



YOUR GOALS. OUR MISSION.

December 15, 2025

Michael Gaudio, Bureau Chief
New Jersey Department of Environmental Protection
Contaminated Site Remediation & Redevelopment
Division of Environmental Evaluation & Remediation Review
Remediation Review Element
Bureau of Remedial Action Permitting
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RE: Groundwater Sampling Report and Classification Exception Area (CEA) Lift Request

Eatontown Boro Hall Site

Municipal Building and Firehouse

47 Broad Street

Block 304, Lots 7-11

Eatontown, Monmouth County, NJ

NJDEP Case #92-05-27-1515 & 94-01-24-1509-41

NJDEP SRP PI: #003509

**Well Permits: #29-28236, #29-29158, #29-29159, #29-31967, #29-31968,
#29-31969, #29-31585, #29-33219 and #29-33220**

Dear Mr. Gaudio:

INTRODUCTION

This Letter Report (LR) has been prepared by T&M Associates (T&M) on behalf of the Borough of Eatontown (Borough) and presents the results of the two (2) groundwater sampling events (i.e., initial and confirmatory) performed to demonstrate that the groundwater conditions at the above-referenced property (Site) are in compliance with the current applicable New Jersey Department of Environmental Protection (NJDEP) Groundwater Quality Standards (GWQS), and to request the lifting of the two (2) Classification Exception Areas (CEAs) established at the Site associated with the Municipal Building and Firehouse.

It is our understanding based on a review of the NJDEP database and conversation with the NJDEP that the Eatontown Boro Hall, which includes the Municipal Building and Firehouse, is listed as an active NJDEP Post-Limited Restricted Use No Further Action (NFA) case associated with two (2) established CEAs related



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

Page 2

to groundwater contamination (i.e., benzene and methyl tertiary butyl ether [MTBE]) associated with former underground storage tanks (USTs) at the Municipal Building (#92-05-27-1515) and a former UST at the Firehouse (#94-01-24-1509-41). Based on a review of historic Site plans, there are nine (9) groundwater monitoring wells (MW-1 through MW-9) at the Site. However, during an inspection of the Site to confirm the well locations and conditions, T&M was unable to locate monitoring well MW-6. Based on information presented in the various previous reports prepared by others, MW-6 was installed in a grass area at the northeast corner of the Site along Throckmorton Avenue and White Street. However, during the site inspection, this area was observed to be part of the existing asphalt paved parking lot.

Monitoring wells MW-1 through MW-6 are associated with the CEA established for the Municipal Building, and MW-7 through MW-9 are associated with the CEA established for the Firehouse. The two (2) CEAs were established in 1997 with a duration of 3 years, at which time two (2) rounds of groundwater samples were to be collected to demonstrate compliance, and the CEAs could be lifted/removed. However, the required subsequent groundwater sampling to demonstrate that the groundwater conditions are compliance with the applicable NJDEP GWQS had not been performed. A table of the history of groundwater quality is presented as **Appendix 1**.

T&M proposed to collect two (2) rounds of groundwater samples from the eight (8) confirmed existing monitoring wells (MW-1 through MW-5 and MW-7 through MW-9) to demonstrate that the groundwater conditions at the Site are in compliance with the current applicable NJDEP GWQS and the two (2) established CEAs, which have expired, can be lifted/removed. The groundwater samples would be collected such that the time between each sampling event accounts for the seasonal fluctuation in the groundwater, which is approximately 90 days.

GROUNDWATER SAMPLING

Since the wells have not been sampled since at least 1995, T&M evaluated each of the confirmed wells to determine their condition and confirm they can be sampled. In addition, on May 8th, 2025, T&M mobilized to the Site to redevelop the confirmed existing wells prior to the proposed sampling to remove any sediment which may have built-up over the years.

T&M performed groundwater sampling activities, consisting of the collection of two (2) rounds of groundwater samples from the eight (8) confirmed existing monitoring wells to evaluate compliance with the current applicable groundwater quality standards.

Table 1 presents a detailed summary of the groundwater sampling program during the groundwater sampling activities. Pertinent Site features and the location of the groundwater monitoring wells (MW-1 through MW-9) identified at the Site are depicted on **Figure 1**. The reduced laboratory analytical data reports for the groundwater sampling events are presented as **Attachments 1 and 2**.



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

Page 3

Groundwater Sampling Procedures

The monitoring wells were purged using a stainless-steel submersible pump. Volume average purge method was utilized for monitoring wells MW-5, MW-7, MW-8 and MW-9 as outlined in the March 2024 NJDEP Field Sampling Procedures Manual. Low-flow purge technique was utilized for the sampling of monitoring wells MW-1 through MW-4 due to poor recharge and rapid drawdown in these wells while attempting volume average purge technique. During purging of the monitoring wells, groundwater was analyzed in the field for pH, temperature, dissolved oxygen (DO), specific conductivity, turbidity and oxidation reduction potential (ORP) in each well. For the wells sampled via volume average purge, samples were collected after three well volumes had been removed. For the wells sampled via low-flow, upon stabilization of the geochemical parameters, groundwater samples were subsequently collected from the monitoring wells using the submersible pump. During purging and sampling of the wells, dedicated Teflon tubing was used to minimize the possibility of cross contamination.

The groundwater samples were placed in laboratory prepared sample jars and stored in a chilled cooler and submitted to Pace Labs of Westborough, MA (NJ Lab Certification No. MA935), accompanied with the completed chain of custody to track the samples. Quality Assurance/Quality Control (QA/QC) plan consisting of trip and field blank samples were incorporated into the sampling program to evaluate the integrity of the sample shipment and collection.

The laboratory analytical results for the groundwater samples collected were compared to the current applicable NJDEP GWQS for Class II-A aquifers to evaluate compliance with the current applicable groundwater quality standards. These remediation standards have been adopted by the NJDEP to determine if a remedial action is warranted.

Groundwater Sampling Event (June 9th ,2025)

On June 9th, 2025, T&M mobilized to the Site with EST Associates, Inc. (EST) of Mount Laurel, New Jersey (NJDEP lab certified groundwater samplers) to collect the initial round of groundwater samples from existing monitoring wells MW-1 through MW-5 and MW-7 through MW-9. A representative of T&M was on-Site to observe the collection of groundwater samples by EST.

Prior to implementation of the low-flow and volume average purges, the depth to groundwater was measured in each well, which ranged from 9.29 to 12.81 feet below the top of the PVC well casing. Initial volatile organic compound (VOC) vapor measurements from the head-space of the opened wells were not collected as it was raining during the June 9th sampling event. **Figure 2** presents a groundwater elevation contour map for the June 9th sampling event. The groundwater flow direction was north-northwesterly across the Site towards MW-9, and the lateral hydraulic gradient was 0.0135 ft/ft.



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

Page 4

Appendix 2 presents the groundwater field sampling records for the low-flow and volume average purges. Once three well volumes had been removed or the geochemical parameters reached stabilization, the groundwater samples were collected and submitted for benzene and MTBE analysis.

The laboratory analytical results for the June 9th, 2025 groundwater sampling event indicated that benzene and MTBE were reported as non-detect in monitoring wells MW-1 through MW-5 and MW-7 through MW-9. A full summary of the laboratory analytical results for the groundwater samples is presented in **Table 2**.

Groundwater Sampling Event (September 15th, 2025)

On September 15th, 2025, T&M remobilized to the Site with EST (NJDEP lab certified groundwater samplers) to collect the second (i.e., confirmatory) round of groundwater samples from MW-1 through MW-5 and MW-7 through MW-9. A representative of T&M was on-Site to observe the collection of groundwater samples by EST.

Prior to implementation of the low-flow and volume average purges, the depth to groundwater was measured in each well, which ranged from 9.92 to 13.74 feet below the top of the PVC well casing. In addition, initial VOC vapor measurements from the head-space of the opened wells were collected utilizing a calibrated photoionization detector (PID). The PID readings from MW-2, MW-3 and MW-7 through MW-9 were observed to be consistent with the background reading of 0.0 ppm. The highest PID reading recorded was from MW-1, which exhibited a PID reading of 90.2 ppm. **Figure 3** presents a groundwater elevation contour map for the September 15th sampling event. The groundwater flow direction was north-northwesterly across the Site towards MW-9, and **the lateral hydraulic gradient was 0.0146 ft/ft.**

Appendix 3 presents the groundwater field sampling records for the low-flow and volume average purges. Once three well volumes had been removed or the geochemical parameters reached stabilization, the groundwater samples were collected and submitted for benzene and MTBE analysis.

The laboratory analytical results for the September 15th, 2025 groundwater sampling event indicated that benzene and MTBE were reported as non-detect in monitoring wells MW-1 through MW-5 and MW-7 through MW-9. A full summary of the laboratory analytical results for the groundwater samples is presented in **Table 3**.

SUMMARY OF THE GOUNDWATER SAMPLING EVENTS

The laboratory analytical results from the two (2) groundwater sampling events performed on June 9th and September 15th, 2025 indicated that concentrations of benzene and MTBE were reported as non-detect during each sampling event in monitoring wells MW-1 through MW-5 and MW-7 through MW-9.



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

Page 5

In addition, benzene and MTBE were historically reported as non-detect in MW-6, based on the review of the various previous reports.

T&M has completed two (2) rounds of groundwater sampling from the existing on-site monitoring wells which previously had concentrations of benzene and/or MTBE above the applicable NJDEP GWQS. The initial and confirmatory sampling events were completed approximately three months apart to account for seasonal fluctuation. The two (2) clean rounds of groundwater samples demonstrate that the previously identified benzene and MTBE impacts to the on-site groundwater have naturally attenuated and the groundwater conditions are in compliance with the current applicable NJDEP GWQS. Therefore, T&M recommends no further investigation or action, and we request the lifting of the expired CEAs for the Municipal Building (#92-05-27-1515) and the Firehouse (#94-01-24-1509-41) associated with SRP PI # 003509.

CLOSING

Please feel free to contact me directly with any questions or comments at 732.676.1731, or via email to mheumiller@tandmassociates.com.

Very truly yours,

T&M ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Michael Heumiller'.

Michael Heumiller, LSRP

*Group Manager
Environmental*

Enclosures

Figures

Tables

Appendix 1 – History of Groundwater Quality Table

Appendix 2 – Groundwater Field Sampling Records (June 9th Sampling Event)

Appendix 3 – Groundwater Field Sampling Records (September 15th Sampling Event)

Attachment 1 – Reduced Laboratory Analytical Report (June 9th Sampling Event)

Attachment 2 – Reduced Laboratory Analytical Report (September 15th Sampling Event)



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

FIGURES

FIGURE 1 – SITE PLAN

FIGURE 2 – CONTOUR PLAN (JUNE 9TH SAMPLING EVENT)

FIGURE 3 – CONTOUR PLAN (SEPTEMBER 15TH SAMPLING EVENT)



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

TABLES

TABLE 1 – SUMMARY OF THE GROUNDWATER SAMPLING PROGRAM

TABLE 2 – GROUNDWATER ANALYTICAL RESULTS (JUNE 9TH SAMPLING EVENT)

TABLE 3 – GROUNDWATER ANALYTICAL RESULTS (SEPTEMBER 15TH SAMPLING EVENT)



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

APPENDIX 1
HISTORY OF GROUNDWATER QUALITY



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

APPENDIX 2

GROUNDWATER FIELD SAMPLING RECORDS (JUNE 9TH SAMPLING EVENT)



December 14, 2025
ETWN-03094
Eatontown Boro Hall Site
Groundwater Sampling Report and CEA Lift Request
NJDEP SRP PI #003509

APPENDIX 3
GROUNDWATER FIELD SAMPLING RECORDS (SEPTEMBER 15TH SAMPLING EVENT)



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

ATTACHMENT 1

REDUCED LABORATORY ANALYTICAL REPORT (JUNE 9TH SAMPLING EVENT)



December 14, 2025

ETWN-03094

Eatontown Boro Hall Site

Groundwater Sampling Report and CEA Lift Request

NJDEP SRP PI #003509

ATTACHMENT 2

REDUCED LABORATORY ANALYTICAL REPORT (SEPTEMBER 15TH SAMPLING EVENT)