

BOROUGH OF PITMAN  
WORK SESSION MINUTES  
FEBRUARY 22, 2021

**Call to Order**

Time: 6:30 p.m.

**Open Public Meetings Act Statement** – Pursuant to the Open Public Meetings Act, I hereby announce that adequate notice of the time and date of this meeting was published in the South Jersey Times on January 7, 2021, posted on the Borough Hall front door, and advertised on the Borough of Pitman website continuously since January 7, 2021.

**Roll Call**

Council President Blass: Present  
Councilwoman James: Absent  
Councilwoman Rudley: Present  
Mayor Razzo: Present  
Clerk O'Donnell: Present

Councilman Fitzpatrick: Present  
Councilman Mazzola: Present  
Councilman Weng: Present  
Borough Solicitor Krachun: Present

**Discussion**

Motion to Open Discussion: Weng  
Time: 6:33 p.m.

Second: Blass

**Pitman Armory Update**

Charles Appleby, NJ Army National Guard – Environmental Office  
Kinjal Shah, USACE Project Manager  
Marlene B. Lindhardt, LSRO, Wood Environment & Infrastructure Solutions, Inc.  
Steve Hoffman, Wood Environment & Infrastructure Solutions, Inc.  
Mark Leaper, Wood Environment & Infrastructure Solutions, Inc.

Ms. Lindhardt opened the discussion by stating that in 2006, when the Armory was acquired by the Borough of Pitman, there were twenty-four areas of concern for pollutants, eighteen of which needed investigation. In 2010, wetlands were identified on the property, and that identified area has been tested using samples taken from the soil, surface water, sediment, and groundwater. From this ongoing sampling, it was determined in 2020 that there are now five areas of concern that require remediation. They include the driveway entrance at Delsea Drive (groundwater), a stormwater conveyance system behind the garage that runs from Mansfield Avenue, wetlands (surface water/sediment), an old electrical transformer, and a section in the wooded area in the rear of the lot (dump area).

Regarding the groundwater contamination, it has been determined that there is no offsite source of contamination, and no ongoing sources of contamination. An improvement is being seen in the degradation of groundwater; however, remediation may be needed in the creek tributary in the center of the property.

A copy of the *Former Pitman Armory (PI 000678) Project Status* is attached to these Minutes. Of particular interest is:

Sediment Investigation Preliminary Findings: page 19  
Ongoing Activities: page 25  
Funded Activities FY 21: page 26  
Proposed Activities to be Funded FY 22 (TBD): page 27

Mr. Appleby stated that the goal of the remediation is to protect human health and the environment. Also attached to these Minutes is the *2020 Mitigation Monitoring Report (Year 1)*.

**Questions from Council**

Councilman Fitzpatrick – Is the remediation of the PCE (Tetrachloroethene) identified in the groundwater occurring naturally? Mr. Appleby stated that it is undergoing monitored natural attenuation that will require annual groundwater sampling and biennial reporting. Currently, the PCE results are greater than the NJDEP groundwater standards.

Councilwoman Rudley – When the site becomes clean to acceptable standards, will the wetlands be an impediment to development? Mr. Appleby stated that the wetlands in the middle will prohibit some types of development. Other types of development can be built on top of the wetlands.

Councilman Fitzpatrick – Can Pitman do anything to aid in the remediation effort? Mr. Appleby said that a discussion can include whether it should be zoned residential or non-residential. There are different remediation standards for each. He also stated that clean-up of the site would be a great burden to the owner if the site was owned by someone other than the Borough.

Mayor Razzo – Noting that Newton and Pitman are the main priority sites for remediation, what is the status of Newton? Mr. Appleby said that a developer is interested in the site, which is an advantage to the remediation effort there.

Councilwoman Rudley – If there was an interested developer, could Pitman move forward with a sale of the property? Mr. Appleby said that a discussion could take place at that time as to the viability of the plan.

**Public Portion for the Armory Discussion**

Motion: Weng  
Time: 7:17 p.m.

Second: Fitzpatrick

**Bob Holwitt, 606 Highland Terrace** – Mr. Holwitt asked of the status on non-residential clean-up and asked if structures were to be built on top of the wetlands, would the replacement of the relocated wetlands have to be in Pitman? Ms. Lindhardt stated that in a non-residential clean-up the main concern are PCBs (Polychlorinated Biphenyls) and that the request to relocate wetlands would have to be presented to the Department of Environmental Protection for approval.

**Nick Aspras, 415 Poinsett Avenue** – In response to questions from Mr. Aspras, Mr. Appleby stated that he would like to have an investigation done in the buffer areas around the wetlands, and that the presence of lead, mercury and asbestos in the buildings has not been quantified, saying that his team will only be assessing substance levels that directly affect the environment. Mr. Appleby further advised the Borough to check on the integrity of the roofs of the buildings and make repairs if necessary. If one or both roofs were to come down, it would be a bad problem for the Borough.

**Mark Policarpo, 15 Westmore Road, Pennsylvania** – Mr. Policarpo asked about future funding for the remediation project. Mr. Appleby stated that the funding request of \$68,500.00 for 2022 will be submitted this month, and that he is confident that additional funding will be provided for the soil and sediment work plan. The cost of the remediation is not part of the requested amount.

**Jim Pierpont, 23 Crafton Avenue** – Mr. Pierpont asked if the annual report from the DEP was delivered to the Borough. Ms. Lindhardt said that she will send the latest wetlands report to the Borough this week.

**Kevin Austin, 562 Florence Avenue** – Mr. Austin asked how close the groundwater is to being at acceptable levels and was told by Mr. Appleby that the samples must show acceptable levels through a series of data collected throughout the seasons. Ms. Lindhardt said that there are two wells that are still of concern. In reference to the contaminants entering the site from the roadways, Ms. Lindhardt stated that there is not much that can be done to prevent that type of contamination. Mr. Austin suggested that funds should be scheduled to dig up the contaminated site where PERC is located.

**Claire Yeager, 150 W. Holly Avenue** – Ms. Yeager asked if there has been a push to test the groundwater for 1,4 dioxane, an unintended contaminant of chemical ingredients found in bubble bath, shampoo, laundry detergent, soap, adhesives, and anti-freeze. Ms. Lindhardt said that there is no reason to believe that 1,4 dioxane is present at the site.

Motion to close discussion: Mazzola  
Time: 7:46 p.m. Second: Rudley

**Public Portion for non-Armory Discussion**  
Motion to open to the public: Blass  
Time: 7:47 p.m. Second: Mazzola

No public comment

Motion to close public portion: Blass  
Time: 7:47 p.m. Second: Weng

**Miscellaneous**

Councilwoman Rudley informed Council members that she will be submitting an Event Permit Application in the coming weeks for a town-wide yard sale to be held on Saturday, June 5, 2021.

**Adjournment**

Motion: Weng  
Time: 7:48 p.m. Second: Fitzpatrick

Respectfully Submitted,

Judith O'Donnell  
Borough Clerk/Administrator