

Project Name

Hampshire Hills Development

Client

K-Jackson, LLC

Services Provided

- Soil and groundwater testing
- Site Remediation
- Negotiated MOA with NJDEP
- Ongoing investigation of groundwater, soil gas and surface water

Project Description

The Hampshire Hills Development in Jackson Township, Ocean County is a 196-acre development that, when completed, will include 276 residences and a commercial section along Route 526. This development includes the 35-acre former Powers Farm property, located north of Route 526 and at the extreme southern edge of Hampshire Hills. In 1976, a cleanup was begun at this site to remove drummed and liquid wastes, including dry cleaning solvents, paints and oils, that had been disposed at a small portion of the site. After a satisfactory removal effort was completed, in 1985 it was determined that additional cleanup was required. At that time, over 925 additional tons of soil were removed and disposed at an out-of-state facility. At the same time, groundwater contamination beneath the former dumping area was detected.

Approach

In 1987, K-Land Corporation No. 11, subsequently K-Jackson, LLC, purchased the entire 196-acre Hampshire Hills property, including the former Powers Farm. K-Jackson retained SAI to help in testing and cleaning up the soils. K-Jackson offered to finish the environmental cleanup needed to make the property safe for its residential and commercial project, and entered into a Memorandum of Agreement (MOA) with the NJDEP in October 1994. A groundwater investigation was performed, and a plan for cleaning up the groundwater contamination was submitted to the NJDEP. Because drinking water for the development was to be provided by Jackson Township, the groundwater contamination did not negatively affect the development plans.

Further development at the site in 1999 revealed soils that exhibited an odor upon excavation. As a result, SAI installed additional groundwater monitoring wells in the vicinity, and groundwater contaminant concentrations have subsequently been reduced by several orders of magnitude.

As part of an ongoing effort to understand fully the extent of the issue, SAI is continuing to investigate groundwater, soil gas, and surface water in the MOA area using the existing monitoring well network and temporary well points. At this time, there is no soil, groundwater, or soil gas data to suggest that the groundwater has impacted any of the constructed residences in the Hampshire Hills development.

K-Jackson is also required to address an ecological assessment and potential vapor intrusion for areas



slated for future development. An ecological assessment of the Eastern and Western Streams may be required to determine if there has been a detrimental impact to the surface water. SAI will install a series of soil gas sampling points in the undeveloped portion where groundwater exceeds NJDEP criteria to evaluate the potential for vapor intrusion into residential or commercial structures. The results of these investigations are expected to be reported in June 2009, along with a proposal for remediation, if necessary, to the NJDEP in a Remedial Investigation Report/Remedial Action Workplan. Remedies for the groundwater contamination are now being considered and will be proposed to the NJDEP.

The NJDEP has issued NFA letters for various portions of the Hampshire Hills development site, in 2000 and in 2003. At present, there are no known soils areas requiring additional investigation of remediation. K-Jackson will be requesting a site-wide soil NFA in the near future.

[Project Impact](#)

When completed, these remediation actions will enable the Hampshire Hills development to be completed, providing housing and retail opportunities for Jackson Township.

