

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 (FNSI), 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 FNSI is warranted, and preparation of an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

The SEA and draft FNSI have undergone an appropriate 30-day public comment period (May 21, 2012 through June 20, 2012) in accordance with requirements specified in 32 CFR Part 651.

The 30-day public review period was initiated by placing a Notice of Availability of the final SEA and a draft FNSI in the *Home News Tribune* and *The Star Ledger*. The EA and draft FNSI were available at the Edison Public Library – Main Branch (340 Plainfield Avenue, Edison, New Jersey 08817) and on the Army's BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.



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