



**ETWN-03094**

January 12, 2026

William P. Lucia, III  
Borough Administrator  
Borough of Eatontown  
4 Broad Street  
Eatontown, NJ 07724

**Re: Proposed New Municipal Building – Initial Site Investigation Services  
Progress Summary Report**

Dear Mr. Lucia:

The intent of this letter is to provide your office with a progress summary report of the Initial Site Investigation Services that were completed in support of the Borough's proposal to construct a new Municipal Building. The Initial Site Investigation Services were conducted in accordance with T&M's Professional Services proposal dated March 7<sup>th</sup>, 2025 and as authorized by the Borough under Resolution 111-2025 dated April 23<sup>rd</sup>, 2025.

As detailed in T&M's March 7<sup>th</sup> proposal, the following services were performed:

1. **Field & Ground Penetrating Radar (GPR) Survey** to update the recently completed existing conditions basemap (prepared by T&M) of the Municipal Complex. This survey was completed to locate the alignment and approximate depth of buried utilities and to detect any sub-surface anomalies that may need special management during future earthwork activities associated with construction of the new Municipal Building. In addition to the field and GPR survey, this task also included additional effort to expand the survey limits outward from the municipal complex to include storm and sanitary sewer utilities that extend into and along the three fronting streets (Broad St., White St. and Throckmorton Ave.).
2. **Initial Environmental Investigation Services** to address a legacy case that remains open with the NJDEP and to classify soils for potential offsite disposal. More specifically, T&M confirmed that the municipal complex is listed as an active NJDEP Post-Limited Restricted Use No Further Action (NFA) case associated with two (2) established Classification Exception Areas (CEAs) related to groundwater contamination (i.e., #92-05-27-1515 and #94-01-24-1509-41) identified during the closure (i.e., removal) of several underground storage tanks (USTs) at the site in 1997. Since the municipal complex is listed as an active case, T&M performed the initial environmental services to investigate and identify any known and/or unknown environmental concerns or issues at the site prior to ground disturbance that will occur during construction of the new Municipal Building. It should



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also be noted that T&M performed this initial investigation so our staff can assist the Borough in estimating a probable cost range for soil management required during construction of the new Municipal Building (i.e., cost range for possible off-site disposal if soils were determined to be impacted).

3. **Geotechnical Investigation** to assess sub-surface soil conditions as they pertain to future earthwork, foundation design, slab design, utility support, seismic site class, and pavement subgrade design recommendations. The data collected during the geotechnical investigation are critical to the design of the new Municipal Building, especially pertaining to the foundation design.
4. **Stormwater Management Testing Services** (i.e., excavation of test pits, infiltration testing, and confirmation of the approximate seasonal high ground water table) were performed to assess sub-surface soil conditions as they pertain to preparation of a successful stormwater management design in support of the proposed new Municipal Building project. The test pits were also excavated to evaluate the subsurface conditions for the presence of undocumented fill, compressible natural soils, and groundwater.

### **Summary of Results**

The following sections summarize the results of the Initial Site Investigation Services performed by T&M:

1. **Field & Ground Penetrating Radar (GPR) Survey** – A copy of the updated existing conditions basemap is attached for your review. The basemap has been updated to illustrate the results of the survey. More specifically, utilities located via GPR are shown. Utilities extending into the adjacent streets as noted above are also shown as proposed. It is also important to note that no sub-surface anomalies (e.g., underground storage tanks, vaults, or inclusions) were observed during the survey effort. Now that the Borough has the updated existing conditions survey, it is well prepared to comprehensively advance the design phase of the new Municipal Building project especially as it pertains to connection of new utilities.
2. **Initial Environmental Investigation Services** – Completing this task served the Borough well because the second round of groundwater samples (i.e., confirmatory) collected



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from existing on-site monitoring wells indicate that the targeted analytes (i.e., benzene and MTBE) were reported as non-detect. Based on the results of the initial and confirmatory groundwater sampling, the groundwater at the Site is in compliance with the applicable NJDEP Groundwater Quality Standards. Accordingly, T&M, acting on behalf of the Borough, is positioned to request that the previously assigned CEAs, which were established for the Municipal Building and the Firehouse, be lifted. T&M's Environmental Team is finalizing the technical report and supporting documentations for this request. A copy of the final groundwater investigation report will be submitted to your office for review on (or about) January 26<sup>th</sup>, 2026. A copy of the draft report is attached for your review, but please note that this report will be updated to reflect the results of the confirmatory round of groundwater sampling and conclusions as summarized in this section. It is important to note, however, that before T&M can submit the report and supporting documentation to pursue lifting the CEAs, the Borough is required to remit payment of historically overdue fees as well as the required bi-annual certification fee. The fee of \$6,460 is divided into two (2) separate invoices (\$6,085 for the historic fees and \$375 invoice for the bi-cert fee). Copies of the NJDEP's invoices are attached for your review. The Borough should issue two (2) separate checks for each invoice. The checks should be made payable to: **Treasurer – State of New Jersey** and mailed to: **NJ Department of Treasury, Division of Revenue, PO Box 417, Trenton, NJ 08646**, as indicated on the invoices. T&M is requesting that copies of the checks be furnished to T&M for inclusion in the final technical report. Note that T&M is required to include copies of the checks in our final technical report and then submit it to the NJDEP in order to lift the CEAs.

Assuming the NJDEP agrees with the conclusions in the final technical report and confirms that the invoices noted above have been paid, T&M anticipates that the CEAs can be lifted within 30-90 days from date of submittal.

With regard to soil characterization, T&M developed and implemented a soil investigation program to assess if excavated soils generated during construction will require special management such as offsite disposal. Based on current concept design documents, it is understood that the project will generate approximately 6,000 cubic yards (CY) of soil to



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accommodate the proposed basement. Based on the results of the soil characterization effort, our team has concluded that approximately 3,000 CY of impacted soil will potentially require offsite disposal. The remainder should be suitable for on-site beneficial re-use (i.e., grading and backfill). Please refer to a copy of the Draft Soil Characterization Report for additional details.

Completing the initial environmental investigation served dual purposes - not only has the Borough addressed a legacy open environmental case but has also collected adequate environmental sampling data to allow the design phase of the new Municipal Building project to proceed without having to investigate or contend with legacy and/or newly identified environmental constraints. Furthermore, the resulting data can be used by the Borough and its design professionals to more accurately estimate soil management costs (where and as necessary) during construction.

3. **Geotechnical Investigation** – A copy of the final geotechnical investigation report is attached for your review. The geotechnical investigation that was performed indicates that the sub-surface soil conditions are generally suitable for construction of the proposed new Municipal Building. The investigation and subsequent report indicate that the new building can be supported on conventional spread footings and the basement floor slab may be established on-grade. It is very important to note, however, that the investigation indicates groundwater may be encountered at, or near, the proposed basement subgrade elevation which will likely require additional/special design measures (e.g., waterproofing treatment) and construction considerations.

By completing the geotechnical investigation, the Borough is now well-positioned to advance the new Municipal Building design phase knowing that the building can be supported on conventional spread footings and that groundwater elevations will have to be managed during construction and future operations. Understanding sub-surface soil conditions at present allows the Borough and its design professionals to accelerate the design phase and more accurately forecast probable construction costs.



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4. **Stormwater Management Testing Services** – A copy of the Stormwater Management Testing Report is attached for your review. A number of test pits were excavated at strategic locations throughout the municipal complex to assess sub-surface soil conditions as they pertain to preparation of a stormwater management design required for the new Municipal Building project. Infiltration testing was performed during the investigation; the results were reviewed by T&M's Civil Engineering staff. The results show that infiltration rates range between 1.8 and 8.4 inches per hour. T&M has concluded that sub-surface soil conditions are adequate and can be used to proceed with the stormwater management design for the new Municipal Building project.

By completing the Stormwater Management Testing, the Borough is now well-positioned to advance the new Municipal Building design phase knowing that the sub-surface soil conditions are adequate and can accommodate a future stormwater management design.

Thank you for the opportunity to provide our Initial Site Investigation Services for this important project. We assume you will share this Progress Summary Report and its attachments with Mayor and Council. Accordingly, we look forward to receiving the Borough's comments. Our Team remains available at your convenience to address your comments and/or to answer any questions you might have regarding these services and progress made to date.

Very truly yours,

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ERIC E. NATHANSON  
PROJECT MANAGER, DEPT. MANAGER

cc: Anthony Talerico, Mayor (atalerico@eatontownnj.com)  
Andrew Bayer, Borough Attorney ([abayer@pashmanstein.com](mailto:abayer@pashmanstein.com))  
G. Gitto, PE – T&M Associates (ggitto@tandmassociates.com)

Encl.