing near the northeastern corner of the site.

The primary source of noise at the SGT Joyce Kilmer USARC property is generated by the daily use of POVs and a limited number of trucks in and around the facility. This sort of traffic noise is directly comparable to the surrounding industry. As such, activities performed at the facility do not add to ambient noise levels.

4.5.2 Consequences

Potential noise impacts resulting from the Proposed Action are evaluated with respect to the potential for:

- Annoyance – noise can impact the performance of various every day activities such as communication and watching television in residential areas. Sound levels that cause annoyance vary greatly by individual and background conditions.
- Hearing loss – one-time exposure to an intense “impulse” sound such as an explosion or by long or repeated exposure to sounds at or above 85 dBA can cause hearing loss (NIDCD 2007).
- Sleep interference

4.5.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential noise impacts from closure, demolition, construction, and reuse would not be significant. Short-term impacts during demolition and construction would include increased commuter traffic from construction workers and noise from large machinery such as trucks, tractors, cranes, bulldozers, dumpers, front-loaders, and excavators. This type of construction equipment generates noise levels of about 80 dBA to 88 dBA at 50 feet. At a distance of 500 feet, these noise levels drop to 60 to 68 dBA (EPA 1971). A Catholic Charities homeless shelter is located at 150 feet from the property. At this distance, the construction noise levels would be approximately 70 to 78 dBA, causing short-term negative impacts from demolition and construction. Construction activities are projected to last 3 to 6 months. (LRA 2006)

The primary long-term noise impacts under this alternative would be from vehicular traffic to the new homes, service mall, recreational area, and the vehicle maintenance garage. Daily usage of the property is estimated to increase from approximately 74 permanent employees and an average of 121 reservists three weekends a month to 250 to 300 people per day.

It is assumed that maintenance operations at the garage would be conducted indoors, therefore other than noise from vehicular traffic, no other noise impacts are expected from proposed reuse of the SGT Joyce Kilmer USARC.

4.5.2.2 Caretaker Status Alternative

Under this alternative, no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the property boundaries. A net decrease in traffic, and therefore traffic noise, would result from assigning the property to caretaker status.

4.5.2.3 No Action Alternative

Under the No Action Alternative, the use of the property would not change at the SGT Joyce Kilmer USARC; consequently, no changes with respect to noise would occur.

4.6 Geology and Soils

4.6.1 Affected Environment

This section describes the existing geology and soil conditions in the area of the SGT Joyce Kilmer USARC. Geologic and topographic conditions are discussed first, followed by soils, and prime farmland.

4.6.1.1 Geologic and Topographic Conditions

The SGT Joyce Kilmer USARC site is flat to very gently sloping towards the southwest. The average land surface gradient is approximately 0.0125 sloping southwest (Gravity College 2010). The land surface elevation of the site ranges from 85 to 110 feet above mean sea level. The SGT Joyce Kilmer USARC site is comprised of sedimentary rocks of the Piedmont Plateau physiographic province, consisting of siltstone, sandstone, shale, and conglomerates (Geology 2010).

Historical data of seismic activity indicate that earthquakes in New Jersey cause minor to no damage. Several of the earthquakes in New Jersey history caused minor damage including

broken dishes and glassware, broken windows, cracked walls, plaster fallen from walls, cracked chimneys, and displaced furniture. Earthquakes experienced in New Jersey occurred as recently as 1973 and 1961 (USGS 2010).

4.6.1.2 Soils

The SGT Joyce Kilmer USARC property is covered by soils represented by two mapping units: the Klinesville-Urban land complex (0 – 6 percent slopes) and the Urban land unit. The northern 98 percent of the property is covered by Klinesville-Urban land complex, which is comprised of Channery loam, Channery silt loam, and weathered bedrock. The lower 2 percent of the property is covered by the Urban land unit, which is comprised of pavement, buildings, and other artificially covered areas (USDA NRCS 2010). The SGT Joyce Kilmer USARC property is characterized by somewhat excessive drainage, very slow infiltration rate, and moderate to no susceptibility to wind erosion (USDA NRCS 2010).

4.6.1.3 Prime Farmland

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. Prime farmland could be cultivated land, pasture land, forest land, or other land, but it is not urban or built-up land or water areas (USDA NRCS 2010). The property at the SGT Joyce Kilmer USARC is not considered prime farmland based on soil quality (USDA NRCS 2010). Prime farmland is protected by the Farmland Protection Policy Act (7 CFR Parts 657 and 658), but it does not include land already in or committed to urban development or water storage [FPPA § 4201 (c)(1)(A)].

4.6.2 Consequences

Potential impacts to geology or soils are considered significant if the Proposed Action would:

- Expose people or structures to major geologic hazards;
- Cause substantial erosion or siltation;
- Cause substantial land sliding; or
- Cause substantial damage to project structures/facilities.

4.6.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to geology and soils from closure, demolition, construction, and reuse would not be significant. The Preferred Alternative would involve demolition of a portion of the POV parking lot. Associated soil disturbance would occur during demolition but would not be significant, with implementation of BMPs to reduce erosion.

The Preferred Alternative would include new construction of the Camp Kilmer Homes and associated service mall as well as a new Township of Edison Department of Public Works office building. Redevelopment activities would involve excavation, grading, vegetative clearing, tilling, and movement of heavy equipment at the SGT Joyce Kilmer USARC. These activities would disturb the surface soil, increasing the potential for soil erosion by wind or runoff.

Loss of soil by wind would be minimized by the use of water trucks, stockpile covering, and other BMPs. Off-site transport of silt or soil would be subject to the provisions of Chapter

XXXII (Soil) of the Municipal Code of the Township of Edison; including such methods as silt fencing, mulching, sediment traps, straw berms, and other erosion control BMPs. Erosion control during construction activities and establishment of new vegetation following construction completion would minimize erosion of topsoil.

The Township of Edison Recreation Department would reuse buildings 1065 and 1066 for recreation department offices, recreational programs, events for the Township, and the Sheltered Workshop. Additionally, approximately 2 acres would be used for passive recreation. Reuse of these buildings would have no impact on the geology and soils of the property, whereas minimal impacts to soil would occur to the 2 acres planned for passive recreation.

The reuse of Building 1067 for the Township of Edison Public Works Department vehicle maintenance garage would have no impact on the geology and soils of the property. The existing garage would simply be transitioned to the new owner.

4.6.2.2 Caretaker Status Alternative

Under this alternative, no changes or impacts would occur to geologic or soil resources.

4.6.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to geologic or soil resources.

4.7 Water Resources

4.7.1 Affected Environment

This section describes the water resources in the area of the SGT Joyce Kilmer USARC. Surface water includes lakes, rivers, and streams and is important for a variety of reasons, including economic, ecological, recreational, and human health. Groundwater comprises the subsurface hydrogeologic resources of the property's physical environment. This section also discusses floodplains. Wetlands are discussed in Section 4.8.1.4.

4.7.1.1 Surface Water

The nearest surface water bodies are an unnamed tributary to the Raritan River immediately west; a second unnamed tributary to the Raritan River immediately to the south; Ambrose Brook, located 0.5 mile north; Mill Brook, located approximately 0.5 mile to the southeast; and Raritan River approximately 1.5 miles southwest of the site. A storm water drainage ditch runs parallel to Sutton Lane (Avenue "C") along most of the western boundary of the USARC (Figure 2-1). Approximately one-half of the USARC is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The land surface at the SGT Joyce Kilmer USARC is flat to gently sloping to the southwest, with a gradient of approximately 0.0125. Surface water that does not infiltrate generally flows from the northeastern portion of the property to the southwestern portion, eventually discharging into the Raritan River (USACE-Louisville 2007).

4.7.1.2 Hydrogeology/Groundwater

Groundwater is generally shallow at the SGT Joyce Kilmer USARC and is found at depths ranging from 10 to greater than 30 feet below ground surface. Some perched aquifers may exist at the site, as dry materials have been encountered beneath shallow groundwater zones. Groundwater follows the same flow pattern as the surface water, generally flowing to the southwest, toward the Raritan River (USACE-Louisville 2007).

4.7.1.3 Floodplains

The SGT Joyce Kilmer USARC is not located in the 100-year floodplain elevation according to the Environmental Data Resources Radius map (USACE-Louisville 2007 Appendix E).

4.7.2 Consequences

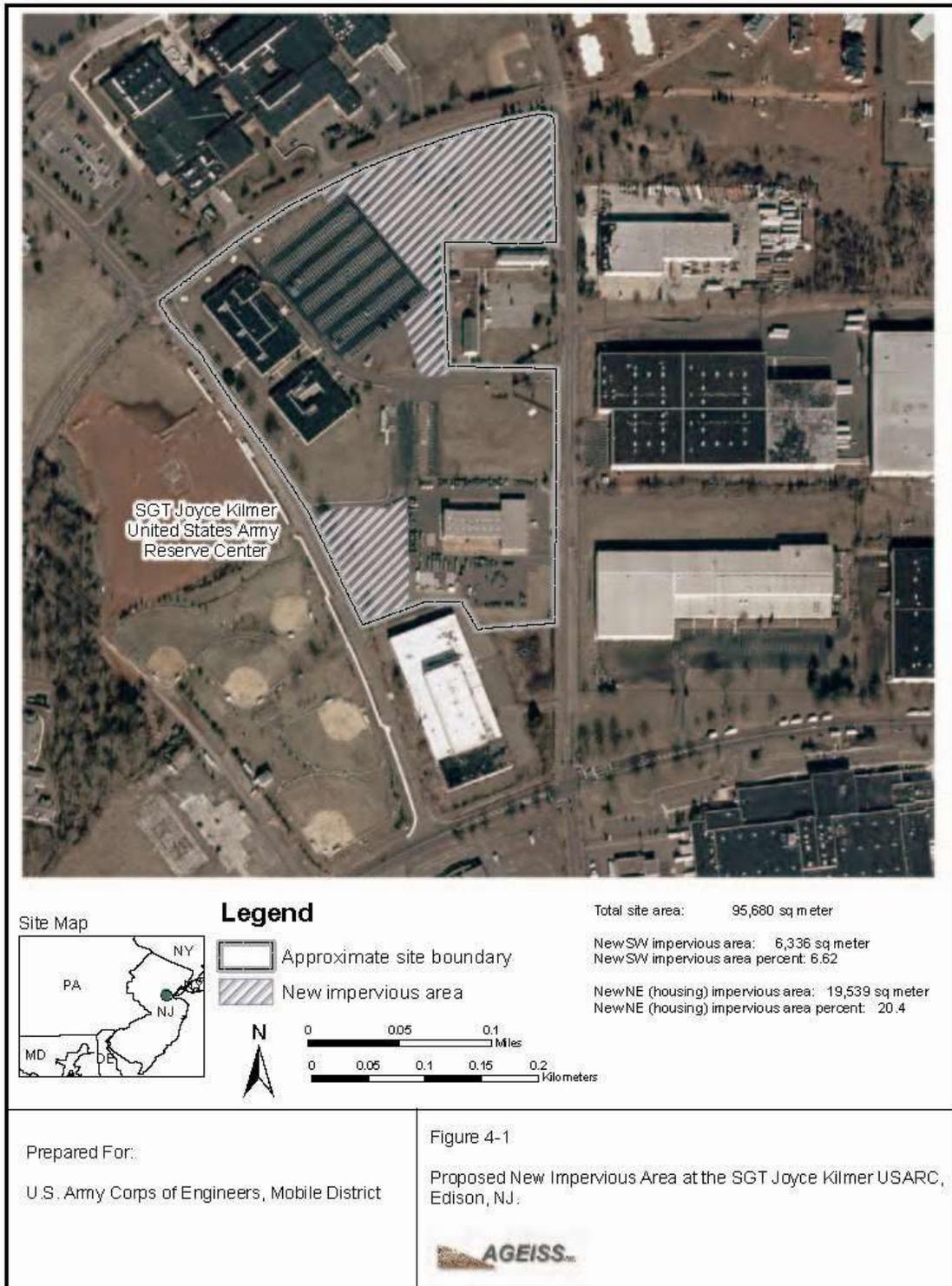
Potential impacts to water resources, including surface water and groundwater are considered significant if the Proposed Action would:

- Irreversibly diminish water resource availability, quality, and beneficial uses;
- Reduce water availability or interfere with a potable supply or water habitat;
- Create or contribute to overdraft of groundwater or exceed a safe annual yield of water supply sources;
- Result in an adverse effect on water quality or an endangerment to public health by creating or worsening adverse health hazard conditions;
- Result in a threat or damage to unique hydrological characteristics; or
- Violate an established law or regulation that has been adopted to protect or manage water resources of an area.

4.7.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to water resources from closure, demolition, construction, and reuse would not be significant. Demolition of a portion of the POV parking lot would expose surface soils to erosion which could lead to increased silt loading to surface water due to runoff. Implementation of BMPs would reduce erosion and silt load to levels that are not significant.

Redevelopment activities at the SGT Joyce Kilmer USARC would involve paving a portion of the open field south of Building 1066 and construction of approximately 100 housing units as part of the Camp Kilmer Homes and the associated service mall in the northeastern corner of the site. In addition, the Township of Edison proposes to construct a Public Works office building north of building 1067 in Area 5 (Figure 3-1). This would result in an increase of approximately 27 percent of impervious area at the site (Figure 4-1). While this would increase surface water runoff and decrease infiltration to groundwater, it is not expected to significantly impact water resources.



4.7.2.2 Caretaker Status Alternative

Under this alternative, no changes or impacts would occur to water resources.

4.7.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to water resources.

4.8 Biological Resources

4.8.1 Affected Environment

This section describes existing biological resources at the SGT Joyce Kilmer USARC. It focuses on plant and animal species or habitat types that are typical or are an important element of the ecosystem, are of special category importance (of special interest due to societal concerns), or are protected under state or Federal law or statute regulatory requirement. Vegetation is discussed first, followed by wildlife, sensitive species, and wetlands.

4.8.1.1 Vegetation

Approximately one-half of the property at SGT Joyce Kilmer USARC is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints (USACE-Louisville 2007). Vegetation is sparsely distributed throughout the area with portions of grass and large deciduous trees planted in clusters near the buildings. Near the northeast end of the property and Building 1066, lie two rows of pine trees (*Pinus* sp.), the only other vegetation noticeable on the site.

4.8.1.2 Wildlife

Since naturally occurring vegetation is limited at the SGT Joyce Kilmer USARC, most wildlife species are transients through the area. Although movement through the property is limited due to security fencing, white-tailed deer (*Odocoileus virginianus*) occur in the area. Other opportunistic species likely to exist in this agriculture-residential interface include: coyotes (*Canis latrans*), opossums (*Didelphis virginiana*), raccoons (*Procyon lotor*), red fox (*Vulpes vulpes*) and skunks (*Mephitis mephitis*). Avian species in the urban interface habitat also include red-winged blackbirds (*Agelaius phoeniceus*), rock doves (*Columba livia*), house sparrows (*Passer domesticus*), and starlings (*Sturnus vulgaris*). Canada geese (*Branta canadensis*) are considered a nuisance species in the area.

4.8.1.3 Sensitive Species

The U.S. Fish and Wildlife Service administers the *Endangered Species Act* of 1973 as amended. This law provides federal protection for species designated as federally endangered or threatened. An endangered species is "in danger of extinction throughout all or a significant portion of its range," and a threatened species "is likely to become an endangered species within the foreseeable future" (USFWS 1988). Special status species are listed as threatened or endangered, are proposed for listing, or are candidates for listing by the state and/or federal government.

Under Section 7 of the *Endangered Species Act*, the Army is mandated to use its authority to ensure actions are approved, funded, or carried out to protect both flora and fauna that are

considered threatened and endangered species or proposed for listing as threatened or endangered species on the SGT Joyce Kilmer USARC. In compliance with the *Endangered Species Act*, informal consultation has been conducted with the U.S. Fish and Wildlife Service. Two federally listed species, the Indiana bat (*Myotis sodalists*) and swamp pink (*Helonias bullata*) are listed as occurring in Middlesex County although the latter species is thought to be extirpated. Habitat is not available at the SGT Joyce Kilmer USARC to support either federally-listed species. No rare, threatened, or endangered species or natural communities of concern are known to occur in the vicinity of the project location. Twenty-four plant, 20 avian, 10 reptile and amphibian, 1 mammal, and 6 invertebrate species are listed by the state as species of concern. The majority of the species require either wet or moist habitats, forested habitat, or species-specific grassland habitat for survival and persistence. No such habitat occurs on the SGT Joyce Kilmer USARC. In addition, the New Jersey Department of Environmental Protection's "i-MapNJ" (NJDEP 2010) was accessed to screen for potential impacts to species of special concern. No known impacts to federal or state threatened and endangered species and resources within the project area were identified. Copies of the consultation letters sent by the 99th RSC to the U.S. Fish and Wildlife Service, New Jersey Division of Fish and Wildlife, and the New Jersey Natural Heritage Program are included in Appendix C.

4.8.1.4 Wetlands

Wetlands are classified by the U.S. Army Corps of Engineers based on three criteria: hydrology, soil type, and vegetation. Specifically, wetlands are defined as those areas that are saturated or inundated by water that is sufficient to support vegetation typically adapted to saturated soils (USACE 1987). Wetlands and other surface water features, which may include intermittent and perennial streams, are generally considered "waters of the United States" by the U.S. Army Corps of Engineers, and under their definition of "jurisdictional waters/features," are protected under Section 404 of the *Clean Water Act*. A few freshwater emergent and freshwater forested/shrub wetlands are located to the south and west of the property; however, no wetlands were identified on the SGT Joyce Kilmer USARC property or immediately adjacent to it (USFWS 2010; Figure 4-2).

4.8.2 Consequences

Potential impacts to biological resources are considered significant if the Proposed Action would:

- Affect a threatened or endangered species;
- Substantially diminish habitat for a plant or animal species;
- Substantially diminish a regionally or locally important plant or animal species;
- Interfere substantially with wildlife movement or reproductive behavior;
- Result in a substantial infusion of exotic plant or animal species; or
- Destroy, lose, or degrade jurisdictional wetlands (as defined by Section 404 of the *Clean Water Act*).

EO 11990, *Protection of Wetlands*, requires federal agencies to avoid actions, to the extent practicable, which would result in the location of facilities in wetlands.

4.8.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to biological resources from closure, demolition, construction, and reuse would not be significant. The Preferred Alternative would not cause adverse impacts to any federally-listed threatened or endangered species, for no such species are known to occur at the SGT Joyce Kilmer USARC. In a letter dated April 7, 2010 (Appendix C), the U.S. Fish and Wildlife Service concluded that a known occurrence or potential habitat for the Indiana bat is located on or near the project's impact area. However, the U.S. Fish and Wildlife Service "...concurs that the proposed project is not likely to adversely affect federally listed species... as long as tree removal, to prevent incidental take of an occupied roost tree, does not occur between April 1 and September 30." In a letter dated June 23, 2010 (Appendix C), the New Jersey Natural Heritage Program stated "Neither the Natural Heritage Database nor the Landscape Project has records for occurrences of any rare wildlife species on or within ¼ mile of the referenced site. The Natural Heritage Database does not have any records for rare plants or ecological communities on or within ¼ mile of the site." To date, no response has been received from the New Jersey Division of Fish and Wildlife on the initial consultation letter or follow up telephone call.

Short-term impacts to wildlife would occur from the noise and dust generated by the demolition and construction. Very limited demolition is proposed and is currently limited to the removal of a portion of the parking lot to accommodate the new homeless housing project. Although limited vegetation occurs on the site, large vehicles used for demolition and construction have the potential to crush low-growing vegetation. BMPs to reduce the amount of airborne dust would help lessen potential short-term impacts to the biological resources.

Construction of the homeless housing, including the conversion of 4.4 acres of grassland and a portion of the existing parking lot, would cause minimal short-term impacts to wildlife. Construction of additional buildings (service mall and Township of Edison Public Works Department office building) and parking areas for recreation facilities would compound the short-term impacts to wildlife if conducted during the same timeframe as the housing project. Wildlife may avoid the area due to the increase in noise during demolition and construction, and an increased chance of wildlife-vehicle interactions may occur with the increase in vehicles and

construction equipment. Potential long-term beneficial impacts to wildlife could be realized as non-native grasslands would be replaced by landscaped housing areas that may offer habitat for species.

Daily use of the property would increase from approximately 74 permanent employees and an average of 121 reservists three weekends a month to 250 to 300 people per day plus residents of the 100 new homes. Increased human presence would potentially decrease the use of the area by some wildlife species during the daylight hours when activity is expected to be the greatest from recreational use of the area. However, these adverse impacts would be balanced by the potential increase in available habitat as the area landscaping increases and nocturnal wildlife use of the areas potentially increases.

4.8.2.2 Caretaker Status Alternative

Under this alternative, no adverse impacts to biological resources would occur. Potential short-term beneficial impacts may be realized as the military presence on the site decreases and the number of personnel and potential for interactions with wildlife decreases. Fewer noise distractions from vehicles may increase the use of the sparsely vegetated areas around the SGT Joyce Kilmer USARC by wildlife.

4.8.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to biological resources.

4.9 Cultural Resources

4.9.1 Affected Environment

This section describes the existing cultural resource conditions in the area of the SGT Joyce Kilmer USARC, followed by the status of cultural resource inventories and Section 106 consultations, and Native American resources.

4.9.1.1 Cultural Resources at SGT Joyce Kilmer USARC

As discussed in the 99th RSC's Integrated Cultural Resources Management Plan (ICRMP), based upon background research, pedestrian reconnaissance, aerial photography, and Berger's predictive models for archaeological resources, the SGT Joyce Kilmer USARC was characterized as having a low potential to contain historic and/or prehistoric archaeological resources (99th RSC 2009a).

As part of this EA, the Army conducted a cultural resources assessment (Appendix D) to confirm the previous findings. This assessment included archival research to determine the presence of previously recorded cultural resources and a site reconnaissance to ascertain if historic properties [that is, those listed on or eligible for the National Register of Historic Places (NRHP)] are located within the project area. The assessment confirmed there is little potential for historic archaeological resources to exist on the property due to extensive ground disturbance (evidenced by a review of aerial photographs and topographic quadrangles, and a review of the original as-built engineering drawings). In addition, none of the buildings were found to meet the criteria to be eligible for inclusion on the NRHP. The property is located within a discontinuous Camp Kilmer Military Reservation Historic District, but is not considered an eligible or contributing

component. The current SGT Joyce Kilmer USARC property is the last remaining U.S. Government-owned piece of the original Camp Kilmer. However, it has no existing structures or components from its World War II or early Cold War periods. Specifically, there are no buildings over 45 years of age on the current parcel (Brockington 2010).

4.9.1.2 Status of Cultural Resource Inventories and Section 106 Consultations

Section 110 of the *National Historic Preservation Act* requires federal agencies to locate, inventory, and nominate to the NRHP all resources that are recommended eligible for inclusion on the NRHP.

Section 106 consultation and coordination has been completed with the New Jersey Historic Preservation Office. The New Jersey Historic Preservation Office replied on April 19, 2010 that they concurred with the Army's findings that there are no historic properties affected within the project's area of potential effects. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13 (Appendix C).

4.9.1.3 Native American Resources

No Native American concerns regarding the Proposed Action have been identified. The Army sent notification letters to three federally-recognized tribes (Stockbridge Munsee Community of Wisconsin, Delaware Nation, and Delaware Tribe of Indians) regarding the Proposed Action. Copies of the notification letters are included in Appendix C. To date, two tribes, the Delaware Nation and Delaware Tribe of Indians, would like to participate in the Section 106 process. No comments have been received from the Stockbridge Munsee Community of Wisconsin. The response from the Delaware Nation and Delaware Tribe of Indians is included in Appendix C. The Delaware Nation and Delaware Tribe of Indians were notified when the Final EA and Draft FNSI were available for review and public comment.

4.9.2 Consequences

Potential impacts to historic properties and/or archaeological resources are considered significant if the Proposed Action would:

- Physically destroy, damage, or alter all or part of the property;
- Physically destroy, damage, alter or remove items from archaeological contexts without a proper mitigation plan;
- Isolate the property from or alter the character of the property's setting when that character contributes to the property's qualification for the NRHP;
- Introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting;
- Neglect a property resulting in its deterioration or destruction; or
- Transfer, lease, or sell the property (36 CFR 800.9[b]) without a proper preservation plan.

4.9.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Closure, demolition, construction, and reuse of the SGT Joyce Kilmer USARC would have no effect on cultural resources since there are no cultural resources present on the property as demonstrated by the assessments performed.

If, during demolition or construction, any potential historic or archaeological resource is uncovered or inadvertent discoveries are made of Native American human remains and associated funerary objects, sacred objects, or objects of cultural patrimony, the necessary cultural resources personnel at the local and state levels would be contacted, in accordance with typical standard operating procedure for the accidental discovery of archaeological resources or Native American artifacts.

4.9.2.2 Caretaker Status Alternative

Under this alternative, the facility would be secured and maintained which would minimize any potential impacts, such as neglect leading to deterioration.

4.9.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to historic properties or other cultural resources.

4.10 Socioeconomics

4.10.1 Affected Environment

This section describes the existing socioeconomic conditions for the ROI, Township of Edison, New Jersey and Middlesex County, which would provide the necessary goods and services to future occupants and users of the SGT Joyce Kilmer USARC property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, quality of life, environmental justice, and protection of children.

4.10.1.1 Economic Development

Workforce, per capita income, median household income, and the unemployment rate for each area for the 2006-2008 U.S. Census period are shown in Table 4-2. Per capita income statistics indicate that the average per capita income of Middlesex County and the Township of Edison was similar to the state's per capita income. The median household income of both Middlesex County and the Township was significantly higher than that of the state's. Average annual unemployment rates in Middlesex County and the Township were lower than the state's during that time.

Table 4-2. Regional Income Statistics for 2006-2008.

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
New Jersey	4,561,929	\$ 34,899	\$ 69,674	4.0
Middlesex Co.	418,060	\$ 33,315	\$ 77,315	3.5
Township of Edison	54,161	\$ 34,574	\$ 82,669	2.8

Source: U.S. Census Bureau 2009a

The top three industry sectors and top three occupations for each area during 2006-2008 are shown in Table 4-3. As shown in the table, industries and occupations were similar in each area.

Table 4-3. Regional Employment Statistics for 2006-2008.

Area	Top Three Industries (%)	Top Three Occupations (%)
New Jersey	1 - Educational services, and health care and social assistance (21.8) 2 - Professional, scientific, and management, and administrative and waste management services (12.0) 3 - Retail trade (11.4)	1 - Management, professional, and related occupations (38.8) 2 - Sales and office occupations (27.2) 3 - Service occupations (15.5)
Middlesex Co.	1 - Educational services, and health care and social assistance (20.5) 2 - Professional, scientific, and management, and administrative and waste management services (13.7) 3 - Retail trade (11.6)	1 - Management, professional, and related occupations (41.4) 2 - Sales and office occupations (27.6) 3 - Service occupations (12.6)
Township of Edison	1 - Educational services, and health care and social assistance (20.2) 2 - Professional, scientific, and management, and administrative and waste management services (17.1) 3 - Finance and insurance, and real estate and rental and leasing (11.6)	1 - Management, professional, and related occupations (50.3) 2 - Sales and office occupations (25.5) 3 - Service occupations (10.4)

Source: U.S. Census Bureau 2009a

4.10.1.2 Demographics

New Jersey, Middlesex County, and the Township of Edison experienced an increase in population from 2000 to 2008. New Jersey's overall increase was 2.9 percent, while Middlesex County and the Township experienced larger growth at approximately 4.5 and 7.5 percent, respectively (U.S. Census Bureau 2009b). Middlesex County and the Township had higher percentages of high school graduates and individuals with Bachelor's degrees or higher than New Jersey. Table 4-4 provides selected statistics for population trends and educational attainment for persons 25 years and older for 2006-2008.

Table 4-4. Regional Population and Education.

Area	2000 Population	2006-2008 Population	Population Trend 2000-2008 (%)	% High School Graduates	% Bachelor Degree or Higher
New Jersey	8,414,350	8,658,668	+2.9	85.9	34.0
Middlesex Co.	750,162	783,646	+4.5	87.6	37.6
Township of Edison	97,687	105,050	+7.5	90.6	47.8

Source: U.S. Census Bureau 2009a, U.S. Census Bureau 2009b

4.10.1.3 Housing

Middlesex County and the Township of Edison housing occupancy were higher than state occupancy rates; however, owner occupancy rates were slightly lower in the Township and Middlesex County than New Jersey. Housing statistics within the region reveal that the median home value was significantly higher in the Township than the state of New Jersey and Middlesex County. Median rent was also higher in the Township of Edison. Select housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 4-5 for 2006-2008.

Table 4-5. Regional Housing Characteristics for 2006-2008

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
New Jersey	3,496,719	90.1	67.3	32.7	\$ 367,600	\$ 1,058
Middlesex Co.	287,252	94.8	66.8	33.2	\$ 365,300	\$ 1,170
Township of Edison	35,823	97.2	61.4	38.6	\$ 392,300	\$ 1,295

Source: U.S. Census Bureau 2009a

Piazza and Associates, Inc., an affordable housing firm servicing the Township of Edison, provides individuals and families with low to moderate incomes the opportunity to rent or purchase affordable housing. There are currently four developments available: Village Court Seniors, The Village at Historic Clara Barton, Rivendell Heights, and Centreplace at Edison. Village Court Seniors is a rental community for seniors aged 55 and older. There are 105 apartments available to seniors with qualifying low or moderate incomes. The Village at Historic Clara Barton has 21 low- and moderate-income condominiums for sale to seniors aged 55 and older. Rivendell Heights has 22 apartments available for rent to qualifying individuals and families. Centreplace at Edison, formerly known as College Park, has 45 condominiums under construction that will be set aside for rent to low- and moderate-income households (Piazza and Associates, Inc. 2006).

4.10.1.4 Quality of Life Schools

There are 18 public schools with enrollment of 13,839 students and 15 private schools of varying grades with enrollment of 3,254 students in the Township of Edison (Local School Directory 2010). Public school facilities include 10 elementary schools, five intermediate/middle schools, two high schools, and one vocational school. Middlesex County College and Rutgers University-Livingston Campus are also located nearby.

Health

The Township of Edison is home to Roosevelt Care Center, a 519-bed medical facility. Nearby New Brunswick, New Jersey has several large medical facilities, including Robert Wood Johnson University Hospital, a 468-bed facility; and St. Peter's Medical Center, a 416-bed facility (Hospital-Data 2010).

Law Enforcement

The Township of Edison's law enforcement needs are served by the Township Police Department and the Middlesex County Sheriff's Department. The Township Police Department's primary responsibilities are emergency response, crime prevention, and preliminary investigations (Township of Edison 2010a). The Middlesex County Sheriff's Department's primary duties are enforcing court orders, and providing security in the Superior Courts located in New Brunswick, the County Seat.

Fire Protection

Fire protection is provided by Middlesex County and the Township of Edison. Emergency Medical Services are provided by a volunteer team and the Fire Department. The Township Fire Department is a combination fire department whose members are career and volunteer firefighters, emergency medical technicians, and fire inspectors (Township of Edison 2010b). The Middlesex County Fire Bureau provides coordination with all 25 municipalities during fire-related incidents. They also provide fire coverage for specialized events and other related tasks (Middlesex County 2010).

Recreation

The Township of Edison has a number of opportunities for recreation. There are 31 area parks that provide opportunities for outdoor sports and recreation. Facilities include basketball courts, bocci, football fields, hardball fields, horseshoes, pavilions, picnic areas, playgrounds, shuffleboard, soccer fields, softball fields, tennis courts, and volleyball courts (Township of Edison 2010c).

4.10.1.5 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*, directs federal agencies to address environmental and human health conditions in minority and low-income communities. A

memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low-income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for the SGT Joyce Kilmer USARC ROI (the Township of Edison, New Jersey).

The initial step in the environmental justice analysis process is the identification of minority or low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four correlating to \$21,200 or for a family of three correlating to \$17,600 in 2008 (Department of Health and Human Services 2009).

As indicated in Table 4-6, according to the 2006-2008 U.S. Census, the percent of population within the ROI considered minority was significantly higher than the nation, state, and Middlesex County. New Jersey's minority population accounted for 29.9 percent of total population, while minority population of the Township of Edison was 51.5 percent and Middlesex County's was 37.1 percent. The national percentage of population considered minority during the same time was 39.1 percent (U.S. Census Bureau 2009a). Residents identifying themselves as Asian comprised a majority of the minority population in both the Township of Edison and Middlesex County, followed by Black/African American.

Table 4-6. Regional Minority Population and Poverty Levels for 2006-2008.

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
New Jersey	29.9	8.7	11.6	8.3
Middlesex Co.	37.1	7.1	7.9	7.7
Township of Edison	51.5	7.6	3.1	7.6

Source: U.S. Census Bureau 2009a

According to U.S. Census Bureau (2009a) estimates, 8.7 percent of individuals in the state of New Jersey were below poverty level. The ROI had poverty rates lower than the state, but slightly higher than the county. Poverty rates within the ROI for those under age 18 were significantly lower than the state and county, while poverty rates for those over 65 were only slightly lower than the state and county. Table 4-6 presents selected regional poverty statistics.

4.10.1.6 Protection of Children

On April 21, 1997 former President Clinton issued EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from

environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children. Former President Clinton also directed each federal agency to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

4.10.2 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

4.10.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential socioeconomic impacts from closure, demolition, construction, and reuse would not be significant. Changes to the existing socioeconomic baseline conditions in the ROI would be negligible as a result of closure of the facility. The four units that occupy the site would be transferred to Ft. Dix, New Jersey, which is approximately 45 miles from the SGT Joyce Kilmer USARC, and would not likely result in relocation of individuals away from the Township of Edison or Middlesex County.

Potential short-term economic benefits would be realized as a result of demolition and construction activities for the proposed reuse. These impacts would be in the form of additional employment, income, and business sales created. Safety precautions, such as access restrictions, would be taken during demolition and construction activities to ensure the safety of children in the area.

Moderate beneficial impacts to affordable housing would result from the proposed reuse, as affordable housing units to be constructed account for approximately 50 percent of current affordable housing opportunities discussed in Section 4.10.1.3. Negligible impacts to education facilities, law enforcement, and fire protection with the proposed reuse are anticipated.

Development of the passive recreation area, recreation community center, and open space would be beneficial impacts to recreation in the local area. No adverse potential impacts to minority or low-income populations have been identified as a result of closure, demolition, construction, or the proposed reuse activities.

4.10.2.2 Caretaker Status Alternative

Under this alternative, the four units that occupy the site would be transferred to Ft. Dix, New Jersey, which is approximately 45 miles from the SGT Joyce Kilmer USARC, and would not likely result in relocation of individuals away from the Township of Edison or Middlesex County. Changes to the existing socioeconomic baseline conditions would be negligible as a result of operational closure and periodic maintenance and upkeep of the facility.

4.10.2.3 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions within the ROI.

4.11 Transportation

4.11.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the SGT Joyce Kilmer USARC. Roadways and traffic are discussed first, followed by public transportation.

4.11.1.1 Roadways and Traffic

The SGT Joyce Kilmer USARC is located in Middlesex County, in the center of the Township of Edison, New Jersey. It is approximately 4.7 miles west south-west of the intersection of Interstate Highways 95 and 287. The site is about 2 miles northeast of Rutgers University's football stadium and the site's northwest corner is across Suttons Lane from the corner of Rutgers University Livingston Campus. The facility is bounded on the east by Truman Drive, on the west by Suttons Lane, on the south by Kilmer Road, on the north by Road 2, and is surrounded by commercial development on the north, east and southern sides with a ball field/park deeded to the Township of Edison to the west. U.S. Highway 1 is about 1.9 miles to the southeast and nearby state highways include Highways 27 and 18.

U.S. Highway 1 within the Township of Edison had an annual average daily traffic volume of about 58,000 in 2008 (NJDOT 2010a). State Route 18 is a principal urban arterial route with more than 85,000 vehicles per day (NJDOT 2010b).

The 25-acre SGT Joyce Kilmer USARC is accessed via Truman Drive. No major streets occur within the facility's boundary, although minor roads connect Truman Drive to the paved MEP and POV parking areas. Approximately one-half of the property is covered by impervious surface materials such as asphalt parking areas, driveways, concrete walkways, and building footprints (USACE-Louisville 2007).

4.11.1.2 Public Transportation

The Township of Edison, New Jersey, is served by New Jersey Transit for rail and bus service. The Township is located on New Jersey Transit's Northeast Corridor rail line that runs from

Trenton, New Jersey to the southwest into New York City's Penn Station to the northeast. The Edison Train Station is near the intersection of Plainfield Avenue (also known as County Route 529) and Central Avenue. The station is approximately 1 mile to the southeast of the SGT Joyce Kilmer USARC. The Edison Light Transit Commuter Shuttle is a limited, special transit shuttle bus service that travels to and from the Edison Train Station to locations along Plainfield Avenue. In addition, Edison Medical Transport provides transportation to major shopping centers and medical appointments at no cost for senior citizens and adults with severe disabilities. Middlesex County offers a similar service (Peck 2010b).

4.11.2 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

4.11.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to transportation from closure, demolition, construction, and reuse would not be significant. A short-term increase in vehicular traffic on the local streets would occur during the demolition and construction periods due to truck and heavy equipment traffic and from the commuting workers. Primary access to the facility is via Truman Drive. Traffic on Truman Drive would travel through the adjacent commercial development.

In the long term, reuse of the SGT Joyce Kilmer USARC would result in an increase in traffic to the site as compared to the baseline conditions. The SGT Joyce Kilmer USARC has 74 full-time employees working on-site daily and has three drill weekends per month that average 121 persons each, with a maximum drill weekend of 201 persons. Proposed site plans call for primary access to the 100 new housing units from Truman Drive to the east, with additional access from Road 2 to the north. In addition, the activities at the service mall would increase traffic in the area. However, current transportation patterns would not be disrupted.

Daily usage of the proposed recreational center and recreational offices is estimated at 250 to 300 people per day, with about one third of the people arriving via personal vehicles and the remainder arriving via bus (AGEISS 2010). Although the vehicles driven to the site would cause additional traffic in the area, that additional traffic would not disrupt current transportation patterns.

The Township of Edison Public Works Department would reuse the OMS building as a centralized Township vehicle maintenance facility. The entire Township fleet of about 100 to 150 vehicles would eventually be serviced at the garage. The vehicles would include garbage trucks, recycling trucks, road work vehicles, police cars, fire-fighting vehicles, and school buses (AGEISS 2010). Because not every vehicle would be driven to the garage every day, the additional traffic would not be significant. Also, the additional traffic created by the daily commute of garage workers would not disrupt current traffic patterns.

4.11.2.2 Caretaker Status Alternative

Under this alternative, the Army would provide maintenance to preserve and protect the site in an economical manner that facilitates redevelopment. Vehicle traffic would be reduced from the existing conditions. The daily vehicle traffic from the 74 employees who currently commute to the facility daily and the 121 persons who attend drills three weekends per month would be eliminated. The number of maintenance workers, and thus the vehicle traffic, would be less than existing conditions.

4.11.2.3 No Action Alternative

Under the No Action Alternative, the SGT Joyce Kilmer USARC would continue functioning under the existing baseline conditions as they were being performed in November 2005. No changes or impacts would occur to transportation.

4.12 Utilities

4.12.1 Affected Environment

This section describes existing utilities at the SGT Joyce Kilmer USARC. In general, utility systems are classified as distribution and collection systems including water, sanitary sewer, storm drainage, electrical, natural gas, and industrial wastewater. Communication systems and solid waste disposal are also discussed in this section.

4.12.1.1 Potable Water Supply

Potable water can be defined as water fit for drinking, being free from contamination and not containing a sufficient quantity of saline material to be regarded as a mineral water. There are no drinking water or irrigation supply wells located on the property. Potable water supply is provided by the Elizabeth Water Company, which is part of the Edison Municipal Water Supply (USACE-Louisville 2007). The water main runs along the eastern border of the site. Water supply lines are located along most of the roads on the site, with the exception of a short distance along Road 2 near the southwest corner of the site.

4.12.1.2 Wastewater System

Sanitary sewer service is provided by the Township of Edison. Non-process wastewater (lavatories, sinks, etc.) is the primary source of wastewater discharged to the Township's sewer system. Wastewater flows through pipes from the site's facilities and exits the SGT Joyce Kilmer USARC property via a 12-inch line located approximately at the intersection of Kilmer Road and Avenue D.

4.12.1.3 Storm Water System

Landscaped areas at the north corner of the SGT Joyce Kilmer USARC property drain into a ditch and storm water sewer line that runs along Road 2. This line discharges into an unnamed tributary of the Raritan River to the west of the property. Runoff from grassy and paved areas east, south, and west of buildings 1065 and 1066 generally drains into ditches and through storm water lines, which drain into a storm water collector. Storm water runoff exits the collector and flows west through a 36-inch-diameter reinforced concrete pipe into the unnamed brook.

The MEP area drains by sheet flow into the unnamed tributary to the Raritan River immediately west, though several localized storm water accumulation areas exist within the lot. Areas south and west of Building 1067 drain into area ditches and a local storm water sewer line running southwest along Kilmer Road. The sewer line eventually discharges into the unnamed tributary to the Raritan River. Storm water runoff from areas east and southeast of Building 1067 drains through ditches into a local storm water sewer line. The sewer line continues south along Truman Drive, where it empties into a second unnamed tributary of the Raritan River approximately 1,500 feet south of Building 1067 (USACE-Louisville 2007).

4.12.1.4 Energy Sources

Natural gas and electrical service is provided by Public Service Electric and Gas.

4.12.1.5 Communication

Home telephone service is available through Verizon, Lingo, and DPI Teleconnect. High-speed internet service is available through Verizon and HughesNet. Verizon provides bundles including home telephone, high-speed internet, and television (DIRECTV).

4.12.1.6 Solid Waste

Solid waste collection service in the vicinity of SGT Joyce Kilmer USARC is provided by the Township of Edison Public Works Department.

4.12.2 Consequences

Effects on infrastructure are considered in terms of increases in demands on systems and the ability of existing systems to meet those demands. Potential effects to the environment could occur if the existing systems are insufficient to handle the increased demands requiring construction and operation of a new system. Utility demands include both construction and operations usage. Individual segments that comprise the totality of the infrastructure are discussed below.

Potential impacts to the potable water system are considered significant if the Proposed Action would:

- Reduce potable water availability;
- Disrupt potable water distribution systems;
- Change water demands that affect regional potable supplies; or
- Generate contaminants that cause negative effects on water quality.

Potential impacts to the wastewater system are considered significant if the Proposed Action would:

- Cause additional inflow and infiltration and increased loads on the wastewater treatment that cannot be adequately treated; or
- Change wastewater composition that would alter wastewater treatment processes or consistently cause upsets of the wastewater treatment system.

Potential impacts to storm water conveyance systems are considered significant if the Proposed Action would:

- Cause flow obstructions and increases to the storm water drainage system;
- Accelerate deterioration of the storm water drainage system; or
- Cause long-term interruptions of storm water drainage system components.

Potential impacts to the electrical systems are considered significant if the Proposed Action would:

- Change regional electricity demands requiring major new components such as transmission lines, transformers, and substations; or
- Cause long-term disruptions in available electrical services.

Potential impacts to solid waste are considered significant if the Proposed Action would increase solid waste such that it overwhelms local landfills.

4.12.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to utilities from closure, demolition, construction, and reuse of the SGT Joyce Kilmer USARC would not be significant. Closing the SGT Joyce Kilmer USARC would result in cessation of use of water, gas, electricity, and communications infrastructure by military reservists and facility activities. Utility services would remain in place. Closure of the SGT Joyce Kilmer USARC would not result in changes to storm water collection and discharge. Generation of solid waste and sanitary wastewater by military reserve activities would no longer occur. However, redevelopment of the site would result in resumption of utility use and generation of solid waste and wastewater. No significant impacts to energy use, storm water runoff, wastewater generation, solid waste generation, water use, or communications are anticipated.

Disposal of material associated with parking lot demolition would be subject to the provisions of Chapter XXI (Solid Waste Management) of the Municipal Code of the Township of Edison. Existing utilities, water, sewer, power, and communications, would be extended to the new housing units, service mall, and associated parking. Water and sewer are regulated by Chapter XXVII (Water and Sewer) of the Municipal Code of the Township of Edison. Routine construction waste would be generated as a result of the Proposed Action. Materials would be reused or recycled as appropriate and required by Chapter XXI (Solid Waste Management) of the Municipal Code of the Township of Edison, and solid waste would be collected for disposal in a permitted landfill. Construction would require a permit under Chapter XIV (Building and Construction) of the Municipal Code of the Township of Edison, and would be subject to the provisions of the Township of Edison's Storm Water Pollution Prevention Plan (Chapter XXXIV of the Municipal Code).

There would be a slight increase in contribution to the storm water drainage system as a result of construction of the Camp Kilmer Homes and service mall. However, this contribution would not pose a significant increase compared to surrounding development. Further, the development would be subject to regulation by State and local agencies, so it is safe to presume that necessary permits would be required along with the introduction of BMPs to properly manage storm water

during the construction phase as well as for the operations and maintenance of the new development.

Approximately 100 units of homeless and low-income housing would represent new uses of water, sewer, and electricity, and would also result in solid waste generation consistent with family units. According to its Municipal Profile, Edison, New Jersey has a land area of approximately 30.17 square miles and a housing density of 1195.7 units per square mile, which indicates that there are approximately 36,074 housing units within the township. Viewed in this context, no significant impacts to utilities are anticipated to result from the Proposed Action. The precise nature of operations at the service mall has not yet been established; however, utility connections are readily available at the site. No significant impact to utilities is anticipated as a result of the use of the service mall.

No change in the use of water, sewer, or electricity is anticipated as a result of recreational use under the Proposed Action. Recreational users may generate some trash; however, it appears likely that quantities of such waste would be minimal. No significant impacts to utilities would result from recreational use.

Under the Proposed Action, the OMS (Building 1067) would be used for maintaining Township vehicles, including but not limited to trash and recycling trucks, fire engines, etc. The OMS is currently configured for such use, and is connected to electricity, water, and sewer systems. No significant impacts to utilities are anticipated from reuse of the OMS.

4.12.2.2 Caretaker Status Alternative

Under this alternative, impacts to utilities would be beneficial in that there would be a significant reduction or elimination of demand for all of the utility resources, except the storm water system. There would be no change to the impacts associated with the storm water system.

4.12.2.3 No Action Alternative

Under the No Action Alternative, no changes in utility configuration or use would occur.

4.13 Hazardous and Toxic Substances

4.13.1 Affected Environment

This section describes the existing conditions of hazardous and toxic substances at the SGT Joyce Kilmer USARC.

4.13.1.1 Uses of Hazardous Materials

Use of hazardous materials at the SGT Joyce Kilmer USARC was primarily associated with vehicle maintenance at the OMS (Building 1067).

4.13.1.2 Storage and Handling Areas

The primary storage location for hazardous materials and waste is the Hazardous Waste Storage Shed located within the MEP area adjacent to Building 1067. According to the Environmental Condition of Property Report (USACE-Louisville 2007), secondary containment was provided, and containers of sorbent and dry sweeping compound were located in the area for use in the

event of spills or leaks. In addition to serving as the receiving point for new lube oil, the shed served as the shop's primary hazardous waste accumulation point. Used or waste materials were generated in non-significant quantities at the site, and were for the most part accumulated inside capped 55-gallon drums while awaiting removal under contract. Some products, arriving in smaller quantities were housed inside flammable storage cabinets located in the Building 1067 flammable storage room. Cabinets were equipped with secondary containment trays. New and used batteries were stored in the Building 1067 battery room. Old batteries were temporarily accumulated in the room before being exchanged. Parts cleaning was accomplished using a parts washing machine that used a water-based detergent (USACE-Louisville 2007). Table 4-7 provides a sample inventory as of November 9, 2009.

Table 4-7. November 9, 2009 Hazardous Waste Inventory.

Common Name	Container Size	Quantity
Aerosol Cans	55 gal Drum	1
Filters, used	55 gal Drum	1
Absorbent Material Wash	55 gal Drum	1
Brake Shoes	sets	2
shop towels, used	5 gal bucket	4
Diesel Fuel	55 gal drum	1
Parts Cleaner	55 gal Drum	3
Pre mix wash	55 gal Drum	1
parts washer filter	Not applicable	1
propane cylinders small	Not applicable	6
Fog oil barrels (empty)	55 gal drum	3
Waste oil in pod	Not applicable	15 inches
Bulbs fluorescent	Not applicable	200

Source: 99^E RSC 2009b

4.13.1.3 Hazardous Waste Disposal

Hazardous waste is accumulated in the Hazardous Waste Storage Shed pending removal by a commercial disposal contractor.

4.13.1.4 Site Contamination and Cleanup

Four aboveground storage tanks (ASTs) and six underground storage tanks (USTs) are known or suspected to be present at the SGT Joyce Kilmer USARC. Table 4-8 summarizes information regarding these tanks.

Table 4-8. Storage Tanks at SGT Joyce Kilmer USARC.

Building No.	Type	Capacity (gallons)	Contents	Status	Comments
1000	UST	1,000	Presumed heating oil	Unknown	Soil sampling conducted in 2004 revealed low levels of total petroleum hydrocarbons; no evidence of a UST.
1031	AST	275	No. 2 fuel oil	Removed (exact date unknown)	No documentation found for this AST removal.
1031	AST	275	No. 2 fuel oil	Removed (exact date unknown)	No documentation found for this AST removal.
1033	AST	275	No. 2 fuel oil	Removed (exact date unknown)	No documentation found for this AST removal.
1033	AST	275	No. 2 fuel oil	Removed (exact date unknown)	No documentation found for this AST removal.
1036	UST	2,000	No. 2 heating oil	Abandoned in place with sand (exact date unknown)	Soil sampling conducted in 2004 indicated that this UST was properly abandoned in place and no leaks were present.
1065	UST	6,000	No. 2 heating oil	Removed in 1996	No further action letter received from NJDEP.
1065	UST	5,000	No. 2 heating oil	Unknown (possibly removed)	No evidence of this tank was found during a site visit in 1996 and during a geophysical investigation in 1997, therefore the tank was likely removed prior to 1997, and based on the geophysical investigation, did not have an adverse impact on the environment.
1066	UST	4,000	No. 2 heating oil	Removed in 1996	No further action letter received from NJDEP.
1062	UST	Unknown	Unknown	Unknown	UST could not be located during a subsurface investigation, so is presumably removed with no adverse impact on the environment.

Source: USACE-Louisville 2007

AST above ground storage tank

NJDEP New Jersey Department of Environmental Protection

UST underground storage tank

The only remaining contamination known to exist at the site is associated with a storm water culvert and adjoining earthen ditch near Building 1066. Samples taken in April 2009 contained semi-volatile organic compounds (SVOCs) in excess of the New Jersey Department of Environmental Protection Residential Direct Contact Soil Cleanup Criteria and Non-Residential Direct Contact Soil Cleanup Criteria (USACE-Louisville and 99th RSC 2009). SVOCs were also detected in excess of regulatory criteria in February 2010. These concentrations are low and exceed only the most stringent New Jersey Soil Remediation Standard. In February 2010, approximately 140 tons of soil were excavated from the earthen ditch. Post excavation samples indicated that SVOC contamination was still present above applicable cleanup levels. The Army will complete a remedial investigation and human health risk assessment (HHRA) in the

Fall/Winter of 2010. The Army will then pursue no action closure under the Comprehensive Environmental Response, Compensation, and Liability Act if supported by the HHRA (99th RSC 2010).

4.13.1.5 Special Hazards

Asbestos-containing materials (ACM) have been confirmed as present in several locations at the SGT Joyce Kilmer USARC. Floor tile mastic under non-ACM tile was confirmed as ACM in several rooms and halls in Building 1065, and highly friable ACM in the form of thermal system insulation pipe was confirmed in the building's mechanical room. In addition, floor mastic under non-ACM tile was confirmed to be ACM in several rooms and halls in Building 1066 (USACE-Louisville 2007).

Lead-based paint is potentially present in buildings 1065 and 1066 as they were built prior to 1978. There is no record of a lead-based paint survey having been performed for the SGT Joyce Kilmer USARC (USACE-Louisville 2007). The interior and exterior painted surfaces in buildings 1065 and 1066 were in good condition at the time of the most recent site reconnaissance (AGEISS 2010). Building 1067 was built in 1993 and is not expected to contain lead-based paint.

Seven electrical transformers are present at the SGT Joyce Kilmer USARC. Three have not been tested for polychlorinated biphenyl (PCB) content, and are assumed to contain PCBs. Two others were tested and found to contain PCBs below the regulatory threshold and are therefore considered non-PCB containing. Two others contain dielectric fluid that does not contain PCBs. According to the Environmental Condition of Property report, all were in good condition and no evidence of release was observed (USACE-Louisville 2007).

4.13.2 Consequences

Potential impacts to hazardous materials management are considered significant if the Proposed Action would:

- Result in noncompliance with applicable Federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

4.13.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to hazardous and toxic substances from closure, demolition, construction, and reuse would not be significant. Closure and reuse of the SGT Joyce Kilmer USARC would require the removal of any remaining hazardous waste at the property. No operations currently involve use of hazardous materials at the SGT Joyce Kilmer USARC. If the HHRA shows risk then some beneficial impacts would occur from any remediation of contaminated soils. If the HHRA shows potential risk to human health and the environment, then remediation of contaminated soils would eliminate potential exposure to new residents.

The use of hazardous materials in demolition of a portion of the POV parking lot would be limited to fuels and lubricants associated with demolition equipment.

Construction activities would generate primarily nonhazardous construction waste. Small quantities of solder, spent solvents, and similar typical construction wastes that could be hazardous in nature may result; however, quantities would be minimal. No significant impact from hazardous materials used in, or generated by, demolition or construction activities is anticipated.

Camp Kilmer Homes would consist of approximately 100 residential units. No commercial or industrial uses are proposed for this portion of the project. Residential-scale use of household cleaners would likely result. No substantial use of hazardous materials or generation of hazardous waste is anticipated.

While the specific nature of operations at the service mall have not been identified, it is anticipated that this facility would be primarily used to provide services to homeless and low-income residents and homeless people from the surrounding area; therefore, it is anticipated that waste streams would be typical of office operations.

Passive recreation is proposed for a portion of the SGT Joyce Kilmer USARC property. Such activities are not expected to involve hazardous materials or the generation of hazardous waste. Detailed design of the proposed recreational configuration has not yet been completed, so it is not clear to what extent the use of pesticides and/or herbicides might be required; however it appears unlikely that substantial quantities of hazardous substances would be involved.

While a detailed description of the proposed garage operation has not been developed, it is anticipated that use of hazardous materials and generation of hazardous wastes would be typical of vehicle maintenance operations. Wastes might include used oil, used fuel and oil filters, rags, and similar items. Vehicle maintenance operations are currently conducted at another location within the Township of Edison, and would be transferred to the SGT Joyce Kilmer USARC location. Therefore, no substantial increase in the use of hazardous materials or generation of hazardous waste would occur under the Proposed Action. No significant impacts associated with hazardous materials or hazardous wastes would occur as a result of the transfer of the garage operation to the new location.

4.13.2.2 Caretaker Status Alternative

Under this alternative, beneficial impacts to hazardous materials and hazardous wastes management would occur similar to those associated with closure.

4.13.2.3 No Action Alternative

Under the No Action Alternative, vehicle maintenance and other activities using hazardous materials and/or generating hazardous waste would continue. No changes or impacts associated with use of hazardous materials or generation of hazardous waste would result from the No Action Alternative.

4.14 Cumulative Effects

Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. CEQ regulations stipulate that the cumulative effects analysis within an EA consider the

potential environmental impacts resulting from the “incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effect analysis involves evaluating impacts to environmental resources by geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.14.1 Past, Present, and Reasonably Foreseeable Actions

The geographic area analyzed for cumulative effects of past, present and foreseeable future actions include Middlesex County and the Township of Edison, New Jersey in particular, where reuse impacts would be the greatest. Middlesex County is 318 square miles, divided into 25 municipalities, and with a population of over 785,000 is the second most populous county in New Jersey (DeAngelo 2007). From a rural-residential community in the 1920s, Edison has grown in population into a commercial and industrial center. With more than 100,000 residents, it is the fifth largest municipality in New Jersey and is a hub of rail and highway networks for the distribution of numerous goods and services (Township of Edison 2010d). The Township of Edison and Middlesex County are heavily urbanized with housing; shopping; community buildings; schools, including Rutgers University campus; and light industry. Open space is limited.

Present and future actions near the Proposed Action site are assumed to relate to increased development and the redevelopment of existing urbanized sites. Table 4-9 presents the present and reasonably foreseeable future actions in the Township of Edison and nearby Middlesex County, New Jersey.

Table 4-9. Present and Reasonably Foreseeable Actions in the ROI.

Project Name	Project Description	Distance from SGT Joyce Kilmer USARC	Status
Building 1072 demolition (Peck 2010a)	Redevelopment of existing site. Demolition of a multi-story, glass, concrete, and metal building transferred during the 1995 BRAC.	Adjacent	Conducting planning/assessment
Revlon Site Redevelopment (Township of Edison 2007a)	Redevelopment of existing site. Site development includes: protecting open spaces; developing greenway trails; thoroughfare network; civic open and public spaces; redesigning intersection of Route 27 and Talmadge Avenue; and redesigning Talmadge Road.	Less than 1 mile	Expected duration: 2-10 years
Ford Assembly Plant Redevelopment (Township of Edison 2007b)	Redevelopment of existing site. Site development includes: one office building; one hotel; two movie theater/cinema/ performing arts center.	Approximately 1 mile	Expected duration of site development: 2-10 years
Edison Train Station (Township of Edison 2007a)	Changes to existing site. Site development includes: new parking lots; thoroughfare connections; park/open space and pedestrian connections to Pappianni Park; expanding station platforms; developing public plazas; and redesigning intersection of Kilmer Road and Plainfield Avenue.	Less than 1 mile	Parking lot construction is starting. Expected duration of site development: 2-10 years
Route 27 (Township of Edison 2007a)	Changes to existing site. Site development includes: sidewalks, crosswalks, lighting, landscaping, furnishings, and transit amenities; park and ride locations; greenway to connect Pappianni Park and Edison High School; bicycle routes; pedestrian plaza and transit hub; pedestrian linkage to Stelton Community Center and Edison Train Station.	Approximately 1 mile	Expected duration: 2-10 years
Route 1 (Township of Edison 2007a)	Changes to existing site. Site development includes: continuous sidewalk connections; greenway connections from school to redeveloped neighborhood center; parallel roadway network connecting Plainfield Avenue to Wooding Avenue; reconnecting Avery, Hickory, and Paul Streets to Route 1, and connecting parcels between Eastside Avenue and old Post Road to adjacent neighborhoods.	Approximately 1 mile	Expected duration: 2-10 years
Rutgers University (Rutgers 2010)	<ul style="list-style-type: none"> • Busch Student Housing – two 4-story residence halls for 500 students. • Center for Integrative Proteomics Technology – 102,800-square-foot resource and research facility. • Health Sciences Center – 62,550-square-foot building to house offices. • Livingston Dining Commons – multistory dining facility. • Livingston Student Housing – expansion of a student center with an outdoor plaza and retail store space. 	Approximately 1-2 miles	Expected completion date: <ul style="list-style-type: none"> • Fall 2011 • Winter 2011 • June 2010 • 2011 • 2012

4.14.2 Cumulative Effects Summary

Environmental effects for all resources potentially affected by the Proposed Action and alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed below.

4.14.2.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USARC to community use by the local community including use as a recreation community center and administration building; department of public works vehicle maintenance; and affordable housing would not cause adverse impacts.

Because the Preferred Alternative and other actions in Table 4-9 are on existing or expanding urban sites and individual project construction is limited in duration and occurs over several years, cumulative impacts of the Preferred Alternative when combined with past, current, and reasonably foreseeable actions in the area would not result in long-term significant cumulative impacts. Also, some impacts would be considered beneficial.

Potential cumulative impacts of the Preferred Alternative when combined with the other actions in Table 4-9 include short-term noise, air quality, traffic and socioeconomic impacts. An increase in noise associated with construction would occur. This increase would not result in significant cumulative impacts due to the physical distance between the projects and the time period to complete the projects. In addition, any increase in noise associated with construction would be short term, for the duration of the individual project construction periods.

Short-term cumulative impacts to air quality during construction would include increased particulate matter, vehicle emissions, and wind-borne dust. These emissions would not result in significant cumulative impacts because the individual project construction periods are temporary.

Traffic would increase from construction for the duration of the individual project construction periods. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be significant. In fact, several of the projects involve upgrading roadways which should improve traffic flow over the long term and reduce traffic impacts.

Because the area is economically viable with an adequate workforce, the personnel necessary to accommodate the additional construction and the additional work at the sites when construction is completed are readily available. Cumulative impacts to socioeconomic conditions when considered with the other projects in the area would generally be beneficial.

4.14.2.2 Caretaker Status Alternative

Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality, biological resources, noise, utilities, and hazardous and toxic substances over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.14.2.3 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the SGT Joyce Kilmer USARC would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.15 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. No mitigation measures are required for the Preferred Alternative discussed in this EA because resulting impacts would not meet the significance criteria described for each resource area in Section 4.0; that is, the impacts would not be significant.

5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to close the SGT Joyce Kilmer USARC as directed by BRAC. Disposal and property reuse by the LRA for local reuse and development is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be *no significant adverse impact* to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Long-term beneficial impacts to aesthetics, biological resources, socioeconomics, and hazardous & toxic substances would occur from development of homeless housing, recreational uses, and Township use. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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**APPENDIX A. SGT JOYCE KILMER USARC SUMMARY OF NOIs
RECEIVED BY LOCAL REDEVELOPMENT AUTHORITY**

This appendix contains a summary of Notices of Interest received by the SGT Joyce Kilmer USARC Local Redevelopment Authority.

Appendix A

As part of the public planning process, the LRA published notice of the "Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers" on June 8, 2006 in the Home News Tribune. The LRA received multiple NOIs, which were reviewed between February and October 2007 to consider the possibilities for reuse of the site. The LRA made the "Draft Redevelopment Plan and Homeless Assistance Submission for the Sgt. J.W. Kilmer/AMSA 21 Base Realignment and Closure" available for public review and comment on December 5, 2007 and the public hearing for this plan was held on December 12, 2007. The LRA received a total of seven NOIs.

A summary description of the seven NOIs is as follows:

1. Submitted by Monarch Housing Associates, on behalf of The Camp Kilmer Collaborative. The Camp Kilmer Collaborative is an alliance of non-profit housing developers and supportive services providers. The Collaborative hopes to develop "Camp Kilmer Homes". This is one of two coordinated NOIs submitted on behalf of the Camp Kilmer Collaborative. This NOI addresses the physical development of housing, while the other focuses on economic development and supportive services that will assist the homeless living in "Camp Kilmer Homes" as well as homeless persons living on the streets or in shelters and other persons with disabilities.
2. Submitted by Monarch Housing Associates, on behalf of The Camp Kilmer Collaborative. This is the second NOI from The Camp Kilmer Collaborative and is related to the first NOI. In this proposal the Collaborative hopes to create a service mall accompanied by economic development on the site which will serve the residents of the proposed "Camp Kilmer Homes", as well as other homeless individuals and families in the community.
3. Submitted by Middlesex County Police and Fire Pipes and Drums. This organization requests a place in an existing structure in order to hold band practice and store band equipment.
4. Submitted by Middlesex Regional Educational Services Commission. This organization is a public education agency owned and operated by the 25 school districts in Middlesex County. Middlesex Regional Educational Services Commission's application is for 10 acres of property for the purpose of developing educational classroom space. The organization expressed in their application that they are interested in having the Edison Township Board of Education take the lead on this project.
5. Submitted by Edison Township Board of Education. This application is for approximately 10 acres, including Buildings 1065 and 1066. The parcel would be to provide the necessary space to construct a fully functional public educational facility. The site is proposed to be utilized for education purposes for a period of 30 years.

Appendix A

6. Submitted by Township of Edison Recreation Department. The parcel being requested with this NOI is approximately 1.65 acres. This 1.65 acre parcel would serve as a connection between the softball and soccer fields.

7. Submitted by Township of Edison Public Works Department. The municipality is interested in obtaining the property known as Building 1067. This proposal also includes a parcel of approximately 2.1 acres. The Township desires to acquire this area in order to replace the current Township vehicle maintenance garage.

At a public hearing on December 12, 2007, under Resolution R.594-122007, the LRA approved the "Redevelopment Plan & Homeless Assistance Submission Sgt. J. W. Kilmer/AMSA 21 in Edison, NJ Base Realignment and Closure" (LRA undated). This document outlines a reuse plan for SGT Joyce Kilmer USARC.

Per this proposal, all but one of the active NOIs will be satisfied. The only NOI not considered in this Redevelopment Plan is that of the Edison Township Board of Education. Initially their proposal was in conjunction with the Middlesex Regional Educational Services Commission. Since the NOI was submitted, the Middlesex Regional Educational Services Commission has withdrawn their application. Therefore, the Edison Township Board of Education would be fully responsible for construction of a school facility at this location. The Edison Township Board of Education has had two consecutive bond ordinances for construction and maintenance of school facilities fail due to lack of affirmative votes on the bond referendums. Since bond ordinances for Edison Township Board of Education are required to be approved through referendum, there is no guarantee that the Edison Township Board of Education would be able to fund the construction of a school facility at this site. As such, the LRA has not included this NOI as part of the BRAC for concern that a 10 acre parcel would sit idle with deed restrictions as to the use. Instead, the LRA has accommodated a larger recreational facility and has provided for the NOIs submitted by the Camp Kilmer Collaborative.

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APPENDIX B. RECORD OF NON-APPLICABILITY

This appendix contains a Record of Non-Applicability (RONA) documenting the determination that the Proposed Action falls into conformity with the U.S. Environmental Protection Agency-approved state implementation plans and a written Conformity Determination is not required.

RECORD OF NON-APPLICABILITY

In Accordance with the Clean Air Act – General Conformity Rule for
Disposal and Reuse of SGT Joyce Kilmer United States Army Reserve Center,
Edison, New Jersey

June 9, 2010

In accordance with the 2005 Base Realignment and Closure, the U.S. Army proposes to close the SGT Joyce Kilmer United States Army Reserve Center in Edison, New Jersey, and dispose according to applicable laws, regulations, and national policy. Foreseeable reuse alternatives include a transfer of the entire parcel to the Township of Edison for homeless housing, recreational uses, and Township use.

General Conformity under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being in nonattainment for the NAAQS or in attainment areas subject to maintenance plans (maintenance areas). Threshold (*de minimis*) rates of emissions have been established for federal actions with the potential to have significant air quality impacts. If a project/action located in an area designated as nonattainment exceeds these *de minimis* levels, a general conformity analysis is required. Middlesex County, NJ, is designated as a moderate ozone nonattainment area, and thus nitrogen oxide (NO_x) and volatile organic compound (VOC) thresholds apply. Middlesex County is also designated as a PM_{2.5} (particulate matter with an aerodynamic size less than or equal to 2.5 microns) nonattainment area, and PM_{2.5} thresholds apply.

A General Conformity Analysis of this project is not required because:

Total direct and indirect emissions from this project would include minor short-term effects from demolition and construction. Long term emissions from reuse would include emissions from the heating and air conditioning of housing and other buildings and from the vehicular traffic generated by the housing, service mall, recreational center and vehicle maintenance center. These emissions would be less than the annual *de minimis* values.

The *de minimis* values established in 40 CFR 93.153 are:

NO_x: 100 tons; VOC: 100 tons; PM_{2.5}: 100 tons

Furthermore, the project is not considered regionally significant under 40 CFR 93.153 (i).

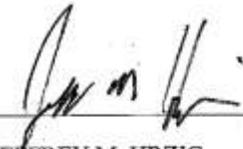
Middlesex County, NJ is in attainment for criteria pollutants CO, NO₂, SO₂, PM₁₀, and Pb and therefore these pollutants are not subject to conformity review.

RECORD OF NON-APPLICABILITY

Disposal and Reuse of SGT Joyce Kilmer United States Army Reserve Center,
Edison, New Jersey

Supporting documentation and emission estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)



JEFFREY M. HRZIC
Chief, Environmental Division

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APPENDIX C. CONSULTATION

This appendix contains the following consultation and coordination documents:

- Letter sent to the U.S. Fish and Wildlife Service, New Jersey Field Office
- Letter sent to the New Jersey Division of Fish and Wildlife
- Letter sent to the New Jersey Natural Heritage Program, Department of Environmental Protection
- Letter sent to the New Jersey Historic Preservation Office
- Letter sent to the Stockbridge Munsee Community of Wisconsin
- Letter sent to the Delaware Tribe of Indians
- Letter sent to the Delaware Nation
- Response received from the U.S. Fish and Wildlife Service
- Response received from the Delaware Nation
- Response received from the New Jersey Historic Preservation Office
- Response received from the Delaware Tribe
- Record of Conversation with the New Jersey Division of Fish and Wildlife
- Response received from the New Jersey Natural Heritage Program, Department of Environmental Protection

This appendix also contains a Memorandum for the Record regarding tribal consultation actions for this environmental assessment.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08540-5000

REPLY TO
ATTENTION OF

February 19, 2010

Eric Davis
USFWS New Jersey Field Office
927 N Main Street
Heritage Square, Bldg D
Pleasantville, NJ 08232

Dear Mr. Davis:

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC) in Edison, New Jersey (Attachment 1). These recommendations were approved by the President on September 23, 2005, and forwarded to Congress. The SGT Joyce Kilmer USARC was originally part of the former Camp Kilmer, a 1,572-acre facility. Camp Kilmer was closed during 1995 BRAC and a portion of the facility was retained for use by the United States (U.S.) Army Reserves and named the SGT Joyce Kilmer USARC. The approximately 25 acres comprising the SGT Joyce Kilmer USARC at Truman Drive in Edison, New Jersey will now be closed under 2005 BRAC. The Property was used mainly as a training center, and contains a 41,000 square-foot general training facility. In addition, the 30,000 square-foot USARC building, comprised mainly of offices, serves as the Headquarters Company of the 78th Training Division. A 22,000 square-foot 16-bay Organizational Maintenance Shop, built in 1993, has been used since 1997 for maintenance operations.

The Army is preparing an environmental assessment (EA) to analyze and document the environmental effects of the proposed disposal and reuse of the property. The EA will evaluate the environmental, cultural, and socioeconomic impacts associated with the proposed disposal and reuse of the SGT Joyce Kilmer USARC, pursuant to the *National Environmental Policy Act* (42 U.S. Code § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality, 40 Code of Federal Regulations (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Disposal and property reuse by the Township of Edison's Local Redevelopment Authority is the Army's Preferred Alternative. The purpose of this letter is to initiate consultation and to obtain your Department's comments on this proposed transfer.

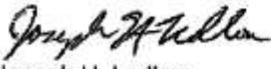
Protected Species: The U.S. Army Corps of Engineers (USACE), Mobile District is not aware of any resident protected species at the SGT Joyce Kilmer USARC site, and therefore, no impacts to any federally protected species are expected to occur as a result of the proposed action. The U.S. Fish and Wildlife Service Northeast Regional website (http://www.fws.gov/northeast/endangered/endangered_species_listing.html) was accessed to determine if any federally-listed species occur in the vicinity of the project location. Two federally listed species, the Indiana bat (*Myotis sodalists*) and swamp pink (*Helonias bullata*) are listed as occurring in Middlesex County although the later species is thought to be extirpated. Habitat is not available at the SGT Joyce Kilmer USARC site to support either federally-listed

species. Additionally, the New Jersey Department of Environmental Protection's "i-MapNJ" website (<http://www.nj.gov/dep/gis/depsplash.htm>) was accessed to screen for potential impacts to species of special concern. No known impacts to threatened and endangered species and resources within the project area were identified.

Wetlands: No formal delineation of wetlands has been performed on the SGT Joyce Kilmer USARC site, although no jurisdictional wetlands on the property are recorded in the U.S. Fish and Wildlife Service's National Wetlands Inventory (Attachment 2).

I would like to thank you in advance for your efforts. Any response should be received within 30- days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,


Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: SGT Joyce Kilmer location map

Enclosure 2: Wetland locations near SGT Joyce Kilmer USARC site



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

February 19, 2010

Amanda Dey
New Jersey Division of Fish and Wildlife
Central Regional Office
One Eldridge Rd.
Robbinsville, NJ 08691

Dear Ms. Dey:

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC) in Edison, New Jersey (Attachment 1). These recommendations were approved by the President on September 23, 2005, and forwarded to Congress. The SGT Joyce Kilmer USARC was originally part of the former Camp Kilmer, a 1,572-acre facility. Camp Kilmer was closed during 1995 BRAC and a portion of the facility was retained for use by the United States (U.S.) Army Reserves and named the SGT Joyce Kilmer USARC. The approximately 25 acres comprising the SGT Joyce Kilmer USARC at Truman Drive in Edison, New Jersey will now be closed under 2005 BRAC. The Property was used mainly as a training center, and contains a 41,000 square-foot general training facility. In addition, the 30,000 square-foot USARC building, comprised mainly of offices, serves as the Headquarters Company of the 78th Training Division. A 22,000 square-foot 16-bay Organizational Maintenance Shop, built in 1993, has been used since 1997 for maintenance operations.

The Army is preparing an environmental assessment (EA) to analyze and document the environmental effects of the proposed disposal and reuse of the property. The EA will evaluate the environmental, cultural, and socioeconomic impacts associated with the proposed disposal and reuse of the SGT Joyce Kilmer USARC, pursuant to the *National Environmental Policy Act* (42 U.S. Code § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality, 40 Code of Federal Regulations (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Disposal and property reuse by the Township of Edison's Local Redevelopment Authority is the Army's Preferred Alternative. The purpose of this letter is to initiate consultation and to obtain your Department's comments on this proposed transfer.

Protected Species: The U.S. Army Corps of Engineers (USACE), Mobile District is not aware of any resident protected species at the SGT Joyce Kilmer USARC site, and therefore, no impacts to any federally protected species are expected to occur as a result of the proposed action. The U.S. Fish and Wildlife Service Northeast Regional website (http://www.fws.gov/northeast/endangered/endangered_species_listing.html) was accessed to determine if any federally-listed species occur in the vicinity of the project location. Two federally listed species, the Indiana bat (*Myotis sodalists*) and swamp pink (*Helonias bullata*) are listed as occurring in Middlesex County although the later species is thought to be extirpated. Habitat is not available at the SGT Joyce Kilmer USARC site to support either federally-listed

species. Additionally, the New Jersey Department of Environmental Protection's "i-MapNJ" website (<http://www.nj.gov/dep/gis/dep splash.htm>) was accessed to screen for potential impacts to species of special concern. No known impacts to threatened and endangered species and resources within the project area were identified.

Wetlands: No formal delineation of wetlands has been performed on the SGT Joyce Kilmer USARC site, although no jurisdictional wetlands on the property are recorded in the U.S. Fish and Wildlife Service's National Wetlands Inventory (Attachment 2).

I would like to thank you in advance for your efforts. Any response should be received within 30- days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,



Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: SGT Joyce Kilmer location map

Enclosure 2: Wetland locations near SGT Joyce Kilmer USARC site



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

February 19, 2010

Herb Lord
The New Jersey Natural Heritage Program
Department of Environmental Protection
Office of Natural Lands Management
Division of Parks and Forestry
P.O. Box 404
Trenton, NJ 08625

Dear Mr. Lord:

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC) in Edison, New Jersey (Attachment 1). These recommendations were approved by the President on September 23, 2005, and forwarded to Congress. The SGT Joyce Kilmer USARC was originally part of the former Camp Kilmer, a 1,572-acre facility. Camp Kilmer was closed during 1995 BRAC and a portion of the facility was retained for use by the United States (U.S.) Army Reserves and named the SGT Joyce Kilmer USARC. The approximately 25 acres comprising the SGT Joyce Kilmer USARC at Truman Drive in Edison, New Jersey will now be closed under 2005 BRAC. The Property was used mainly as a training center, and contains a 41,000 square-foot general training facility. In addition, the 30,000 square-foot USARC building, comprised mainly of offices, serves as the Headquarters Company of the 78th Training Division. A 22,000 square-foot 16-bay Organizational Maintenance Shop, built in 1993, has been used since 1997 for maintenance operations.

The Army is preparing an environmental assessment (EA) to analyze and document the environmental effects of the proposed disposal and reuse of the property. The EA will evaluate the environmental, cultural, and socioeconomic impacts associated with the proposed disposal and reuse of the SGT Joyce Kilmer USARC, pursuant to the *National Environmental Policy Act* (42 U.S. Code § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality, 40 Code of Federal Regulations (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Disposal and property reuse by the Township of Edison's Local Redevelopment Authority is the Army's Preferred Alternative. The purpose of this letter is to obtain your Department's comments on this proposed transfer.

Protected Species: The U.S. Army Corps of Engineers (USACE), Mobile District is not aware of any resident protected species at the SGT Joyce Kilmer USARC site, and therefore, no impacts to any federally protected species are expected to occur as a result of the proposed action. The U.S. Fish and Wildlife Service Northeast Regional website (http://www.fws.gov/northeast/endangered/endangered_species_listing.html) was accessed to determine if any federally-listed species occur in the vicinity of the project location. Two federally listed species, the Indiana bat (*Myotis sodalists*) and swamp pink (*Helonias bullata*) are listed as occurring in Middlesex County although the later species is thought to be extirpated.

Habitat is not available at the SGT Joyce Kilmer USARC site to support either federally-listed species. Additionally, the New Jersey Department of Environmental Protection's "i-MapNJ" website (<http://www.nj.gov/dep/gis/depsplash.htm>) was accessed to screen for potential impacts to species of special concern. No known impacts to threatened and endangered species and resources within the project area were identified.

Wetlands: No formal delineation of wetlands has been performed on the SGT Joyce Kilmer USARC site, although no jurisdictional wetlands on the property are recorded in the U.S. Fish and Wildlife Service's National Wetlands Inventory (Attachment 2).

I would like to thank you in advance for your efforts. Any response should be received within 30- days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,



Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: SGT Joyce Kilmer location map

Enclosure 2: Wetland locations near SGT Joyce Kilmer USARC site



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

March 9, 2010

Mr. Daniel Saunders
Deputy State Historic Preservation Officer 4
New Jersey Historic Preservation Office
501 Station Plaza, Building 5
4th Floor
Trenton, NJ 08225-0404

Dear Mr. Saunders:

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership to a non-federal entity for local reuse and development after closure. Information regarding the proposed undertaking is being provided for your review and comment pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

The SGT Joyce Kilmer USARC is an approximately 25-acre parcel located at 91 Truman Drive, Edison, Middlesex County, New Jersey (Attachment 1). The property, which was previously farmland, was purchased by the U.S. Government in 1942 and consists of three permanent structures (Attachment 2). The buildings are: 1) Building 1065, built in 1972; 2) Building 1066, built in 1979; and 3) Building 1067 (OMS), built in 1993. The entire 25-acre tract and all of the buildings and structures located on the tract are included in the Area of Potential Effect (APE). The property initially served as a receiving station and shipping point for military personnel to and from overseas. The USARC is currently Headquarters for the 78th Division (Training Support). The 78th Division (Training Support) provides training assistance and support to Reserve Component units.

A Cultural Resources Management Plan (CRMP) was prepared in 1995 and a cultural resources assessment was performed that concluded no archaeological resources exist on the property. In addition, after an evaluation of historic records and a site visit as part of the CRMP preparation, it was concluded that none of the buildings were found to meet the criteria to be eligible for inclusion in the National Register of Historic Places (NRHP). The 99th Regional Support Command (RSC) performed a cultural resources assessment in January 2010 to confirm these findings (Attachment 3), which included archival research to determine if previously recorded cultural resources exist on the site and performed a site reconnaissance to ascertain if historic properties are located within the project area. The assessment did confirm there is little chance that historic archaeological resources exist on the property due to extensive ground disturbance and a review of aerial photographs and topographic quadrangles. In addition, none of the buildings were found to meet the criteria to be eligible for inclusion in the NRHP.

The SGT Joyce Kilmer USARC is the last remaining U.S. Government owned piece of the original Camp Kilmer. The former Camp Kilmer was established in 1942 to serve as a receiving station and shipping point for military personnel to and from overseas and was the original size of Camp Kilmer was 1,572 acres. The property acquisitions were primarily made during World War II and included mostly farmland. The New Jersey Historic Preservation Office recommended the Camp Kilmer (discontinuous) Military Reservation Historic District in 1988; however, none of the buildings on the SGT Joyce Kilmer tract are considered contributing elements to the Historic District. In addition, the SGT Joyce Kilmer USARC has no existing structures or components from its World War II or early Cold War periods. Specifically, there are no buildings over 45 years of age on the current parcel.

Using the above information and the most recently conducted cultural resources assessment, the Army has determined that no historic properties will be affected by the proposed undertaking as none are located with the APE. This information is being sent to you for your review pursuant to Section 106 of the National Historic Preservation Act. We welcome your comments and request concurrence with our determination within 30 calendar days of receipt of this letter. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,


Jose E. Cepeda
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: Location Map SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ

Enclosure 2: Aerial Photograph of the SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ

Enclosure 3: Cultural Resources Assessment for BRAC Actions at the SGT Joyce Kilmer USARC, Edison, New Jersey



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

February 9, 2010

Mr. Robert Chicks
President
Stockbridge Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Dear President Chicks:

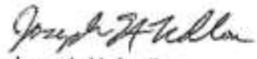
The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership for local reuse and development after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The SGT Joyce Kilmer USARC is an approximately 25-acre parcel located at 91 Truman Drive, Edison, New Jersey (Attachment 1). The property, which was previously farmland, was purchased by the U.S. Government in 1942 and consists of three permanent structures (Attachment 2). The property was initially used to serve as a receiving station and shipping point for military personnel to and from overseas. The USARC is currently Headquarters for the 78th Division (Training Support). The 78th Division (Training Support) provides training assistance and support to Reserve Component units. A Cultural Resources Management Plan was prepared in 1995 and after an archaeological survey it concluded no historic archaeological resources exist on the property and none of the buildings were found to meet the criteria to be eligible for inclusion in the National Register of Historic Places since they were built after 1972. The 99th Regional Support Command (RSC) is performing an assessment to confirm these findings. The findings of the assessment will be included in the final consultation letter of findings.

The Army takes seriously its obligation to consult with the Stockbridge Munsee Community of Wisconsin. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. We will follow up this letter with a phone call to discuss the level of participation you desire going forward. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

I would like to thank you in advance for your efforts, and would greatly appreciate a response within thirty (30) days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,


Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

February 9, 2010

Ms. Dee Ketchum
Chief
Delaware Tribe of Indians
220 NW Virginia Avenue
Bartlesville, OK 74003

Dear Chief Ketchum:

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership for local reuse and development after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

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I would like to thank you in advance for your efforts, and would greatly appreciate a response within thirty (30) days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,



Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: Location Map SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ

Enclosure 2: Aerial Photograph of the SGT Joyce Kilmer United States Army Reserve Center,
Edison, NJ



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NEW JERSEY 08640-5000

REPLY TO
ATTENTION OF

February 9, 2010

Mr. Bruce Gonzalez
President
Delaware Nation
Post Office Box 825
Anadarko, OK 73005

Dear President Gonzalez:

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership for local reuse and development after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

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The Army takes seriously its obligation to consult with the Stockbridge Munsee Community of Wisconsin. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. We will follow up this letter with a phone call to discuss the level of participation you desire going forward. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

I would like to thank you in advance for your efforts, and would greatly appreciate a response within thirty (30) days. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,


Joseph H. Ledlow
Colonel, US Army Reserve
Regional Engineer

Enclosures:

Enclosure 1: Location Map SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ

Enclosure 2: Aerial Photograph of the SGT Joyce Kilmer United States Army Reserve Center,
Edison, NJ



United States Department of the Interior

FISH AND WILDLIFE SERVICE

New Jersey Field Office
927 North Main Street, Building D
Pleasantville, New Jersey 08232
Tel: 609-646-9310 Fax: 609-646-0352
<http://www.fws.gov/northeast/njfieldoffice>



IN REPLY REFER TO:
10-CPA-0138

APR 7 2010

Ms. Robyn Mock
99th RSC DPW – Environmental Division
5231 South Scott Plaza
Fort Dix, New Jersey 08640-5000

Reference: Closure of the SGT Joyce Kilmer U.S. Army Reserve Center, Edison, Middlesex County, New Jersey

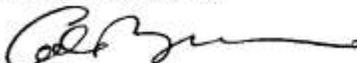
The U.S. Fish and Wildlife Service (Service) has reviewed the above-referenced proposed project pursuant to the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) (ESA) to ensure the protection of federally listed endangered and threatened species. The following comments do not address all Service concerns for fish and wildlife resources and do not preclude separate review and comment by the Service as afforded by other applicable environmental legislation.

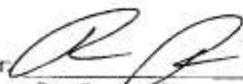
A known occurrence or potential habitat for the following federally listed or candidate species is located on or near the project's impact area. However, the Service concurs that the proposed project is not likely to adversely affect federally listed or candidate species for the reasons listed below.

Species	Basis for Determination
Indiana bat (<i>Myotis sodalis</i>) (endangered)	No removal of trees between April 1 and September 30

Except for the above-mentioned species, no other federally listed or proposed threatened or endangered flora or fauna under Service jurisdiction are known to occur within the proposed project's impact area. Therefore, no further consultation pursuant to the ESA is required. If additional information on federally listed species becomes available, or if project plans change, this determination may be reconsidered.

Please refer to this office's web site at <http://www.fws.gov/northeast/njfieldoffice/Endangered/> for further information including federally listed and candidate species lists, procedures for requesting ESA review, the National Bald Eagle Management Guidelines, and contacts for obtaining information from the New Jersey Natural Heritage and Endangered and Nongame Species Programs regarding State-listed and other species of concern.

Reviewing Biologist: 
Carlo Popolizio

Authorizing Supervisor: 
Ron Popowski

nltaa.doc 06/02/2009

From: Jason Ross [mailto:JRoss@delawarenation.com]
Sent: Thursday, April 15, 2010 2:25 PM
To: Andrea Linder
Subject: RE: SGT Joyce Kilmer USARC, Edison, NJ

Hello Andrea,

Regarding the Disposal Project SGT Joyce Kilmer USARC, Edison, NJ and North Penn Memorial USARC, Norristown, PA.

The Delaware Nation's area of interest is all counties within New Jersey & Pennsylvania and they will be a consulting party on the projects.

I've attached the Delaware Nation point of contact letter as an update for your files. Also, if there are any reports on the projects. The Cultural Preservation Director, Ms. Tamara Francis would need copies of those.

If you have any questions please do not hesitate to contact us through email or by phone.

Thank you again for consulting with the Delaware Nation,

Jason Ross
Museum/Section 106 Assistant
Cultural Preservation Department
The Delaware Nation
P.O. Box 825
Anadarko, OK 73005
PH# 405) 247-2448
FAX# 405) 247-8905
www.delawarenation.com

Delaware Nation

P.O. Box 825
Anadarko, OK 73005
405 / 247-2448
Fax: 405 / 247-9393

October 28, 2009

RE: Consultation Points of Contact

To Whom It May Concern:

This letter serves as notice that proper consultation on Lenape or Delaware related culture areas, archaeology, disposition of ancestral human remains, objects of cultural patrimony, materials and objects possessing ongoing cultural significance can only be conducted with the federally recognized Lenape entities. There are three federally recognized Lenape entities in the United States, the Stockbridge Munsee Band of Mohican Indians (Wisconsin), the Delaware Tribe of Indians (Bartlesville, OK), and the Delaware Nation (Anadarko, OK).

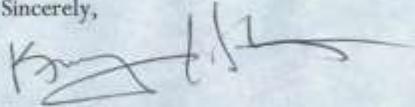
This letter also serves notice that only Tribal designee of the Delaware Nation that has been provided authority to fulfill all of the duties, task, and responsibilities or protocols of disposition of ancestral human remains, objects of cultural patrimony, materials and objects possessing ongoing cultural significance relevant to the Delaware Nation is the Cultural Preservation Director, Ms. Tamara Francis. This authority extends to the following:

- a) Human remains and objects as defined in P.L. 101-601, the Native American Grave Protection and Repatriation Act, which have been found, or will be found eligible pursuant to the provisions of the Act, for the return to the Delaware Nation, and
- b) Human remains and objects of archaeological and /or cultural significance that are discovered on prehistoric, historic, and present day Delaware Nation lands in the course of exploratory work, resource development, or any activity that is sponsored or permitted by the landowner.

Ms. Francis has the authority to manage all Section 106, NAGPRA, and cultural consultation correspondences. Ms. Francis has the authority to endorse concurrences on behalf of the Delaware Nation. The Delaware Nation Executive Committee appointed Ms. Francis to this position April 26, 2004. Please direct all NAGPRA, Section 106, and cultural consultation inquiries to Ms. Francis.

Should you have questions or concerns, do not hesitate to contact the Delaware Nation. We look forward to establishing a long and productive working relationship with your organization.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerry Holton", written over a light blue textured background.

Kerry Holton
Delaware Nation President

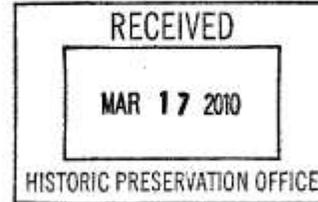


DEPARTMENT OF THE ARMY
 HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
 5231 SOUTH SCOTT PLAZA
 FORT DIX, NEW JERSEY 08640-5000

Received
 99th RRC ARIM
 APR 23 2010

REPLY TO
 ATTENTION OF

March 9, 2010



Mr. Daniel Saunders
 Deputy State Historic Preservation Officer 4
 New Jersey Historic Preservation Office
 501 Station Plaza, Building 5
 4th Floor
 Trenton, NJ 08225-0404

10-1061-1
 HPO-02010-137

Dear Mr. Saunders:

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the SGT Joyce Kilmer United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership to a non-federal entity for local reuse and development after closure. Information regarding the proposed undertaking is being provided for your review and comment pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

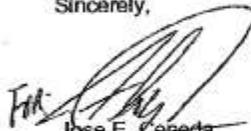
The SGT Joyce Kilmer USARC is an approximately 25-acre parcel located at 91 Truman Drive, Edison, Middlesex County, New Jersey (Attachment 1). The property, which was previously farmland, was purchased by the U.S. Government in 1942 and consists of three permanent structures (Attachment 2). The buildings are: 1) Building 1065, built in 1972; 2) Building 1066, built in 1979; and 3) Building 1067 (OMS), built in 1993. The entire 25-acre tract and all of the buildings and structures located on the tract are included in the Area of Potential Effect (APE). The property initially served as a receiving station and shipping point for military personnel to and from overseas. The USARC is currently Headquarters for the 78th Division (Training Support). The 78th Division (Training Support) provides training assistance and support to Reserve Component units.

A Cultural Resources Management Plan (CRMP) was prepared in 1995 and a cultural resources assessment was performed that concluded no archaeological resources exist on the property. In addition, after an evaluation of historic records and a site visit as part of the CRMP preparation, it was concluded that none of the buildings were found to meet the criteria to be eligible for inclusion in the National Register of Historic Places (NRHP). The 99th Regional Support Command (RSC) performed a cultural resources assessment in January 2010 to confirm these findings (Attachment 3), which included archival research to determine if previously recorded cultural resources exist on the site and performed a site reconnaissance to ascertain if historic properties are located within the project area. The assessment did confirm there is little chance that historic archaeological resources exist on the property due to extensive ground disturbance and a review of aerial photographs and topographic quadrangles. In addition, none of the buildings were found to meet the criteria to be eligible for inclusion in the NRHP.

The SGT Joyce Kilmer USARC is the last remaining U.S. Government owned piece of the original Camp Kilmer. The former Camp Kilmer was established in 1942 to serve as a receiving station and shipping point for military personnel to and from overseas and was the original size of Camp Kilmer was 1,572 acres. The property acquisitions were primarily made during World War II and included mostly farmland. The New Jersey Historic Preservation Office recommended the Camp Kilmer (discontinuous) Military Reservation Historic District in 1988; however, none of the buildings on the SGT Joyce Kilmer tract are considered contributing elements to the Historic District. In addition, the SGT Joyce Kilmer USARC has no existing structures or components from its World War II or early Cold War periods. Specifically, there are no buildings over 45 years of age on the current parcel.

Using the above information and the most recently conducted cultural resources assessment, the Army has determined that no historic properties will be affected by the proposed undertaking as none are located with the APE. This information is being sent to you for your review pursuant to Section 106 of the National Historic Preservation Act. We welcome your comments and request concurrence with our determination within 30 calendar days of receipt of this letter. Correspondence and other communication regarding this matter should be directed to Robyn Mock, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, Phone: (609)562-7662, Email: Robyn.Mock@usar.army.mil.

Sincerely,



Jose E. Cepeda
Colonel, US Army Reserve
Regional Engineer

Enclosures:

- Enclosure 1: Location Map SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ
- Enclosure 2: Aerial Photograph of the SGT Joyce Kilmer United States Army Reserve Center, Edison, NJ
- Enclosure 3: Cultural Resources Assessment for BRAC Actions at the SGT Joyce Kilmer USARC, Edison, New Jersey

I concur with your finding that there are no historic properties affected within the project's area of potential effects. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

 4/19/10
Date
DAVID D SAUNDERS
Deputy State Historic Preservation Officer NE

10-1061-1
HPO-02010-137

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

From: Brice Obermeyer [mailto:briceobermeyer@yahoo.com]
Sent: Wednesday, May 19, 2010 10:57 AM
To: andreal@ageiss.com
Subject: SGT Joyce Kilmer USARC Project

Dear Andrea,

I apologize for not returning your message sooner. The Delaware Tribe is not aware of any TCP's that would be affected by this project. However, we do wish to remain a consulting party as the section 106 moves forward and would appreciate receiving a copy of the EA and any archaeological survey reports that might be produced.

Best,
Brice

AGEISS Inc.
5225 Deerfield Park CT, NE
Olympia, WA 98516

RECORD OF CONVERSATION

Separate Conversation with: Amanda Dey	Date: 14 June 2010
Company/Agency: Biologist New Jersey Division of Fish and Wildlife Central Regional Office	Time: 0840 Project No.: W91278-06-D-0018 Task order 012B DCC No.:
Address: Robbinsville, NJ Phone Number: (609)259-6962	
Personnel Present: Wendy Arjo	

**SUBJECT: NEW JERSEY DIVISION OF FISH AND WILDLIFE CONSULTATION
FOR THE KILMER EA**

SUMMARY

On February 19, 2010, the DoD submitted to the New Jersey Division of Fish and Wildlife a consultation letter for the disposal and reuse of the SGT Joyce Kilmer United States Army Reserve Center. The DoD to this date still had not received a response to their letter. Dr. Wendy Arjo called the recipient of the letter, Ms. Amanda Dey, to inquire if the Fish and Wildlife was planning on commenting on the EA. Another biologist, Bill, answered the phone and directed me to Ms. Dey's office line. Ms. Dey was not in, but Dr. Arjo left a message. No response has been received from the follow-up call.

Wendy M. Arjo

14 JUNE 2010

DATE

COMPLETED BY (TYPE NAME & SIGN)	DATE
--	-------------

ROC-Amanda Dey_NJ_FG_14June_2010.doc
AGEISS Inc.

14Jun2010



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Parks and Forestry
Office of Natural Lands Management
Natural Heritage Program
P.O. Box 404
Tranton, NJ 08525-0404
Tel. #609-984-1339
Fax. #609-984-1427

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

June 23, 2010

Wendy Arjo
AGEISS, Inc.
1401 Marvin Rd., NE
Suite 307, #422
Lacey, WA 98516

Re: Disposal and Reuse of the Sgt. Joyce Kilmer USARC

Dear Ms. Arjo:

Thank you for your data request regarding rare species information for the above referenced project site in Edison Township, Middlesex County.

Searches of the Natural Heritage Database and the Landscape Project (Version 3 for the highlands region, Version 2.1 elsewhere) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

Neither the Natural Heritage Database nor the Landscape Project has records for occurrences of any rare wildlife species on or within 1/4 mile of the referenced site.

We have also checked the Natural Heritage Database for occurrences of rare plant species or ecological communities. The Natural Heritage Database does not have any records for rare plants or ecological communities on or within 1/4 mile of the site.

A list of rare plant species and ecological communities that have been documented from Middlesex County can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2008.pdf.

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive I-Map-NJ website at the following URL, <http://www.state.nj.us/dep/gis/dep splash.htm> or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292 9400.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

Herbert A. Lord

Herbert A. Lord
Data Request Specialist

cc: Robert J. Cartica
NHP File No. 10-4007454-5110

(by Patricia Sziber)

Tribal Consultation Actions Regarding the SGT Joyce Kilmer USARC

Information Compiled by AGEISS Inc., Andrea Linder

Date Initiated: March 29, 2010

Current as of: May 19, 2010

Group Name	Date	Correspondance
3 Tribes*	17-Feb-10	Scoping letter sent to tribes.
1) Stockbridge Munsee Community of Wisconsin	6-Apr-10	Called to speak with Robert Chicks, President, but was informed he no longer works there. Kimberly Vele is his replacement. Left a message for Ms. Vele to call back to inform us if she is interested in participating in the Section 106 process, has any questions, or is aware of any TCPs at the project location.
	12-Apr-10	Left a message for Ms. Vele to call back to inform us if she is interested in participating in the Section 106 process, has any questions, or is aware of any TCPs at the project location.
	13-Apr-10	Received a call back from Ms. Vele requesting information on the project. I emailed her the original letter with attachments that was sent to her tribe. She will discuss the project with the tribe's attorneys and other stakeholders. She will notify us if the tribe is interested in participating in the Section 106 process. Email was sent on 4-13-10.
	6-Apr-10	The Secretary stated that Bruce Gonzalez is no longer the President of the Tribe. His replacement is Mr. Kerry Holton. Was transferred to Mr. Jason Ross who stated he would like the original letter emailed and he will discuss with the Cultural Preservation Director, Tamara Francis. He intends on calling back on Thursday, 9 April 2010. However, Edison, NJ is within their jurisdiction. He also stated they prefer for all correspondence to be sent directly to Ms. Francis in the future. Email sent on 6 April 2010.
2) Delaware Nation	9-Apr-10	Left a message for Mr. Ross stating to please call back to let us know the Tribe's interest in participating in the Section 106 process
	15-Apr-10	Received an email from Mr. Ross stating the Tribe's interest in participating in the Section 106 process.
	6-Apr-10	Spoke to the Secretary who stated that Dee Ketchum no longer works for the tribe. The replacement is Jerry Douglas, Chief. The THPO is Dr. Bryce Obermeyer and I was given his email address since he is a Professor and not in the office much. Emailed Dr. Obermeyer on April 6, 2010. In addition, the Tribes mailing address has changed to 170 NE Barbara, Bartlesville, OK, 74006.
3) Delaware Tribe of Indians	12-Apr-10	Left a message for Dr. Obermeyer to contact us if the tribe is interested in participating in the Section 106 process. No response from his email has been received to date.
	15-May-10	Received an email from Dr. Obermeyer stating they are not aware of any TCPs in the project area; however, they are interested in participating in the Section 106 process and would like to receive a copy of the EA and any archaeological reports that may be produced.

* 1) Stockbridge Munsee Community of Wisconsin; 2) Delaware Nation; 3) Delaware Tribe of Indians

KEY:
Interested in Participating in Section 106 Process and/or wants a copy of the EA
NOT interested in Participating in Section 106 Process and/or has concerns
Left messages and did not hear back from the THPO and/or the Tribe

APPENDIX D. CULTURAL RESOURCES ASSESSMENT

This appendix contains the cultural resources assessment performed as part of this environmental assessment.

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CULTURAL RESOURCES ASSESSMENT for
BASE REALIGNMENT AND CLOSURE (BRAC) ACTIONS at the
SGT. JOYCE KILMER U.S. ARMY RESERVE CENTER (NJ002)
EDISON, NEW JERSEY

Prepared for:
AGEISS Inc.
Contract W91278-06-D0018
Task Order No. 0012b

Prepared by:


Patricia Stallings
Senior Historian

March 3, 2010
Brockington and Associates, Inc.
Norcross, Georgia

EXECUTIVE SUMMARY

In January 2010, Brockington and Associates, Inc. completed a cultural resources assessment of the Sgt. Joyce Kilmer United States Army Reserve Center (USARC) in Edison, New Jersey for proposed Base Realignment and Closure (BRAC) actions. The work was conducted to meet requirements as outlined in Section 106 of the National Historic Preservation Act (NHPA) in order to prepare National Environmental Policy Act (NEPA) documentation. This work was also designed to provide information to the U.S. Army so that it can determine if historic properties will be affected by the proposed undertaking, specifically the legal transfer of the Sgt. Joyce Kilmer USARC property to a non-federal entity.

In conducting this work, we developed an Area of Potential Effect (APE) consistent with the proposed action. The APE was limited to the current legal boundary and all real property. Prior to the field assessment, we conducted a thorough literature review to identify previously recorded archaeological sites and historic structures within, or adjacent to, the USARC property. There are no previously recorded archaeological sites or historic structures on the USARC property. However, the New Jersey State Historic Preservation Office has designated a Camp Kilmer Military Reservation Historic District on the State Register of Historic Places. This is a non-contiguous district and there are no historic components dating to World War II or the early Cold War on the current USARC property that would contribute to the historic district.

No systematic archaeological survey has been conducted on the Sgt. Joyce Kilmer USARC property. However, the literature review revealed substantial ground disturbance through the construction and demolition of buildings and parking lots during the World War II and Cold War period. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low. Therefore, we do not recommend further archaeological consideration of the property.

In addition, we evaluated three permanent buildings and four temporary structures located on the Sgt. Joyce Kilmer USARC property. None of the buildings meets the minimum 50-year age requirement and none possesses significant historical associations that would render them eligible for inclusion in the NRHP. It is our opinion that no historic architectural resources will be adversely affected by the proposed action.

1.0 INTRODUCTION and SCOPE OF WORK

On January 7, 2010, Brockington and Associates, Inc. contracted with AGEISS Inc. to conduct a cultural resources assessment of the Sgt. Joyce Kilmer United States Army Reserve Center (USARC) for proposed Base Realignment and Closure (BRAC) actions. Brockington conducted all contracted objectives of this task order to meet requirements as outlined in Section 106 of the National Historic Preservation Act (NHPA) in order to prepare National Environmental Policy Act (NEPA) documentation to proceed with the proposed action in a manner consistent with the requirements of the BRAC recommendation. Section 106 of the NHPA requires Federal agencies to consider effects to historic properties prior to an undertaking. The undertaking in this case is the legal transfer of the Sgt. Joyce Kilmer USARC property to a non-federal entity (Edison Township).

Contracted work items for this project included:

1. Conduct archival research to determine the presence of previously recorded cultural resources.
2. Conduct a site reconnaissance to ascertain if historic properties (i.e. those listed on or eligible for the National Register of Historic Places [NRHP]) are located within the Area of Potential Effect (APE), and if those properties may be adversely affected by plans to transfer the USARC; and
3. Prepare a report summarizing the results and recommendations so that it may be incorporated into NEPA documentation.

This work was also conducted to provide information to the U.S. Army so that it can determine if historic properties will be affected by the proposed undertaking. In preparing this report, we have also reviewed the appropriate cultural resources guidelines available from the New Jersey Historic Preservation Office (HPO).

This letter report is organized as follows:

- 1.0 Introduction and Scope of Work
- 2.0 Literature Review
- 3.0 Property History and Proposed Use
- 4.0 Cultural Resources Reconnaissance and Evaluation
- 5.0 References

Appendix A: Maps

Appendix B: Photographs

2.0 LITERATURE REVIEW

Prior to and concurrent with the field assessment, we conducted a thorough literature review of materials related to the Sgt. Joyce Kilmer USARC. The purpose of this research was to identify previously recorded archaeological sites and historic structures within, or adjacent to, the project tract and to evaluate site types and landscapes in the vicinity to better understand the potential for cultural resources in the project area (Appendix A, Figures A-1 and A- 2).

Importantly, we reviewed all relevant USARC documentation provided by AGEISS. This documentation included the following:

- April 2007, Final Environmental Conditions of Property (ECP) Report
- September 2009, USAR 99th Regional Support Command (RSC), Draft Integrated Cultural Resources Management Plan (ICRMP)
- Redevelopment Plan and Homeless Assistance Submission; Sgt. Joyce Kilmer/AMSA 21 in Edison, NJ
- Description of Proposed Action and Alternatives (LRA)
- Phase IA Archaeological Survey: 77th Regional Readiness Command Facilities, 77th Army Reserve Installation Management. Volume I: New Jersey.

Based on the U.S. Army's proposed transfer of the property to Edison Township, we limited the APE to the legal property boundary containing 25 acres and all real property.

In addition to reviewing the materials provided by AGEISS, we conducted a review of previously recorded properties and National Register listings surrounding the Sgt. Joyce Kilmer USARC property. There are two previously recorded properties in the immediate vicinity, including the Camp Kilmer (discontinuous) Military Reservation Historic District, recommended eligible by the New Jersey HPO in 1988, and the Smalley Family Cemetery, now located on Rutgers University property immediately west of the USARC property.

We also reviewed historic topographic quadrangles, as well as historic aerial photography. These materials were available, with project overlays, in the 2007 ECP Report. Copies of selected quadrangles and aerials are provided in Appendix A, Figures 3-12.

3.0. PROPERTY HISTORY and PROPOSED USE

3.1 PROPERTY HISTORY

The Sgt. Joyce Kilmer USARC is located at 91 Truman Drive in Edison, Middlesex County, New Jersey. The area is zoned "light industrial," with a mix of residential, industrial and commercial enterprises to the north, east, and south. Recreational fields owned by Rutgers University are located immediately to the west on property disposed of during BRAC 1995. The USARC property consists of approximately 25 acres of land with three permanent structures, temporary trailers, three parking lots, and three small temporary structures (Figure A-2). These structures are described in further detail in Section 4.0. Figure A-2 provides a site map of the property. "Area 1" in that figure was transferred to Edison Township in October 2006, and is not within the current BRAC/NEPA action.

Camp Kilmer was established in 1942 through 166 different real estate transactions between 1942 and 1954. Prior to that, the property was reportedly farmland. Historic aerial photographs and topographic maps dating as early as 1947 show the Sgt. Joyce Kilmer USARC property as being located in the center of the former Camp Kilmer. The following property history was extracted from the ECP Report (CH2M Hill 2007: 3.2-3.3).

The former Camp Kilmer was established in 1942 to serve as a receiving station and shipping point for military personnel to and from overseas. The original size of Camp Kilmer was 1,572 acres. The property acquisitions were primarily made during World War II and included mostly farmland. According to a 2003 Environmental Baseline Survey report, Piscataway Township records indicate that part of the area purchased by the Army had been a "poor farm," a home for the indigent aged, for more than a century. Other parts of land, purchased by the Army, had belonged to the Smalley family. The Smalley Family Burial Ground is a privately owned cemetery located 0.16 mile to the west in a small wooded area northwest of the Ballfield Complex. This site was established in 1882 and contains the grave of John Smalley. The family name is listed among the original members of the Baptist Church of Piscataway and on a 1679 list of settlers. This area is said to be of significant historical value.

During World War II, Camp Kilmer served as the primary staging area for the New York area points of embarkation. Except for a period of approximately 10 months, Camp Kilmer remained active until 1955, at which time it was deactivated and made a sub-installation of Fort Dix. During the mid-1950s, Camp Kilmer served as the focal point for "Operation Mercy," an attempt to feed and shelter 32,000 Hungarian refugees who had fled to the United States following the Hungarian Revolution. The refugees were provided with health and welfare services until they found permanent settlement. By this time, most of the installation's 120 buildings had been sealed. In 1955, the Headquarters for the 483rd AAA Missile Battalion moved to Camp Kilmer, along with the First Army Engineer Field Maintenance Shop, which transferred from Fort Dix.

In 1959, the 78th Infantry Division was reorganized and re-designated the 78th Division (Training). The division was headquartered at Camp Kilmer. In 1962, approximately 1,400 acres were reported to the General Services Administration as excess property. The transfer of acreage from Camp Kilmer took place in 1963, and a portion of the installation was deeded to Rutgers University in 1964. In the mid-1960s, a Job Corps Center was operated at Camp Kilmer. The Job Corps Center was a skill training and remedial educational program for the nation's underprivileged youth. In 1972, the installation was dedicated as the Sgt. Joyce Kilmer USAR Center. In 1993, the 79th USAR Command, Naval Air Station/Joint Reserve Base, Willow Grove, Pennsylvania, assumed base operations support of the USAR Center. In 1996, the USAR Center property was transferred to the 77th Regional Readiness Command (RRC). The USAR Center is currently Headquarters for the 78th Division (Training).

Property transfer over the years has resulted in the current size of the property of approximately 25 acres. Historically, from 1942-present, 19 buildings and a wash rack were located within the current Sgt. Joyce Kilmer USARC property boundary. Most of these buildings were demolished prior to 1988. Section 4.3 provides a detailed discussion of the remaining buildings and structures.

4.0 CULTURAL RESOURCES RECONNAISSANCE and EVALUATION

4.1 Site Visit

On the morning of January 14, 2010, representatives from Brockington, AGEISS, and the 99th RSC conducted a walkover of the property with the facility manager of the Sgt. Joyce Kilmer USARC. We also met with members of the Local Redevelopment Authority to discuss their proposed plans for the property. Brockington personnel inquired specifically about areas of historical or cultural concern in the immediate area, but none were identified through these conversations. During the walkover, Brockington personnel conducted a thorough pedestrian reconnaissance of the 25-acre tract, inspecting the ground cover, landforms, exposed surfaces, as well as all above-ground buildings and structures. Because the U.S. Army proposes to transfer the property to Edison Township, we limited the APE to the existing legal property boundary for both archaeology and historic architecture. Figures B-2 through B-24 provide photographs of the property and buildings.

4.2 Archaeology

The Sgt. Joyce Kilmer USARC property is located west of Truman Drive, and slopes gradually north and east and is drained by several storm drains. The closest natural drainages are a small creek 0.5 miles to the east and the Raritan River 1.5 miles to the south. There have been eighteen archaeological studies conducted within the vicinity, but none within the existing Sgt. Joyce Kilmer USARC property. PARS and Berger (2007: 112) detailed each of these archaeological studies. There are three previously identified archaeological sites within 1.5 miles of the facility. Site 28MI240 is a historical site with Revolutionary War artifacts that was subsequently studied by data recovery. Site 28-MI-121 is a prehistoric site with chert and argillite debitage, and the Johnson Park Prehistoric Site contained a Normanskill point and debitage (PARS and Berger 2007: 102). There are no recorded sites on the existing Sgt. Joyce Kilmer USARC property.

In 1996, Tetra Tech conducted a Phase I archaeological survey of the adjacent Rutgers University recreation fields. These fields were once part of the Sgt. Joyce Kilmer USARC property, but were recommended for disposal in BRAC 1995. Seventy-one artifacts, including both prehistoric and historic, were recovered. However, no NRHP eligible archaeological sites were encountered during the testing, and no further archaeological investigations were recommended on the property recommended for disposal (PARS and Berger 2007: 113). However, the report did recommend protection of the Smalley family cemetery, specifically a 75-foot buffer around the cemetery. The New Jersey HPO concurred with those recommendations. The Smalley family cemetery is located approximately 0.16 miles from the current USARC property boundary (USACE 2009: 8.76).

In their 2007 report, PARS and Berger (page 117) provided an evaluation of the previous land use and disturbances of the current Sgt. Joyce Kilmer USARC property. Specifically, "most of the property is characterized as having either medium or low potential for

historic archaeological resources, including those associated with World War II or the Smalley farmstead.” The report concluded that “except only areas characterized as having no potential, the entire property is characterized as having low potential for prehistoric archaeological resources based on past archaeological work” (page 124).

To confirm these observations, and as part of the archival research, we also reviewed historic maps and drawings to identify previous land uses and disturbances. Specifically, the 99th RSC supplied original as-built engineering drawings for the USARC property. We also reviewed historic topographic quadrangles and aerial photography. These drawings, provided in Appendix A, were extracted from the ECP report. A review of these materials suggests the current 25-acre Sgt. Joyce Kilmer USARC property has been subjected to a substantial amount of ground disturbance since the 1940s.

Approximately one-half of the current property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is grassed with a sparse population of evergreen and deciduous trees (ECP 2007: 2.2). That portion of the property that currently contains Buildings 1065 and 1066 appeared to have been a recreational or drill field area during the height of Camp Kilmer’s occupation. A row of buildings, perhaps barracks, are shown on aerials and quadrangles from the 1940s and 1960s in an east-west direction across the old USARC parade ground and Building 1067 parking areas. We observed paving beneath the grass in the approximate location of these buildings on the western edge of the property, along with brick that may have been footings (Figure B-15).

On the northeast corner of the project tract, in an area now covered in grass and trees, quadrangles and aerial photographs show a large building likely constructed during the 1950s. This building was still evident on the 1972 aerial map, but was demolished by the 1980s. It appears that the only historically undisturbed portion of the property, prior to USARC occupation, was the area that now serves as the property’s main parking lot. Because of the disturbances, the possibility of intact deposits is low.

There has been no systematic Phase I archaeological survey of the current Sgt. Joyce Kilmer USARC property and no sites are recorded within its boundaries. However, because of the extent and pattern of previous land disturbances across the 25-acre property, there appears to be very little potential for the presence of intact cultural deposits. Therefore, we recommend that a Phase I archaeological survey (systematic shovel testing) is not necessary for the project tract and that the undertaking will not have an effect on archaeological resources.

4.3 Historic Architecture

The Department of Defense established Camp Kilmer in 1942, and continued buying property through 1954. Portions of the former Camp Kilmer were determined eligible for the National Register in 1988 and listed on the New Jersey State Register as the discontinuous Camp Kilmer Military Reservation Historic District (PARS and Berger 2007:

102). The current Sgt. Joyce Kilmer USARC property is the last remaining U.S. Government owned piece of the original Camp Kilmer. However, it has no existing structures or components from its World War II or early Cold War periods. Specifically, there are no buildings over 45 years of age on the current parcel. Existing buildings and structures on the property date from 1972, and are listed in the table below. Property photographs are provided in Appendix B. Figure B-1 contains a photo key.

Permanent Buildings	Date of Construction	NRHP Recommendation
Building 1065	1972	Not Eligible
Building 1066	1979	Not Eligible
Building 1067 (OMS)	1993	Not Eligible
Temporary Structures		
Hazardous Material Shed	1990s	Not Eligible
Small Wooden Shed	1970s	Not Eligible
Guard Shack	1980s	Not Eligible
Trailer	1980s	Not Eligible

Constructed in 1972, Building 1065 is a 41,000-square-foot building that is used as a general training facility. It is a concrete block structure with a flat, rubber-coated roof. Building 1065 is a rectangular-shaped single-level structure, with a two-story drill hall. The building's interior consists of office space, classrooms, a kitchen, a storage area, locker rooms, arms vault, boiler room, former indoor firing range, and a gymnasium.

Constructed in 1979, Building 1066 is a 30,000-plus-square-foot building. It is a concrete block structure with a flat, rubber-coated roof. This building serves the Headquarters Company of the 78th Training Division. Building 1066 is a square-shaped single-level structure. The building's interior primarily consists of office space, but also contains a boiler room, a mail room/reproduction center, conference rooms, and a janitorial closet.

Building 1067, constructed in 1993, is a 22,000-plus-square-foot 16-bay shop that has been used since 1997 as the Organizational Maintenance Shop. It is a concrete block structure with brick exterior and a flat, gravel and felt paper roof. Adjacent to Building 1067 is a hazardous material storage shed, dating to the 1990s. Immediately south of Building 1067 is a small wooden shack apparently designed to provide cover for utility meters. It is constructed of treated lumber and plywood, and based on weathering may date to the 1970s. The last remaining structures are a temporary guard shack near the entrance and a mobile trailer east of Building 1066. These structures are small, are not clearly visible on aerial photography, and do not appear on historic USAR site drawings. Based on method of construction, these structures were likely installed in the 1980s.

None of the buildings located on the Sgt. Joyce Kilmer USARC property meet the basic age criteria, 50 years, to be considered for inclusion in the NRHP. Properties less than 50 years of age *may* be considered if they are of "exceptional" significance (Sherfy and

Luce n.d.). Military properties, in particular, should be assessed for their associations with Cold War technology, political events, or missions (Murphey 1995; USACE, Fort Worth District n.d.). Local significance for Cold War cultural resources is often argued on the basis that a resource may represent the only type or style within a particular region or that the property was a unique addition to a particular community.

While the state and local issues are significant, they are not exceptionally significant in the Cold War context. The Cold War was not primarily about local economic and social impacts of installations; it centered on mutual fear and mistrust of opposing ideologies and the American investment in technology for strategic advantage over the Soviet Union (USACE, Fort Worth District).

However, archival research did not identify any significant national, state, or local associations with Buildings 1065, 1066, 1067, or any of the remaining temporary support structures. Therefore, we recommend that the above-ground buildings and structures are not eligible for inclusion in the NRHP. The property is located within a discontinuous Camp Kilmer Military Reservation Historic District, but is not considered an eligible or contributing component because none of the buildings or features date to the World War II or early Cold War period. Plans by the U.S. Army to transfer the Sgt. Joyce Kilmer USARC property would not constitute an adverse affect to the Historic District.

5.0 REFERENCES

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APPENDIX A
MAPS

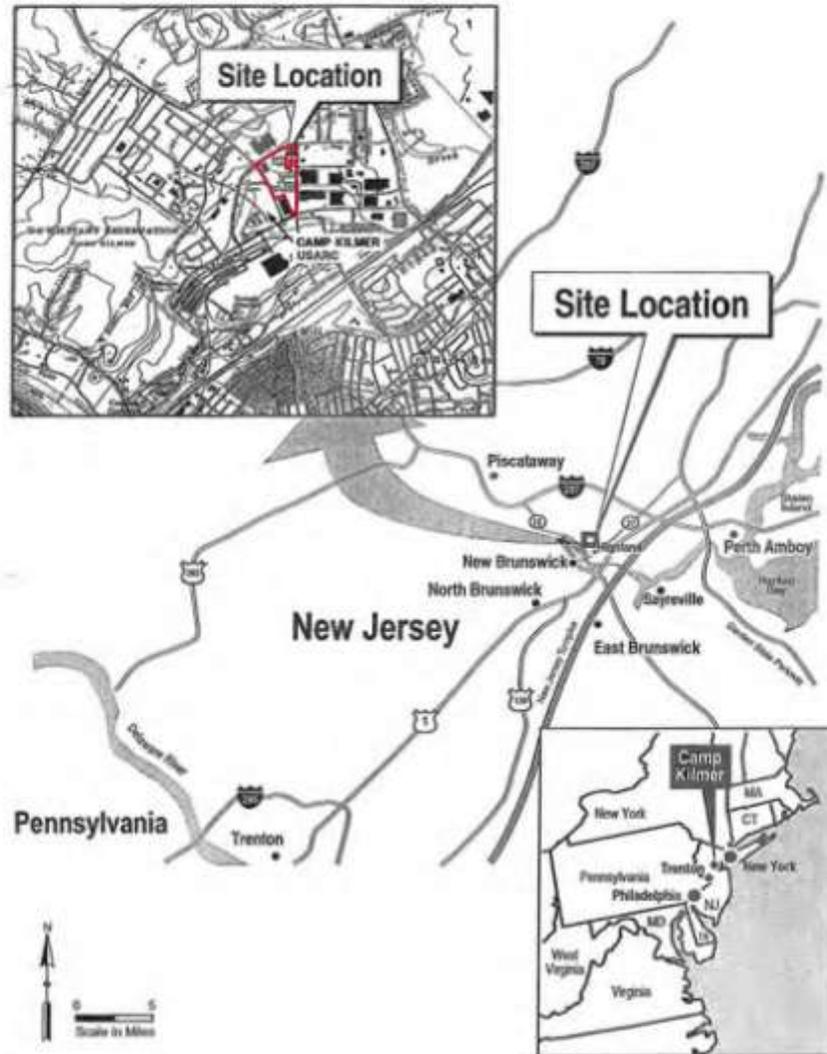


Figure A1. Camp Kilmer USARC location map (from ECP Report).

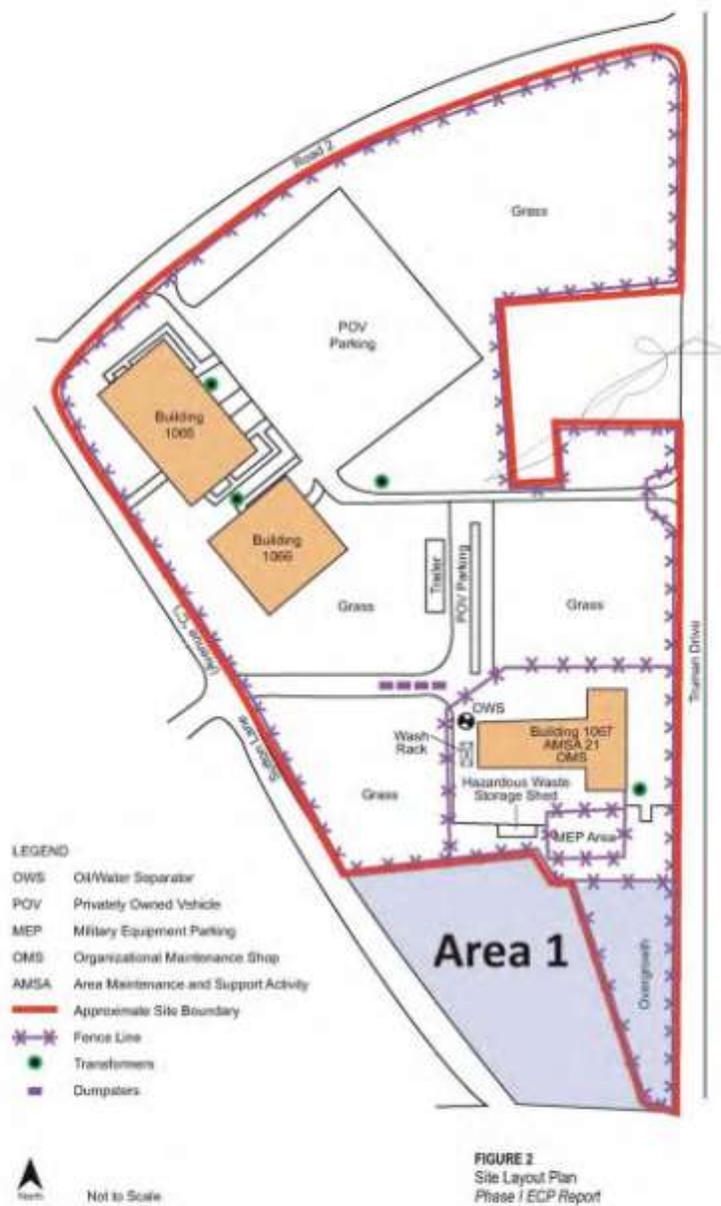


Figure A-2. Camp Kilmer USARC property layout (from ECP Report). Area 1, shaded blue, was transferred to Edison Township in 2006.

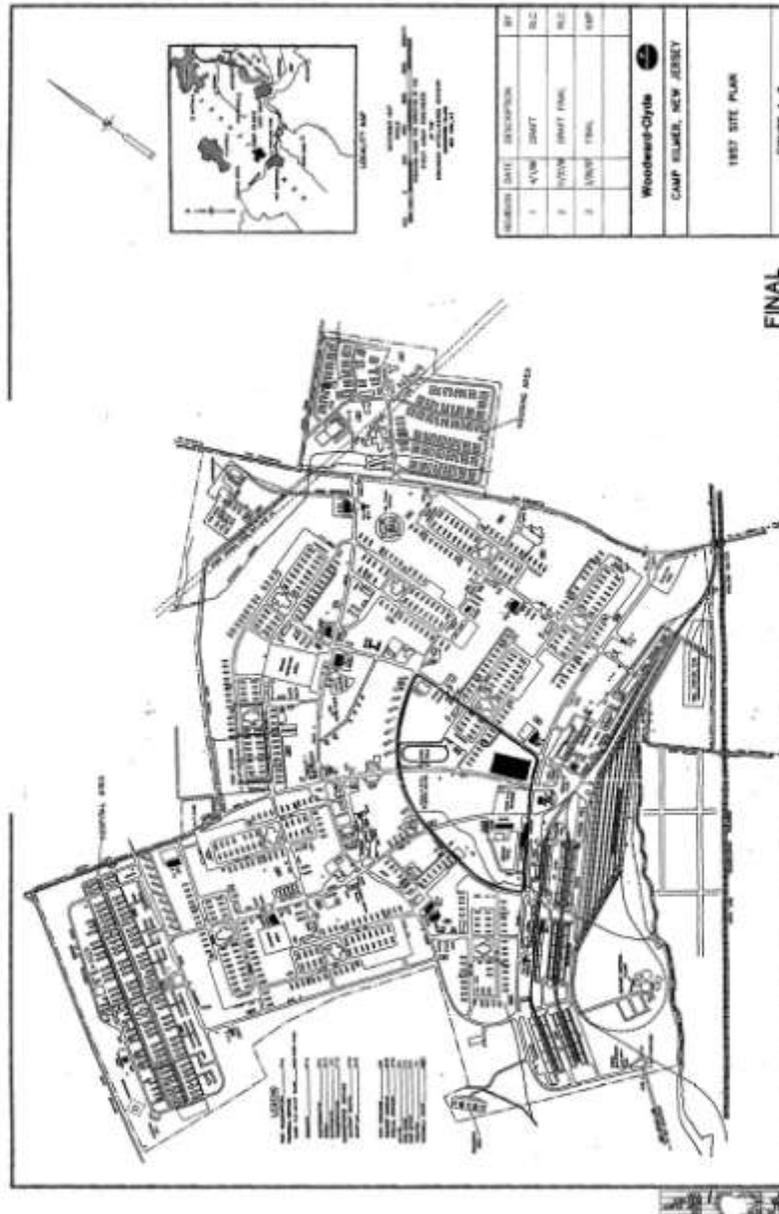


Figure A-3. Camp Kilmer, 1957.



Figure A-4. 1947 USGS topographic quadrangle (from ECP report).



Figure A-5. 1954 aerial photograph with inset (from ECP Report).



N° EDR INQUIRY# 1725083.4 TARGET QUAD: PLAINFIELDVICINITY YEAR: 1956 Series: 15' Scale: 1:24,000

Figure A-6. 1956 USGS topographic quadrangle (from ECP report).

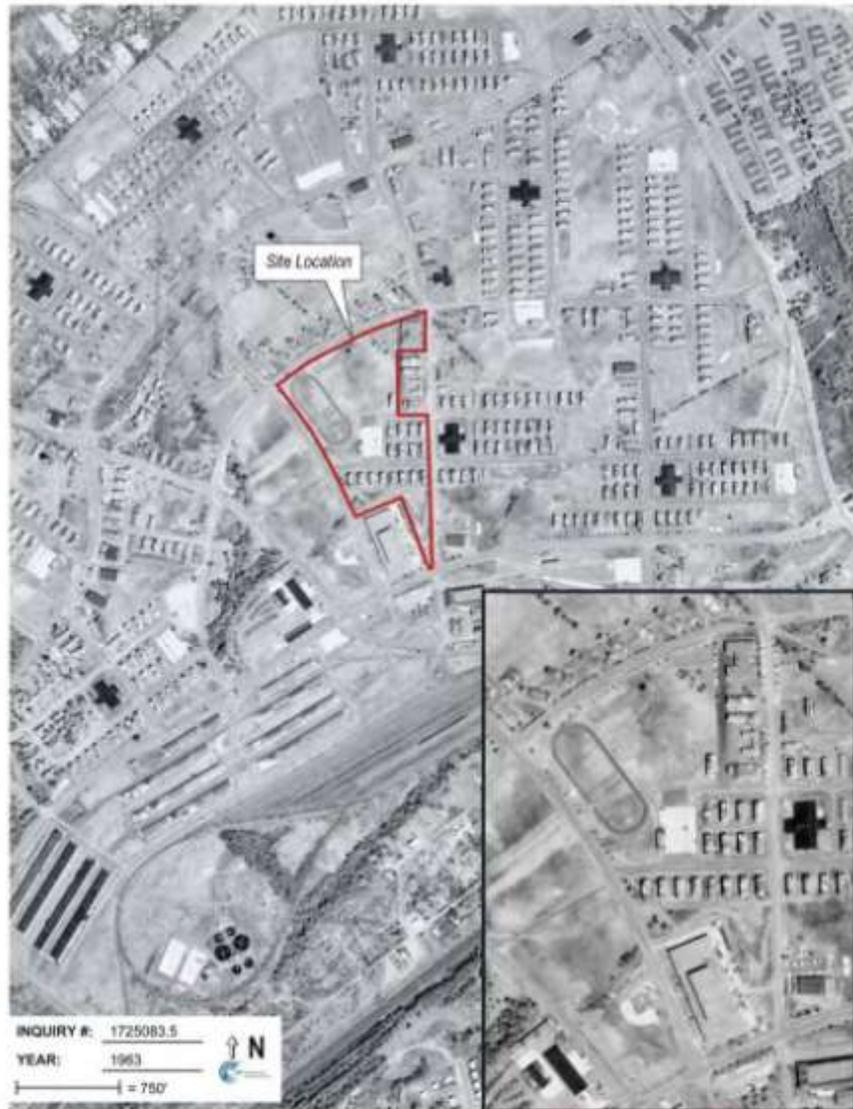
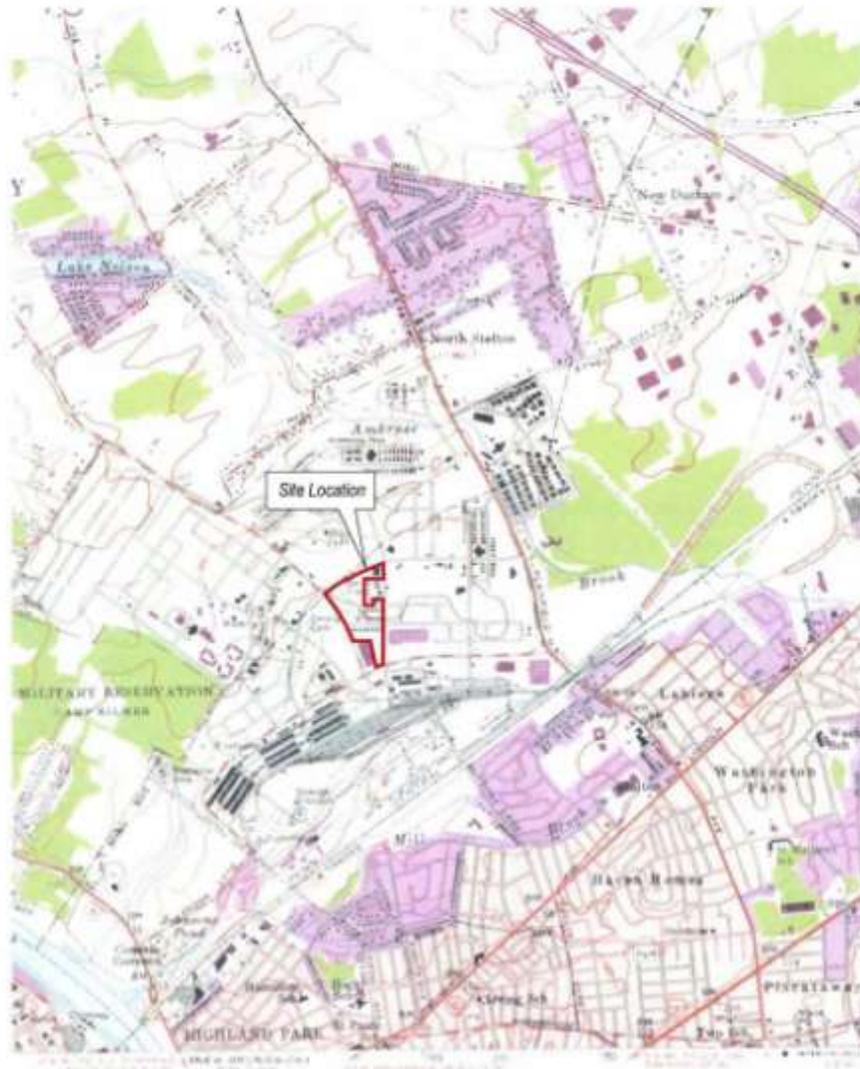


Figure A-7. 1963 aerial photograph with inset (from ECP report).



N# EDR INQUIRY# 1725083.4 TARGET QUAD: PLAINFIELD PhotoRevised: 1955-1970 Series: 7.5' Scale: 1:24,000

Figure A-8. 1970 USGS topographic quadrangle (from ECP report).



Figure A-9. 1972 aerial photograph with inset (from ECP report).



Figure A-10. 1984 aerial photograph with inset (from ECP report).

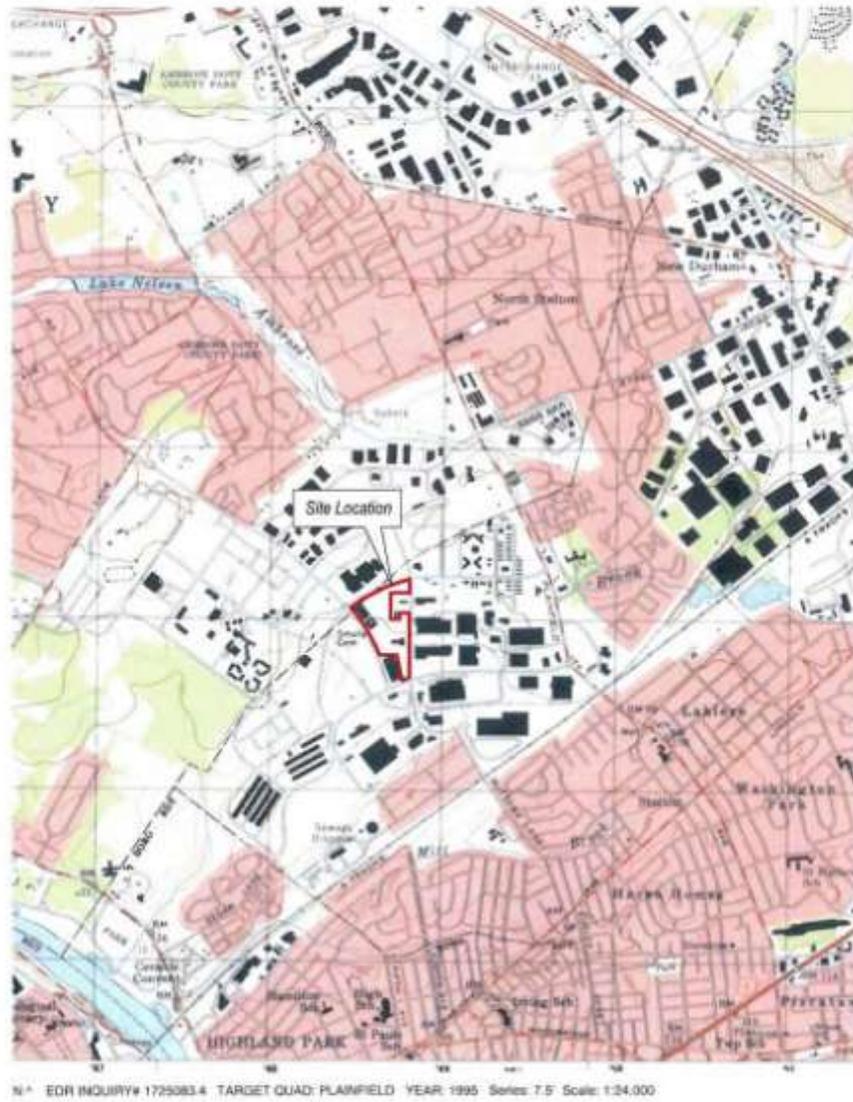


Figure A-11. 1995 USGS topographic quadrangle (from ECP Report).



Figure A-12. 1995 aerial photograph with inset.

**APPENDIX B
PHOTOGRAPHS**

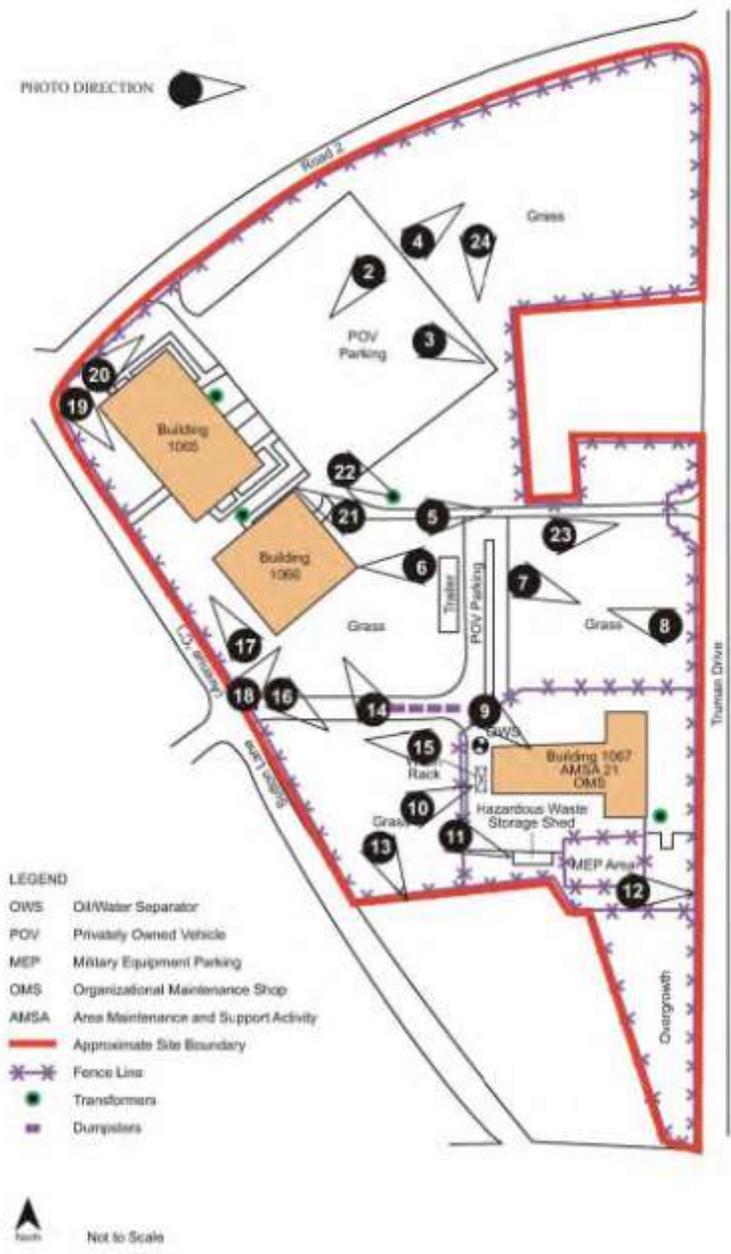


Figure B-1. Key to Appendix B photographs.

B-1

Appendix B - Photographs



Figure B-2. Building 1065 and parking lot facing west.



Figure B-3. Facing east toward Catholic Charities.



Figure B-4. Facing northeast towards property boundary.



Figure B-5. Facing east towards USARC entrance.



Figure B-6. Building 1066, facing northwest.



Figure B-7. Facing southeast across USARC parade ground, site of Camp Kilmer housing.



Figure B-8. Facing northwest across USARC parade ground towards current buildings. This was the former location of WWII-Cold War era housing on Camp Kilmer.



Figure B-9. Facing southeast towards OMS building.



Figure B-10. Facing northeast towards OMS building.



Figure B-11. Facing south to flammable materials storage shed.



Figure B-12. Utility metering shack.



Figure B-13. Facing south to Cold War era building transferred to Edison Township in 1996.



Figure B-14. Facing north towards Building 1066.



Figure B-15. Near old Camp Kilmer roadbed, showing possible paving.



Figure B-16. Facing south across old Camp Kilmer roadway.



Figure B-17. Facing north, with the Rutgers University recreation fields on the left.



Figure B-18. Building 1066, facing northeast across old Camp Kilmer road.



Figure B-19. Facing south, with the USARC building on the left.



Figure A-20. Facing east near building 1065.



Figure A-21. Building 1065.



Figure A-22. M60A3 tank on property.



Figure A-22. Guard shack near USARC property entry.



Figure A-22. Facing south across parking lot.

APPENDIX B – EIFS REPORT

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. It is assumed 60 percent of construction costs reflect materials and supplies; 30 percent for labor and 10 percent for profit/overhead. The change in local expenditures is calculated by taking 60 percent of total project construction divided by the length of project. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

EIFS REPORT

PROJECT NAME

BRAC EA - KILMER All Areas

STUDY AREA

34023 Middlesex, NJ
34025 Monmouth, NJ
34029 Ocean, NJ
34035 Somerset, NJ

FORECAST INPUT

Change In Local Expenditures	\$7,740,000
Change In Civilian Employment	72
Average Income of Affected Civilian	\$53,400
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	\$0
Percent of Militart Living On-post	0

FORECAST OUTPUT

Employment Multiplier	3.98
Income Multiplier	3.98
Sales Volume - Direct	\$8,886,496
Sales Volume - Induced	\$26,481,760
Sales Volume - Total	\$35,368,250 0.03%
Income - Direct	\$4,815,462
Income - Induced)	\$4,435,478
Income - Total(place of work)	\$9,250,939 0.01%
Employment - Direct	102
Employment - Induced	88
Employment - Total	190 0.02%
Local Population	0
Local Off-base Population	0 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	13.45 %	11.79 %	3.63 %	1.24 %
Negative RTV	-6.37 %	-3.61 %	-3.62 %	-0.44 %

APPENDIX C – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the SGT Joyce Kilmer USARC in Edison, New Jersey. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission’s recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Kilmer USARC:

“Close Camp Kilmer, NJ and relocate the HQ 78th Division at Fort Dix, NJ. This restructuring will allow for the closure of Camp Kilmer, NJ [SGT Joyce Kilmer USARC, NJ] and the relocation of the HQ 78th Division to Fort Dix and establishment of one of the new Army Reserve Sustainment Units of Action which establishes a new capability for the Army Reserve while increasing the support capabilities of the Army Reserve to the Action Army.”

To implement these recommendations, the Army proposes to close the Kilmer USARC.

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President’s Program to Revitalize Base Closure Communities.

Relevant Statutes and Executive Orders

A decision on how to proceed with the Proposed Action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

EO 12873 (Federal Acquisition, Recycling and Waste Prevention)

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)

-
- EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)
 - EO 13175 (Consultation and Coordination with Indian Tribal Governments)
 - EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)
 - EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this SEA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at <http://www.denix.osd.mil>.

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.

APPENDIX D – SELECTED COMPONENTS OF THE KILMER USARC AMENDED REDEVELOPMENT PLAN

Appendix E contains the following components associated with reuse of the Kilmer USARC.

<u>Document</u>	<u>Date</u>
Amendment to the Redevelopment Plan and Homeless Assistance Submission – SGT. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey	November 22, 2010
Agreement Between Township of Edison LRA and the “Camp Kilmer Collaborative” (Homeless Service Providers)	April 13, 2011
Township of Edison Municipal Council Meeting Minutes for Approval of Amended Redevelopment Plan	April 13, 2011
HUD Amended Redevelopment Plan Approval Letter	September 30, 2011
U.S. Department of the Interior Approval Letter	November 1, 2011
U.S. Department of Education Approval Letter	April 15, 2010

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**AMENDMENT TO
REDEVELOPMENT PLAN and HOMELESS ASSISTANCE SUBMISSION
SGT. J.W. KILMER/AMSA 21 USARC EDISON, NEW JERSEY
BASE REALIGNMENT AND CLOSURE
November 22, 2010**

Background

On or about January 31, 2008, an adopted Draft of Edison Township's Redevelopment Plan and Homeless Assistance Submission for the Base Realignment and Closure (BRAC) for the approximately 23.84 acres of the Sgt. J.W. Kilmer/AMSA 21, USARC in Edison, New Jersey was submitted to the Department of Defense (DoD), Office of Economic Adjustment (OEA), and U.S. Department of Housing and Urban Development (HUD). Included in this submission was a *Proposed Redevelopment Plan* that provided for the following uses:

1. Recreational use that includes, passive and office use (vacant land and Buildings #1065 and #1066);
2. Development of homeless housing (vacant land); and
3. Centralized vehicle maintenance building (existing building and vacant land).

Excluded from the *proposed uses plan* was the NOI submitted by Edison's Board of Education (BOE) of which requested use of Buildings #1065 and #1066 for a public education purposes. The BOE withdrew their NOI due to the non-passage of a school construction bond.

On January 1, 2010, a new administration took office, which provided for new leadership and a fresh perspective with regards to the redevelopment plan. It became questionable if the original plan would be feasible as a Township initiative due to the current economic factors that have placed tremendous burdens on local government budgets. Edison officials re-evaluated its original *Proposed Redevelopment Plan* and changes have been made. At this time, Edison Township is requesting an amendment to the original BRAC draft plan.

Description of Sgt. J.W. Kilmer/AMSA 21 USARC Site and Surrounding Areas

In August 2007, the U.S. Army Corps of Engineers provided the Township with a Market Study/Highest and Best Use Analysis of the Kilmer site, prepared by engaged a Certified General Real Estate Appraiser. Since that time, the Township awarded a contract to a consulting firm to provide a perimeter survey of the Kilmer site as well as the proposed subdivision parcels metes and bounds. The new survey and subdivisions are not complete at this time; however, an approximate acreage of each parcel can be identified in this document.

The following overall description of the current Kilmer BRAC site as well as neighboring surroundings is extracted from the, "Market Study/Highest and Best Use Analysis," prepared by Malcom Pirnie, August 10, 2007, as it provides the most accurate information of the Sgt. J.W. Kilmer/AMSA 21 USARC site to date.

Sgt. J.W. Kilmer/AMSA 21 USARC (Property) is located at 91 Truman Drive in Edison Township, Edison, New Jersey 08817. The Property is a remaining parcel from a much larger property which has been subdivided and conveyed over the years. The Property fronts on Truman Drive to the east and Road 2 to the west and north, which intersects with Kilmer Road and Plainfield Avenue. West of Road 2 is township recreation and park land, and Rutgers University/Livingston Campus. Middlesex Vocational & Technical High School and an

1

affordable housing community lie to the north. A main road runs past the Property, Kilmer Road in which a large building (Building #1072) and surrounding property comprise the entire width of the Property, corner to corner. There is an out-parcel which fronts on Truman Drive, known as Ozanam Family Shelter which is operated by Catholic Charities and temporarily houses women and children. The remaining land area in the vicinity of the Property is predominately industrial with some office use.

The Property comprises 3 buildings, consisting of 2 office buildings of approximately 30,000 and 40,000 square feet respectively, a 22,000 single facility vehicle maintenance building, parking areas and open space. The topography is gently sloping from a high-point at the north along Truman Drive to the low-point at the south-east corner. The entrance drive to the Property fronts on Truman Drive immediately south of the Ozanam Family Shelter.

The boundary survey is dated 2003 and a Quit Claim Deed in 2006 provides for the conveyance of an existing warehouse building and 5.6 acres south of the vehicle maintenance building. This building, known as Building #1072 was conveyed as a Public Benefit for the purpose of a recreation center. Environmental issues are still being monitored by the Army Corps of Engineers, which has prevented the Township from beginning any type of construction. Recent talks with representatives of the Army Corps of Engineers, their environmental team, and township officials include the possible changing of *property use* under this conveyance as a means of economic feasibility due to contamination and cleanup.

Immediately next to the Property are Township ball fields, which are separated by a private road and conveyed under a previous BRAC. Youth leagues and Township residents have year-round access to the softball and soccer fields.

A train station is situated less than ¼ mile from the Property that provides transportation to local points as well as to New York City. Taxi cabs are available at the train station, and a bus stop is located less than one mile from the Property at the corner of Plainfield Avenue and U.S. Highway 27, which travels between two urban cities points, New Brunswick to Perth Amboy with stops in between.

AMENDMENT

The Township of Edison is requesting this amendment to the original Redevelopment Plan and Homeless Assistance Submission to change the use of two parcels and to realign several boundary lines between the 5 Areas of subdivided parcels. The following provides a description of each parcel, referred to as Area (A) that comprises the BRAC site. A map is included with this amendment that provides an outline of the Property and subdivisions.

Description

Area 1: Type of Disposal: Public Benefit Conveyance

The proposed planned use for this parcel is *Passive Recreational* and encompasses **305,925 sq. ft. or 7.02 acres**. An existing parking lot is situated on this parcel that includes several roadways that connect the lot to Truman Avenue as well as a private road that borders and parallels the current BRAC Property and ball fields from a previous BRAC. The Township intends to use the lot for additional parking space needed for the ball fields. Additionally, this parcel borders the proposed school (A-2), the proposed homeless and low/mod housing (A-4), the Ozanam Homeless Shelter (A-B), the proposed Department of Public Works Vehicle Maintenance Building (A-5) and the previously conveyed recreation community athletic center.

2

Area 2: Type of Disposal: Public Benefit Conveyance

The proposed planned use for this parcel is for a *Public School* under Edison's Board of Education. This parcel encompasses 97,809 sq. ft. or 2.25 acres. An existing building sits on the parcel and is identified as Building #1066. Proposed plan of use, as stated in the Board of Education's NOL, is as follows:

The facility is planned to provide 15 preschool classrooms, 3 small group instruction rooms, 3 administrative offices, 1 nurse's office, 1 multipurpose room, and a faculty lounge. The proposed preschool program would net approximately 225 students and require approximately 36 staff members (teachers, aides, administrator, secretary, nurse, and custodians).

The Board of Education would renovate the existing facility to meet all federal, state, and local codes regarding educational institutions. Moreover, a playground will be installed at the rear of the building for the preschool and will be enclosed in fencing. The parcel borders the proposed Department of Recreation Community Center, Building #1065 (A-3), the proposed homeless and low/mod housing (A-4), and the passive recreational area (A-1). It backs up to the private road and ball fields.

Area 3: Type of Disposal: Public Benefit Conveyance

The proposed planned use for this parcel is for a recreation community center for the Department of Recreational. The parcel comprises 185,728 sq. ft. or 4.26 acres. The existing building, #1065 will be utilized in a manner that includes, community meeting rooms, after school activities, and other such activities and events sponsored by the Township for the public. Moreover, a small museum will occupy some space that will feature military paraphernalia, in honor of the historical nature of the Camp Kilmer site. The oversight of the museum will be provided by veterans, under the direction of the Recreation Department. The museum will be available for public viewing. This parcel is bordered by the proposed homeless and low/mod housing (A-4), the proposed school (A-2), and Road 2.

Area 4: Type of Disposal: 25 Percent Homeless Conveyance/75 Percent Purchase

The proposed plan use for this parcel is for homeless and low/mod permanent, supportive housing. The parcel is 289,686 sq. ft. or 6.65 acres of vacant land. A nonprofit, for profit, and the Edison Housing Authority formed a collaborative group to develop 120 units of affordable housing of which 25 percent is designated for permanent supportive housing and the remaining 75 percent will be available to low- and moderate-income families and persons, according to HUD's income guidelines. The nonprofit housing provider will be a co-developer along with the for profit entity. The nonprofit will provide the supportive services, while the Edison Housing Authority will manage the grounds and buildings. It is anticipated that Housing Choice Vouchers will be available. The parcel borders the Ozanam Family Shelter (B), the passive recreational area (A-5), the preschool (A-2), the recreation community center (A-3), Truman Avenue and Road 2. Directly across Truman Avenue are approximately 400 rental units that includes affordable and market rate housing. The Middlesex County Vocational School is situated directly across Road 2.

Developers – Triple C Housing, Monarch Housing Associates, and The Alpert Group, LLC are co-developers of the housing facility. The Edison Housing Authority will manage the property. A copy of the Collaborative Group accompanies this amendment as Attachment B.

Area 5: Type of Disposal: Purchase

The proposed use for this parcel is for a vehicle maintenance building under the Department of Public Works. The parcel is 158,608 sq. ft. or 3.64 acres. It is anticipated that the existing building will be used for the same purpose as was used by the military. The building is contained by fencing. Township trucks and vehicles will be serviced within the vehicle maintenance compound. This parcel is bordered by the passive recreational area (A-5), Building 1072 (A) conveyed for recreational use from a previous BRAC, and Truman Avenue.

Under consideration is changing the use of Building 1072 from recreational to Public Works transfer station. Discussions are underway with the Army Corps of Engineers, at their suggestion, of changing the use of Building 1072 to a use that would require minimal environmental cleanup as opposed to having to invest a great amount of money to bring the building up to DEP acceptable standards. Should the change come about, it will link the Public Works transfer station to the vehicle maintenance building and allow for easier access of Township vehicles.

Public Comment

The amendment to the 2005 Redevelopment Plan and Homeless Housing Submission will be advertised in a local newspaper with wide distribution to provide for ample public comment.

A Council resolution will be voted on for approval at the December 8, 2010 Council meeting and submitted to interested parties.

RESOLUTION

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF EDISON TO ENTER INTO
A LEGALLY BINDING AGREEMENT "LBA"
REGARDING CERTAIN PROPERTY AT CAMP KILMER**

WHEREAS, effective on November 9, 2005 the Base Closure and Realignment Commission decision to close Camp Kilmer was finalized;

WHEREAS, on May 9, 2006 the Township of Edison was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the Local Redevelopment Authority ("LRA") for Camp Kilmer;

WHEREAS, the LRA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties on June 8, 2006;

WHEREAS, between June 29, 2006 and November 3, 2006 the LRA received Notices of Interest (each, an "NOI") from various organizations, indicating their desire to establish programs to provide assistance and services to homeless persons as defined in the McKinney-Vento Act (42 U.S.C. 11301 et seq.) ("Homeless Persons")

WHEREAS, the LRA, in its capacity as the LRA for Camp Kilmer and under the redevelopment process, approved and adopted a Reuse and Redevelopment Plan and Homeless Assistance Submission for Camp Kilmer dated January 13, 2008 ("Redevelopment Plan");

WHEREAS, the LRA determined that the NOI received from a group of non profit entities known as the Camp Kilmer Collaborative dated November 3, 2006 complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for Camp Kilmer and the provisions dealing with the notices of interest by homeless service providers;

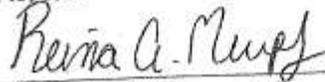
WHEREAS, the Homeless Service Provider is a New Jersey non-profit corporation that desires to work with Homeless Persons in the vicinity of Camp Kilmer by providing, in collaboration with others, shelter, housing and services to them;

WHEREAS, this Agreement is submitted as a Legally Binding Agreement "LBA" pursuant to 32 C.F.R. Part 176.30(b)(3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the LRA for the redevelopment of Camp Kilmer, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, Middlesex County, New Jersey, as follows:

1. The attached Legally Binding Agreement is hereby approved by the Township Council and the Mayor, Township Clerk, ~~Township Attorney~~ and other necessary Township Officials and Employees are hereby authorized to execute and deliver the Legally Binding Agreement and all other documents and undertake all actions reasonably necessary to effectuate and implement this Resolution and the terms of the Legally Binding Agreement.
2. The Township Clerk is also directed to forward a certified copy of this Resolution, once adopted, to the Township Attorney.

THIS IS TO CERTIFY that this is a true and compared copy of a Resolution adopted by the Municipal Council of the Township of Edison at their Regular Meeting of April 13, 2011.



Reina A. Murphy, RMC
Municipal Clerk

**MINUTES OF A REGULAR MEETING
OF THE MUNICIPAL COUNCIL - TOWNSHIP OF EDISON**

APRIL 13, 2011

A Regular Meeting of the Municipal Council was held in the Council Chambers of the Municipal Building on Wednesday, April 13, 2011. The meeting was called to order at 7:57 p.m. by Council President Diehl, followed by the Pledge of Allegiance.

Present were Councilmembers Diehl, Gomez, Karabinchak, Lankey, Mascola, Perilestein, and Prasad.

Also present were Township Clerk Murphy, Deputy Township Clerk Kezney, Township Attorney Kamm, Management Stephens, Acting Finance Director DeRosa, Public Works Director Roderman, Township Engineer Medina, Health Director Elliott, Recreation Director Halliwell, Deputy Police Chief Vasciano, Deputy Fire Chief Latham and Cameraman Cologna.

The Township Clerk advised that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by an Annual Notice sent to The Home News Tribune, The Star Ledger, and the Sentinel on January 6, 2011, and posted in the Main Lobby of the Municipal Complex on the same date.

APPROVAL OF MINUTES

On a motion made by Councilmember Lankey, seconded by Councilmember Karabinchak and duly carried, the Minutes of the Regular Meetings of January 31, February 9 and 24 and March 9, 2011, Worksession Meetings February 22 and March 7, 2011, Closed Session Meeting of March 23, 2011 and Committee of the Whole Meeting on February 28, 2011 were accepted as submitted.

COUNCIL PRESIDENT'S REMARKS

Council President Diehl announced that the Council needs to hold a brief closed session meeting to discuss personnel issues.

The Council retired to Closed Session at 7:09 p.m., on a motion made by Councilmember Lankey, seconded by Councilmember Gomez and duly carried. The Township Clerk read the following Resolution into the record:

CLOSED SESSION RESOLUTION

WHEREAS, Article VI of the Open Public Meetings Act provides that a public body may hold a closed session, and

WHEREAS, the Township Council will during this meeting enter into discussion of the following matters:

- 1) Personnel

WHEREAS, the matters to be discussed in closed session are to remain in the strictest of confidence by all Council Members in furtherance of their fiduciary duties to the Township of Edison;

NOW, THEREFORE, BE IT RESOLVED, matters discussed at this meeting will be released to the public when the reasons for discussing and acting upon them in closed session no longer exists.

The Council returned from Closed Session at 7:57 p.m., on a motion made by Councilmember Karabinchak, seconded by Councilmember Lankey and duly carried.

Council President Diehl said that tomorrow night's Committee of the Whole meeting will be postponed as Mr. Gonzalez was terminated by the Mayor yesterday afternoon. The focus of tomorrow's meeting had a great deal to do with Mr. Gonzalez so this will have to be postponed.

RESOLUTIONS OF RECOGNITION

The following Resolution of Recognition was read in its entirety:

RESOLUTION R-206-042011

WHEREAS, Martin Luther King Elementary School has been recognized as a National Blue Ribbon School of Excellence. Martin Luther King Elementary School was one of ten schools from New Jersey and one of approximately 300 schools throughout the United States to be recognized by the United States Department of Education for achieving the prestigious federal "Blue Ribbon" status; and

WHEREAS, Martin Luther King Elementary School received the status by attaining and maintaining high academic standards, including those who overcome difficult circumstances and are in the top ten percent of all schools on state assessment scores throughout the United States; and

RESOLUTION R.147-032011

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF EDISON TO SUBMIT AN
AMENDMENT TO THE REDEVELOPMENT PLAN and HOMELESS ASSISTANCE
SUBMISSION REGARDING CERTAIN PROPERTY AT
SGT. J.W. KILMER/AMSA 21 USARC EDISON, NEW JERSEY
IN CONJUNCTION WITH THE
BASE REALIGNMENT AND CLOSURE.**

WHEREAS, effective on November 9, 2005 the Base Closure and Realignment Commission decision to close Camp Kilmer was finalized;

WHEREAS, on May 9, 2006 the Township of Edison was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the Local Redevelopment Authority ("LRA") for Camp Kilmer;

WHEREAS, the LRA, in its capacity as the LRA for Camp Kilmer and under the redevelopment process, approved and adopted a Redevelopment Plan and Homeless Assistance Submission for Camp Kilmer dated January 13, 2008 ("Redevelopment Plan");

WHEREAS, the LRA is amending the Redevelopment Plan to consist of the following applications and uses: 1- Recreation - open space proposed playground, 2- Broad of education proposed school, 3- Recreation- community center, 4- Homeless low/moderate income housing, 5- Dept of Public Works Vehicle Maintenance Building.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, Middlesex County, New Jersey, as follows:

1. The attached Amendment to Redevelopment Plan and Homeless Assistance Submission Sgt. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey Base Realignment and Closure is hereby approved by the Township Council and the Mayor, Township Clerk, Township Attorney and other necessary Township Officials and Employers are hereby authorized to execute and deliver the Amendment to Redevelopment Plan and all other documents and undertake all actions reasonably necessary to effectuate and implement this Resolution and the terms of the Amendment to Redevelopment Plan.
2. The Township Clerk is also directed to forward a certified copy of this Resolution, once adopted, to the Township Attorney.

RESOLUTION R.208-042011

**RESOLUTION ACCEPTING BID AND AWARDING CONTRACT TO DITTO COPY SYSTEMS
INCORPORATED FOR MAINTENANCE OF RICOH OFFICE EQUIPMENT**

WHEREAS, bids were received by the Township of Edison on March 16, 2011 for Public Bid No. 11-02-10, Maintenance of Ricoh Office Equipment; and

WHEREAS, DITTO COPY SYSTEMS INCORPORATED, 209 E. Elizabeth Avenue, Linden, NJ 07036, submitted the lowest legally responsible, responsive bid; and

WHEREAS, the maximum amount of this purchase is \$26,000.00 and funds in the amount of \$26,000.00 have been certified to be available in the Purchasing Central Stores-Office Equipment Account, Number 1-01-20-0100-004-053, subject to and contingent upon appropriation of sufficient funds in the 2011 budget.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

1. All bids have been reviewed, and the bid submitted by DITTO COPY SYSTEMS INCORPORATED, 209 E. Elizabeth Avenue, Linden, NJ 07036, for Maintenance of Ricoh Office Equipment is determined to be the lowest legally responsible, responsive bid.
2. The Mayor, or her designee, is hereby authorized to execute a contract in the amount not to exceed \$26,000.00, and any other necessary documents, with DITTO COPY SYSTEMS INCORPORATED as described herein.
3. The Township of Edison Purchasing Agent is hereby authorized to return any and all deposits and/or bonds of the unsuccessful bidders.

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds in the amount of \$26,000.00 are available for the above contract in Account No. 1-01-20-0100-004-053, subject to and contingent upon appropriation of sufficient funds in the 2011 budget.

/s/ Frank DeRosa
Acting Chief Financial Officer



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

SEP 30 2011

The Honorable Antonia Ricigliano
Mayor of Edison
100 Municipal Boulevard
Edison, NJ 08818-3011

Dear Mayor Ricigliano:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Proposed Redevelopment Plan and Homeless Assistance Submission for the Sgt. J. W. Kilmer/AMSA 21 U. S. Army Reserve Center* (the Plan), dated November 3, 2006, with supplemental information dated May 3, 2008, September 16, 2010, November 23, 2010, and September 22, 2011, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act (the Act) of 1994, 10 U.S.C. §2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The Township of Edison may now move forward with implementing the reuse plan which includes pursuing a public benefit conveyance of real property for recreational use via the U.S. Department of the Interior's Federal Lands to Parks Program administered by the National Park Service; a public benefit conveyance of real property for educational uses sponsored by the U.S. Department of Education; and a negotiated sale for the development of up to 120 units of affordable and market rate housing, of which 25 percent is designated as permanent supportive housing. The basis for HUD's determination is discussed below.

HUD has determined that the plan appropriately balances the need of the communities in the vicinity of the installation for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that that HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. The LRA accommodated the one Notice of Interest (NOI) in using the property for homeless assistance that was submitted. Where all NOIs from ROHs are accommodated, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

www.hud.gov

espanol.hud.gov

Congratulations on your success in effectively carrying out the military base reuse planning process. I wish you continued success in implementing the Sgt Kilmer/AMSA 21 reuse plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Ms. Annemarie Uebbing, Director, Office of Community Planning and Development, U.S. Department of Housing and Urban Development, One Newark Center, 13th Floor, Newark, New Jersey 07102-5235. Ms. Uebbing may also be reached at (973) 776-7288 or at Annemarie.C.Uebbing@hud.gov.

Sincerely,



Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:
Mr. Joseph F. Calcara, DASA (I&H)
Mr. Patrick O'Brien, OEA
Ms. Grace Brown, DoEd
Mr. Chris Ebbett, NPS



United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
15 State Street
Boston, Massachusetts 02109-3572

November 1, 2011

AMENDED REQUEST FOR ASSIGNMENT

Mr. Joseph Calcara
Deputy Assistant Secretary of the Army
for Installations and Housing
110 Army Pentagon, Room 3E475
Washington, DC 20330-0110

Dear Deputy Assistant Secretary Calcara:

Reference: Camp Kilmer, BRAC 2005
Edison, NJ

The National Park Service, acting by delegation of authority from the Secretary of the Interior, has approved the enclosed application from the Township of Edison, New Jersey, to acquire 11.28 acres (composed of two areas) of surplus Federal property located at Camp Kilmer in Edison, NJ. The Township has requested the transfer of the property for public park and recreational use under the provisions of 40 U.S.C. § 550 (e).

Pursuant to the authority vested in the Secretary of the Interior by the provisions of said Act and in response to the Notice of Surplus Determination issued by the Edison Township Council as the Local Redevelopment Authority, we hereby request assignment of the subject property to the National Park Service for conveyance to the Township for public park and recreational use. The Township will develop and use the property as described in the Program of Utilization submitted as part of its amended application dated June 29, 2011.

Based on our site inspection and evaluation of the application, we have determined that the highest and best use in the public's interest is for park and recreational purposes. The Township's development and use of the site is consistent with the authorities and purposes of the Federal Lands to Parks Program. Accordingly, we will grant a public benefit allowance of 100 percent of the fair market value in conveying the property to the Township. Our evaluation is summarized in the enclosed Report and Recommendation.

The National Park Service has determined that the Township, an approved applicant for receiving Federal surplus real property, has agreed that it will not discriminate upon the basis of

race, color, national origin, sex, age, disability, or religion, in the use, occupancy, or lease of the property for the period during which the real property is used for the purpose under which the Federal financial assistance is extended.

If the Army does not object to the property transfer, and the U.S. Department of Housing and Urban Development approves the reuse plan for the site, please prepare a letter of assignment to the National Park Service. The following information should also be included with your letter:

1. The estimated fair market value of the subject property.
2. A legal description of the subject property, including a plat map.
3. All easements, including their legal descriptions, and reservations that must be included in the quitclaim deed.
4. All historic preservation, environmental, and other covenants, restrictions, warranties, and notices that must be included in the quitclaim deed.
5. All historic preservation (e.g., National Register determinations, Programmatic Agreements, etc.) and environmental compliance documentation (e.g., Findings of Suitability to Transfer, Environmental Assessments, etc.) necessary to convey the subject property.
6. A determination as to whether all oil, gas, and mineral rights and deposits in the subject property should be reserved for the United States of America.

In addition to your written response, please provide the text for items 2, 3, and 4 in an electronic format by disk or e-mail to: elyse_laforest@nps.gov.

As always, we appreciate the cooperation of the Army in our efforts to preserve this land for the public's benefit and enjoyment. If you have any questions, please call me at (617) 223-5190.

Sincerely,



Elyse R. LaForest
Program Manager
Federal Lands to Parks Program

Enclosures (2)

FEDERAL LANDS TO PARKS PROGRAM

National Park Service Report and Recommendation on the Application of Township of Edison, New Jersey to acquire Surplus Federal Property known as the Area 1 and Area 3 (Proposed Subdivision Plan dated 11/23/10) Camp Kilmer, Edison, New Jersey

I. Legal Name of Applicant

The applicant is Township of Edison, acting by and through:

William Stephens, Acting Business Manager
Township of Edison
100 Municipal Boulevard
Edison, NJ 08818-1606

II. Property Requested

Township is requesting approximately 11.28 acres of surplus Federal property consisting of Area 1 and Area 3 (Proposed Subdivision Plan dated 11/23/10) at Camp Kilmer, Edison, New Jersey, for public park and recreational use. The Edison Township Council acting as the Local Redevelopment Authority (LRA) issued a Notice of Surplus Determination for the property.

III. Statement of Property Inspection

Ms. Elyse LaForest, Program Manager, Federal Lands to Parks Program, National Park Service, Northeast Region, visited the site previously.

IV. Evaluation of Application

A. Summary of Program of Utilization: The Township will use the property for public park and recreational use in perpetuity. Area 1 will be used for passive recreation and parking for recreational users of the adjacent playing fields and recreation center (which is being developed). The Township will install landscaping and design and construct appropriate parking. Area 3 contains building 1065. The Township will use the building for a recreation community center consisting of meeting rooms, an area for after school activities/other recreational activities and events and a small museum.

B. Suitability of Property for Proposed Use: The property is well suited for the Program of Utilization described in its application. Additionally its location is adjacent to properties previously transferred for recreational use creating a more diverse recreational complex. The property is readily converted to the uses described in the Program of Utilization.

C. Ability to Carry Out Proposed Program: Township is a government agency that has assured the National Park Service, by application and resolution that it will assume the responsible for providing park and recreational opportunities to the public on the property in perpetuity. The Township will staff, manage and fund the site through its current Recreation and Department of Public Works budget.

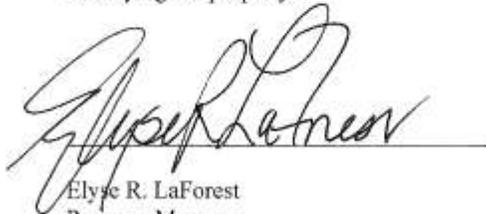
D. Justification of Need: Township's acquisition of the property will satisfy the public's need for passive recreation/open space in an area of increasing population and development. And building #1065 and adjacent property will provide a much needed community center. Because of the location of the property adjacent to other major recreational resources the Township views this additional property as crucial.

V. Public Benefit Allowance

Township of Edison has satisfactorily completed the Federal Lands to Parks Program application attesting that it will develop and maintain the property for public park and recreational use in perpetuity. Furthermore, the applicant has certified its authority and ability to assume these responsibilities, justified the need for the property, and provided sufficient evidence that the property is suitable for conversion to the proposed uses and readily accessible to the population to be served. The applicant has given assurance that it will comply with all terms and conditions of the conveyance and will develop and manage the property to provide public park and recreation benefits in perpetuity. Therefore, pursuant to 40 U.S.C. § 550 (e), the National Park Service finds that Township of Edison qualifies for a public benefit conveyance of the subject property at 100 percent public benefit discount of its fair market value.

VI. Recommendation

The National Park Service recommends the transfer of the subject property to Township of Edison, New Jersey, for public park and recreational use pursuant to the provisions of 40 U.S.C. § 550 (e), and a public benefit discount of 100 percent of the property's fair market value in conveying the property.



Elyse R. LaForest
Program Manager
Federal Lands to Parks Program
Northeast Region
National Park Service

11/1/11
Date

Part A:
Acceptance of Terms and Conditions by the Applicant

Date: ① June 29, 2011

To: U.S. Department of the Interior, National Park Service, ② Ms. Elyse LaForest, US Dept. of the Interior, National Park Service, 15 State St., Boston, MA 02109-3572,

Attn: Federal Lands to Parks
The undersigned, ③

Township of Edison

hereinafter referred to as the Applicant or Grantee, acting by and through

④ William Stephens, Acting Business Administrator, Dept. of Administration
Township of Edison, 100 Municipal Blvd., Edison, NJ 08817

Tel.- 732-248-7298 Email--wstephens@edisonnj.org

hereby makes application to the U.S. Department of the Interior, National Park Service, acting for and on behalf of the Secretary of the Interior pursuant to 40 U.S.C. § 550 (e), and in accordance with the regulations and policies of the U.S. Department of the Interior for the transfer of the following property which has been declared surplus by the

⑤ Department of the Army

and is subject to assignment to the National Park Service for disposal for public park or recreational purposes:

Property: ⑥ Sgt. J.W. Kilmer/AMSA 21, Township of Edison, Middlesex County,
Edison, NJ 08817

Acres: ⑦ 11.28 *wl.*

General Services Administration Control Number: ⑧ _____

The property is more fully described in Part B of this application, attached hereto and made a part thereof. Enclosed herewith as Part C of the application is a resolution or certified statement showing the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

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The following agreement is made by the Applicant in consideration of and for the purpose of obtaining the transfer of any or all property covered by this application, and the Applicant recognizes and agrees that any such transfer will be made by the United States of America in reliance on said agreement. The undersigned understands and agrees that the application is made and the property is conveyed subject to the following terms and conditions which may be enforced through a reversionary right in the property reserved to the United States of America:

1. This application and its acceptance by the National Park Service shall constitute the entire agreement between the Applicant and the United States of America, unless modified and approved in writing by both parties. This agreement becomes binding once the instrument of conveyance has been executed by the applicant. The applicant is required to duly record the instrument of conveyance in a timely manner.
2. The description of the property set forth herein is believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.
3. The Applicant understands and agrees that the property is to be conveyed "as is" and "where is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose intended and no claim for any adjustment upon such grounds will be considered after this application has been accepted. Notwithstanding the foregoing, the United States is bound by any covenants contained in the deed regarding Section 120(h) of CERCLA, 42 U.S.C. §9620(h).
4. The Applicant agrees to assume constructive possession of the property upon receipt of written notification from the National Park Service. Should the Applicant fail to assume constructive possession of the property, it shall nonetheless be charged with constructive possession upon receipt of such notification from the National Park Service.
5. At the date of assumption of constructive possession of the property, or the date of conveyance, whichever ever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes, which may have been or may be assessed on the property, and to prorate sums paid, or due to be paid, by the United States of America in lieu of taxes; and for care and handling and all risks of loss or damage to the property, and have all obligations and liabilities of ownership.
6. If a purchase price is due, the Applicant shall tender the purchase price to the United States of America on a mutually agreeable date after the property has been assigned to the National Park Service.
7. Conveyance of the property shall be accomplished by an instrument, or instruments, in a form satisfactory to the National Park Service without warranty, express or implied, and shall contain substantially, but may not be limited to, the following reservations, restrictions, and conditions:
 - (a) The Grantee shall forever use the property exclusively for public park and recreational use in accordance with its application for property, particularly the Program

of Utilization contained in Part B of the application, and approved amendments thereto, as provided below.

(b) The Program of Utilization contained in Part B of the application may be amended only for the continued use of the property for public park or recreational purposes at the request of either the Grantee or the National Park Service with the written concurrence of the other party. Such amendments will be added to and become a part of the original application and of this Quitclaim Deed, and shall be consistent with purposes for which the property was originally transferred. The Grantee shall furnish any documentation, maps, photographs, studies, and other information to support the request as requested by the National Park Service to evaluate any proposed use or development of the property.

(c) The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the National Park Service agrees in writing can assure the continued use and maintenance of the property for public park or recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bonds shall not in any way restrict, encumber, or constitute a lien on the property, or from providing related recreational facilities and services consistent with the approved application through concession agreements, permits, and licenses entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the National Park Service.

(d) The Grantee shall, within six months of the date of this deed, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area stating that: "This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for use by the general public."

(e) Beginning two years from the date of conveyance, the Grantee shall prepare biennial reports describing the development and use of the property, and any revenue generated from its operation during the preceding two-year period. The Grantee shall prepare and submit ten consecutive biennial reports to the appropriate National Park Service office and further as the National Park Service may determine to be necessary.

(f) All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization or the operation of park and recreation facilities and programs on the property. After the Program of Utilization is fully implemented, and as long as the property is properly and sufficiently operated and maintained, the revenue may be used only for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the National Park Service.

(g) The Grantee further covenants and agrees for itself, its successors, and assigns, to comply with the provisions of the Federal Disaster Protection Act of 1973 (87 Stat. 975); Executive Order 11988, relating to the evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution; and Executive Order 11990, relating to the protection of wetlands, where and to the extent said Act and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Act and Orders.

(h) The Grantee further covenants and agrees for itself, its successors and assigns, to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the property requested in this application, including, but not limited to:

All requirements imposed by or pursuant to the regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);

Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;

The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;

Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;

The Architectural Barriers Act of 1968, as amended (82 Stat. 718), which requires facilities located on the property to be accessible to the physically handicapped; and

The Americans with Disabilities Act of 1990 (104 Stat. 337), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

The Applicant further agrees to require any other person or entity who, through contractual or other arrangements with the Applicant, is authorized to provide services or benefits on or in connection with the property requested herein, and to promptly take and continue to take such action as may be necessary to effect this agreement.

(i) Title to the property transferred shall revert to the United States of America at its option for non-compliance with any of the terms and conditions of the conveyance. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title, and interest in and to the said premises shall revert to and become the property of the Grantor at its option which, in addition to all other remedies for such breach, shall have the right of entry upon said premises, and the Grantee, its successor and assigns, shall forfeit all right, title, and interest in said

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premises and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

(j) The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercises its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in its Federal Property Management Regulations in effect at the time of the reversion. Prior to any such reversion, the Grantee further agrees to complete and submit to the Grantor an environmental assessment of the property that sufficiently documents and evaluates its condition in regard to the release of hazardous substances as defined under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended [42 U.S.C. § 9620(h)].

(k) The National Park Service, and any representative it may so delegate, shall have the right of entry upon said premises at all reasonable times to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of the conveyance.

(l) The failure of the National Park Service, or any other agency of the United States, to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

(m) The Grantee, its successors and assigns, shall hold harmless, defend, and indemnify the United States, its employees, agents, and representatives from and against any suit, claim, demand or action, liability, judgment, cost or other fee arising out of any claim for personal injury or property damage (including death, illness, or loss of or damage to property or economic loss) that arises from the Grantee's or the Grantee's agent's use or occupancy of the property and/or the Grantee's failure to comply with the terms of this deed.

(n) The United States of America shall have the right to reserve all oil, gas, and mineral rights in the property.

8. Any title evidence which may be desired by the Applicant will be procured by the Applicant at its sole expense. The National Park Service will, however, cooperate with the Applicant or its authorized agent in this effort and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved as it may have available. The United States of America will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.
9. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own

expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded at the Applicant's expense within 30 days of their receipt in the manner prescribed by local recording statutes. The Applicant shall provide the National Park Service with a certified copy of the instrument of conveyance within 30 days of the date of recordation which indicates the date, location, and book and page number of its recording.

10. The Applicant agrees to comply with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470) by (a) consulting with the State Historic Preservation Officer and conducting investigations, as necessary, to identify sites and resources on the property listed on or eligible for nomination to the National Register of Historic Places, (b) notifying the National Park Service and disposal agency of the existence of any such sites and resources, and (c) complying with the requirements of 36 C.F.R. Part 800, as established under the National Historic Preservation Act of 1966, as amended, to avoid or mitigate adverse effects on such sites and resources.
11. The National Park Service or disposal agency may require additional reservations, restrictions, and conditions in the instrument of conveyance to safeguard the interests of the United States of America, including covenants relating to environmental protection and historic preservation. The National Park Service will give the Applicant sufficient opportunity to review any additional requirements prior to the conveyance of title to the property.

I agree that the instrument effecting the transfer to the Applicant of any property covered by this application will contain provisions satisfactory to the United States of America, incorporating the substance of the foregoing agreement, with such provisions to consist of (1) a condition, coupled with a right reserved to the United States of America to cause the property to revert to the United States of America at its option in the event of any breach of such condition, and (2) a covenant running with the land. The Applicant understands that the United States of America shall have the right to seek judicial enforcement of this agreement, and that this agreement shall be binding upon the successors and assigns of the Applicant.

6-29-2011
(Date of Application)

William D. Taylor
(Signature)

Business Administrator
(Title)

Edison Township
(Agency)

**APPLICATION FOR FEDERAL SURPLUS PROPERTY
SGT. J.W. KILMER/AMSA 21, EDISON, NEW JERSEY**

The Township of Edison is making application for federal surplus property to the U.S. Department of the Interior, National Park Service, and under the Federal Lands to Parks program. The property is in the Township of Edison, State of New Jersey, located in the Camp Kilmer section and known as the Sgt. J.W. Kilmer/AMSA 21 military base.

The Township of Edison is submitting this application for a parcel of undeveloped land, previously included as part of Area 5, depicted on the Conceptual Use Sketch, dated June 11, 2010 (Attachment 1). The use of this property was amended by the Local Redevelopment Agency (LRA), reflected on Council Resolution # R.147-032011, on April 13, 2011 (Attachment 2). The Township is now applying for this parcel as an intended use under Public Benefit for recreational purposes. The following provides a general description and utilization of this parcel along with the adjacent parcel, and referred to as Area 1 (as noted on the subdivision map); and now will be considered one parcel. Moreover, a certified copy of the subdivision map and metes and bounds description will be attached for your reference (Attachment 3).

DESCRIPTION OF THE PROPERTY

The proposed planned use for this parcel is *recreational* and encompasses 305,925 square feet, for a total of 7.02 acres. The property includes a driveway (easement) that runs from Truman Avenue to Buildings #1066 and #1067. The driveway will remain as an ingress/egress for the homeless housing property as well as the Board of Education's Pre-School (Building #1066) and the recreation community center (Building #1067). The property fronts Truman Avenue and ends at Avenue C (across from athletic fields). It borders Catholic Charities' Ozanam Family Shelter (established at a prior BRAC), the vehicle maintenance building, a small portion of the homeless housing property, the Pre-School (Building #1066), and Building 1072 (proposed recreation center).

PROGRAM OF UTILIZATION FOR PROPERTY

The Township intends to use the portion of the lot that fronts Truman Avenue as a park and playground.

The back portion of the property will be used for parking for the athletic fields and the community centers, if needed.

NEED FOR PROPERTY

The park/playground will provide an area for children to play on swings and slides as well as sit at picnic tables. Families in close proximity to the park will have an opportunity to visit an area relax and enjoy the amenities (playground equipment, etc.) that the Township will make available to the public. The proposed 120-unit homeless housing complex and a 400-unit rental development are within walking distance of the proposed recreational area. In addition, the Edison Angel's Softball League and the Edison Soccer League attract families and will provide the siblings as well as the ball players a safe area to play in. Moreover, each neighborhood throughout the Township has their own neighborhood park in which summer programs are provided for children. This will continue the practice in a new neighborhood that is being created by the homeless development as well as the surrounding rental units.

Presently, the public parks their vehicles in two areas when using the athletic fields, along the two driveways that border the fields and on the capped (contaminated) property that fronts Kilmer Avenue. The driveway parking can be hazardous as there is only one way in and out. And the Township is

presently looking into developing the capped property into additional ball fields. This would greatly reduce parking while increasing the need for more parking to accommodate the additional fields.

SUITABILITY OF THE PROPERTY FOR PUBLIC PARK AND RECREATIONAL USE

This property is suitable for use as a public park/playground and for parking due to its location and the surrounding area. The property is undeveloped and centrally located to other properties that feature recreational facilities as well as housing units.

Park/Playground

The park/playground will be easily accessed by the homeless housing complex, a homeless shelter, the rental units across the street, and the ball leagues. It also connects to Building 1072, which is a proposed community athletic center, and within yards of the Recreation Community Center (Building 1067). Many families and children will have easy access to this neighborhood park/playground.

Parking Lot

An area for parking is greatly needed for the athletic fields, which is located across Avenue C. The property is undeveloped, allowing the Township minimum costs in creating a parking lot with stones and/or paving. It will also allow overflow parking for Building 1072 when it is completed and provide parking for the park/playground.

CAPABILITY OF THE TOWNSHIP OF EDISON IN DEVELOPING, OPERATING, AND MAINTAINING PARK AND RECREATIONAL USE

The Township of Edison has the capacity to develop, operate, and maintain the two areas. The Township maintains a Public Works Department that is capable of installing a parking lot and playground equipment. The playground equipment and picnic tables will be purchased and maintained under the Recreation Department. Oversight of the area will be the responsibility of the Recreation and Public Works Departments.

RESOLUTION

A RESOLUTION AUTHORIZING THE TOWNSHIP OF EDISON TO SUBMIT AN AMENDMENT TO THE REDEVELOPMENT PLAN and HOMELESS ASSISTANCE SUBMISSION REGARDING CERTAIN PROPERTY AT SGT. J.W. KILMER/AMSA 21 USARC EDISON, NEW JERSEY IN CONJUNCTION WITH THE BASE REALIGNMENT AND CLOSURE

WHEREAS, effective on November 9, 2005 the Base Closure and Realignment Commission decision to close Camp Kilmer was finalized;

WHEREAS, on May 9, 2006 the Township of Edison was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the Local Redevelopment Authority ("LRA") for Camp Kilmer;

WHEREAS, the LRA, in its capacity as the LRA for Camp Kilmer and under the redevelopment process, approved and adopted a Redevelopment Plan and Homeless Assistance Submission for Camp Kilmer dated January 13, 2008 ("Redevelopment Plan");

WHEREAS, the LRA is amending the Redevelopment Plan to consist of the following applications and areas: 1- Recreation – open space proposed playground, 2- Board of education proposed school, 3- Recreation- community center, 4- Homeless low/moderate income housing, 5- Dept of Public Works Vehicle Maintenance Building.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, Middlesex County, New Jersey, as follows:

1. The attached Amendment to Redevelopment Plan and Homeless Assistance Submission Sgt. J.W. Kilmer/AMSA 21 USARC Edison, New Jersey Base Realignment and Closure is hereby approved by the Township Council and the Mayor, Township Clerk, Township Attorney and other necessary Township Officials and Employees are hereby authorized to execute and deliver the Amendment to Redevelopment Plan and all other documents and undertake all actions reasonably necessary to effectuate and implement this Resolution and the terms of the Amendment to Redevelopment Plan.
2. The Township Clerk is also directed to forward a certified copy of this Resolution, once adopted, to the Township Attorney.

THIS IS TO CERTIFY that this is a true and compared copy of a Resolution adopted by the Municipal Council of the Township of Edison at their Regular Meeting of April 13, 2011.

Reina A. Murphy
Reina A. Murphy, RMC

147-032011

**AMENDMENT TO
REDEVELOPMENT PLAN and HOMELESS ASSISTANCE SUBMISSION
SGT. J.W. KILMER/AMSA 21 USARC EDISON, NEW JERSEY
BASE REALIGNMENT AND CLOSURE
November 22, 2010**

Background

On or about January 31, 2008, an adopted Draft of Edison Township's Redevelopment Plan and Homeless Assistance Submission for the Base Realignment and Closure (BRAC) for the approximately 23.84 acres of the Sgt. J.W. Kilmer/AMSA 21, USARC in Edison, New Jersey was submitted to the Department of Defense (DoD), Office of Economic Adjustment (OEA), and U.S. Department of Housing and Urban Development (HUD). Included in this submission was a *Proposed Redevelopment Plan* that provided for the following uses:

1. Recreational use that includes, passive and office use (vacant land and Buildings #1065 and #1066);
2. Development of homeless housing (vacant land); and
3. Centralized vehicle maintenance building (existing building and vacant land).

Excluded from the *proposed uses plan* was the NOI submitted by Edison's Board of Education (BOE) of which requested use of Buildings #1065 and #1066 for a public education purposes. The BOE withdrew their NOI due to the non-passage of a school construction bond.

On January 1, 2010, a new administration took office, which provided for new leadership and a fresh perspective with regards to the redevelopment plan. It became questionable if the original plan would be feasible as a Township initiative due to the current economic factors that have placed tremendous burdens on local government budgets. Edison officials re-evaluated its original *Proposed Redevelopment Plan* and changes have been made. At this time, Edison Township is requesting an amendment to the original BRAC draft plan.

Description of Sgt. J.W. Kilmer/AMSA 21 USARC Site and Surrounding Areas

In August 2007, the U.S. Army Corps of Engineers provided the Township with a Market Study/Highest and Best Use Analysis of the Kilmer site, prepared by engaged a Certified General Real Estate Appraiser. Since that time, the Township awarded a contract to a consulting firm to provide a perimeter survey of the Kilmer site as well as the proposed subdivision parcels metes and bounds. The new survey and subdivisions are not complete at this time; however, an approximate acreage of each parcel can be identified in this document.

The following overall description of the current Kilmer BRAC site as well as neighboring surroundings is extracted from the, "Market Study/Highest and Best Use Analysis," prepared by Malcom Pirnie, August 10, 2007, as it provides the most accurate information of the Sgt. J.W. Kilmer/AMSA 21 USARC site to date.

Sgt. J.W. Kilmer/AMSA 21 USARC (Property) is located at 91 Truman Drive in Edison Township, Edison, New Jersey 08817. The Property is a remaining parcel from a much larger property which has been subdivided and conveyed over the years. The Property fronts on Truman Drive to the east and Road 2 to the west and north, which intersects with Kilmer Road and Plainfield Avenue. West of Road 2 is township recreation and park land, and Rutgers University/Livingston Campus. Middlesex Vocational & Technical High School and an

1

affordable housing community lie to the north. A main road runs past the Property, Kilmer Road in which a large building (Building #1072) and surrounding property comprise the entire width of the Property, corner to corner. There is an out-parcel which fronts on Truman Drive, known as Ozanam Family Shelter which is operated by Catholic Charities and temporarily houses women and children. The remaining land area in the vicinity of the Property is predominately industrial with some office use.

The Property comprises 3 buildings, consisting of 2 office buildings of approximately 30,000 and 40,000 square feet respectively, a 22,000 single facility vehicle maintenance building, parking areas and open space. The topography is gently sloping from a high-point at the north along Truman Drive to the low-point at the south-east corner. The entrance drive to the Property fronts on Truman Drive immediately south of the Ozanam Family Shelter.

The boundary survey is dated 2003 and a Quit Claim Deed in 2006 provides for the conveyance of an existing warehouse building and 5.6 acres south of the vehicle maintenance building. This building, known as Building #1072 was conveyed as a Public Benefit for the purpose of a recreation center. Environmental issues are still being monitored by the Army Corps of Engineers, which has prevented the Township from beginning any type of construction. Recent talks with representatives of the Army Corps of Engineers, their environmental team, and township officials include the possible changing of *property use* under this conveyance as a means of economic feasibility due to contamination and cleanup.

Immediately next to the Property are Township ball fields, which are separated by a private road and conveyed under a previous BRAC. Youth leagues and Township residents have year-round access to the softball and soccer fields.

A train station is situated less than ¼ mile from the Property that provides transportation to local points as well as to New York City. Taxi cabs are available at the train station, and a bus stop is located less than one mile from the Property at the corner of Plainfield Avenue and U.S. Highway 27, which travels between two urban cities points, New Brunswick to Perth Amboy with stops in between.

AMENDMENT

The Township of Edison is requesting this amendment to the original Redevelopment Plan and Homeless Assistance Submission to change the use of two parcels and to realign several boundary lines between the 5 Areas of subdivided parcels. The following provides a description of each parcel, referred to as Area (A) that comprises the BRAC site. A map is included with this amendment that provides an outline of the Property and subdivisions.

Description

Area 1: Type of Disposal: Public Benefit Conveyance *WJ*

The proposed planned use for this parcel is *Passive Recreational* and encompasses 305,925 sq. ft. or 7.02 acres. An existing parking lot is situated on this parcel that includes several roadways that connect the lot to Truman Avenue as well as a private road that borders and parallels the current BRAC Property and ball fields from a previous BRAC. The Township intends to use the lot for additional parking space needed for the ball fields. Additionally, this parcel borders the proposed school (A-2), the proposed homeless and low/mod housing (A-4), the Ozanam Homeless Shelter (A-B), the proposed Department of Public Works Vehicle Maintenance Building (A-5) and the previously conveyed recreation community athletic center.

2

Area 2: Type of Disposal: Public Benefit Conveyance *W.D.*

The proposed planned use for this parcel is for a **Public School** under Edison's Board of Education. This parcel encompasses **97,809 sq. ft. or 2.25 acres**. An existing building sits on the parcel and is identified as Building #1066. Proposed plan of use, as stated in the Board of Education's NOI, is as follows:

The facility is planned to provide 15 preschool classrooms, 3 small group instruction rooms, 3 administrative offices, 1 nurse's office, 1 multipurpose room, and a faculty lounge. The proposed preschool program would net approximately 225 students and require approximately 36 staff members (teachers, aides, administrator, secretary, nurse, and custodians).

The Board of Education would renovate the existing facility to meet all federal, state, and local codes regarding educational institutions. Moreover, a playground will be installed at the rear of the building for the preschool and will be enclosed in fencing. The parcel borders the proposed Department of Recreation Community Center, Building #1065 (A-3), the proposed homeless and low/mod housing (A-4), and the passive recreational area (A-1). It backs up to the private road and ball fields.

Area 3: Type of Disposal: Public Benefit Conveyance *W.D.*

The proposed planned use for this parcel is for a recreation community center for the Department of Recreational. The parcel comprises **185,728 sq. ft. or 4.26 acres**. The existing building, #1065 will be utilized in a manner that includes, community meeting rooms, after school activities, and other such activities and events sponsored by the Township for the public. Moreover, a small museum will occupy some space that will feature military paraphernalia, in honor of the historical nature of the Camp Kilmer site. The oversight of the museum will be provided by veterans, under the direction of the Recreation Department. The museum will be available for public viewing. This parcel is bordered by the proposed homeless and low/mod housing (A-4), the proposed school (A-2), and Road 2.

Area 4: Type of Disposal: 25 Percent Homeless Conveyance/75 Percent Purchase *W.D.*

The proposed plan use for this parcel is for homeless and low/mod permanent, supportive housing. The parcel is **289,686 sq. ft. or 6.65 acres** of vacant land. A nonprofit, for profit, and the Edison Housing Authority formed a collaborative group to develop 120 units of affordable housing of which 25 percent is designated for permanent supportive housing and the remaining 75 percent will be available to low- and moderate-income families and persons, according to HUD's income guidelines. The nonprofit housing provider will be a co-developer along with the for profit entity. The nonprofit will provide the supportive services, while the Edison Housing Authority will manage the grounds and buildings. It is anticipated that Housing Choice Vouchers will be available. The parcel borders the Ozanam Family Shelter (B), the passive recreational area (A-5), the preschool (A-2), the recreation community center (A-3), Truman Avenue and Road 2. Directly across Truman Avenue are approximately 400 rental units that includes affordable and market rate housing. The Middlesex County Vocational School is situated directly across Road 2.

Developers – Triple C Housing, Monarch Housing Associates, and The Alpert Group, LLC are co-developers of the housing facility. The Edison Housing Authority will manage the property. A copy of the Collaborative Group accompanies this amendment as Attachment B.

3

Area 5: Type of Disposal: Purchase

W.L.

The proposed use for this parcel is for a vehicle maintenance building under the Department of Public Works. The parcel is 158,608 sq. ft. or 3.64 acres. It is anticipated that the existing building will be used for the same purpose as was used by the military. The building is contained by fencing. Township trucks and vehicles will be serviced within the vehicle maintenance compound. This parcel is bordered by the passive recreational area (A-5), Building 1072 (A) conveyed for recreational use from a previous BRAC, and Truman Avenue.

Under consideration is changing the use of Building 1072 from recreational to Public Works transfer station. Discussions are underway with the Army Corps of Engineers, at their suggestion, of changing the use of Building 1072 to a use that would require minimal environmental cleanup as opposed to having to invest a great amount of money to bring the building up to DEP acceptable standards. Should the change come about, it will link the Public Works transfer station to the vehicle maintenance building and allow for easier access of Township vehicles.

Public Comment

The amendment to the 2005 Redevelopment Plan and Homeless Housing Submission will be advertised in a local newspaper with wide distribution to provide for ample public comment.

A Council resolution will be voted on for approval at the December 8, 2010 Council meeting and submitted to interested parties.



UNITED STATES DEPARTMENT OF EDUCATION

OFFICE OF MANAGEMENT

April 15, 2010

FILE

Mr. John A. DiMuzio
Acting Superintendent of Schools
Public Schools of Edison Township
312 Pierson Avenue
Edison, New Jersey 08837

Dear Mr. DiMuzio:

This will acknowledge receipt of the Public Schools of Edison Township's application dated March 31, 2010 and amended April 8, 2010 submitted to the U. S. Department of Education to acquire a portion including Building #1066 of the SGT. J. W. Kilmer U. S. Army Reserve Center property in Edison, New Jersey.

The U. S. Department of Education has approved the Public Schools of Edison Township's application to acquire approximately two acres including Building #1066 for preschool education purposes. The school district expects to invest approximately \$1.1 million to create age-appropriate classroom and playground facilities. The new preschool center will serve 225 students supported by 36 staff members and is expected to be operational within 12 months from acquisition of the property. Please understand that any enrollment fees collected as a result of the use of the Reserve Center property for preschool purposes must be reinvested in the maintenance and operation of this property. The school district may not profit from the acquisition of surplus federal property at substantial discount through an educational Public Benefit Conveyance.

The U. S. Department of Education has requested assignment from the Army of approximately two acres improved with Building #1066 of the Kilmer Reserve Center property for conveyance to the Public Schools of Edison Township at 100% Public Benefit Allowance discount. We have also notified the Edison Township Local Redevelopment Authority of the U. S. Department of Education's approval of your application.

Depending on the length of time it takes the Army to proceed with disposal of the Kilmer U. S. Army Reserve Center, the U. S. Department of Education may require the Public Schools of Edison Township to update its proposed program and plan of use to ensure that your needs and financial resources have not changed during the intervening period since application approval. Please recognize that the Public Benefit Allowance discount granted with our approval of your application may change if your proposed program and plan of use is materially revised in the future.

400 MARYLAND AVE. S.W., WASHINGTON, DC 20202-4500
www.ed.gov

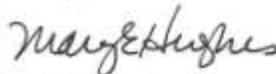
The Department of Education's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access.

Page 2 – Mr. John A. DiMuzio

We will keep you informed as the U. S. Department of Education learns more from the Army about its plans for federal transfer of the Reserve Center. Please contact me at (202) 401-3587 or Mary.Hughes@ed.gov if you have any questions at this time.

Congratulations and we look forward to working with you on the transfer of the SGT. J. W. Kilmer U. S. Army Reserve Center property to the Public Schools of Edison Township if the Army accepts the U. S. Department of Education's Public Benefit Conveyance recommendation.

Sincerely,



Mary E. Hughes
Federal Real Property Assistance Program

cc: Susan Peck, Township of Edison
William Stephens, Township of Edison