



Fact Sheet: Former Lockheed Martin Facility

East Windsor Township, New Jersey

June 2021

ISRA Case No. E86488

The former Lockheed Martin facility located at 50 Millstone Road in East Windsor Township, New Jersey is made up of two parcels: approximately 116 acres (Block 2, Lots 1.02 and 2.02) north of Route 535, and approximately 11 acres (Block 5, Lot 3) south of Route 535.

The facility operated between 1957 and 1998 and was used to research, develop, manufacture and test satellites and to conduct associated projects. Lockheed Martin sold both parcels in 1998. The smaller parcel was sold to Black Light Power, and the larger parcel was sold to Windsor Limited Partnership of NJ. The second company later subdivided the lot and sold the developed portion of the property to Windsor Acquisitions, LLC in 2006. RREF Windsor-Loan, LLC later acquired the developed portion of the property (Windsor Corporate Park). RREF Windsor-Loan, LLC subsequently sold the property to SFA 50 Millstone, LLC in 2020. Currently, all properties are used either for office space or on-site laboratories, or are undeveloped.

The New Jersey Department of Environmental Protection (NJDEP) established this site as a case file in 1989 during the removal of on-site underground storage tanks when site-related contaminants were discovered in the groundwater. These contaminants include chlorinated volatile organic compounds (CVOCs) commonly used as industrial solvents, refrigerants, degreasers, and aerosol propellant. Common natural breakdown products of the CVOCs were also detected. Investigation into the extent of groundwater impacts began in 1989; and groundwater monitoring revealed concentrations of the site-related constituents at levels above the NJDEP Ground Water Quality Standards (GWQS).

While each of the site-related contaminants has been identified in groundwater on the site, they generally do not exceed NJDEP ground water quality standards. The exceptions are trichloroethylene (TCE), which continues to be the primary contaminant of concern (COC) at this site, and 1,4-dioxane which was added to the COC list following a change in regulatory standards in 2018.

During the spring of 2015, as part of a Supplemental Remedial Investigation, six monitoring wells were installed and used to define the vertical locations of impacted groundwater. While concentrations of TCE have been identified off-site, the level of TCE in off-site groundwater does not pose an immediate health risk because there are no opportunities for human exposure. Because the TCE is deep in the ground, contaminated vapors are also not an issue. Currently no water supply wells are at risk of being impacted.

Lockheed Martin submitted a Remedial Investigation Report (RIR) to the NJDEP, detailing activities and results of the groundwater investigations completed to date, in October 2015. The RIR also provided a recommendation for continued groundwater monitoring. In January 2016, the NJDEP approved the Groundwater Classification Exception Area (CEA) for the site. Under the terms of the CEA, the public is notified of existing groundwater contamination, and the NJDEP is allowed to restrict the installation of wells within the CEA.

All necessary soil remediation was completed and approved by NJDEP.

Lockheed Martin and its contractors began evaluating groundwater cleanup options during the 1990s and, over time, have implemented several technologies to remediate site-related constituents. Under the proper environmental conditions, the COCs degrade naturally and eventually will no longer pose any concern to the environment. Both in-ground and above-ground remedial technologies have been applied at the facility to enhance the natural degradation of these constituents or to remove them from the groundwater. These technologies, implemented under the direction and guidance of NJDEP, included biological breakdown, injection of pressurized air into the groundwater, and groundwater extraction and treatment. Post-remedial groundwater monitoring at the site and off-site areas has continued since 2013. The monitoring confirms that the COCs are degrading naturally and that the subsurface environment is conducive for this degradation to continue without taking any additional

cleanup measures.

In September 2016, Lockheed Martin submitted a Remedial Action Work Plan (RAWP) to the NJDEP. The plan provided a summary of remedial investigations and previous cleanup actions completed at the site. The plan also provided details for implementing the recommended groundwater remedy. In the RAWP, the Licensed Site Remediation Professional (LSRP) recommended using institutional controls and Monitored Natural Attenuation (MNA) (natural degradation) for final cleanup of site groundwater.

For the NJDEP, MNA means reliance on natural attenuation processes to achieve the applicable groundwater remediation standards. These processes include a variety of physical, chemical, and biological processes that, under favorable conditions, act without human intervention to reduce the mass, toxicity, mobility, volume, or concentration of contaminants in ground water. These processes include biodegradation, dispersion, dilution, sorption, volatilization, and chemical or biological stabilization, transformation, or destruction of contaminants. An evaluation of the site's conditions confirms that a combination of these natural processes is occurring on- and off-site. The RAWP also recommended obtaining a Groundwater Remedial Action Permit for impacted site groundwater. The permit would provide the details of the long-term monitoring for groundwater and restrictions that would be placed on the use of site groundwater.

In accordance with the RAWP, Lockheed Martin is developing a Remedial Action Report (RAR) for submission to the NJDEP. Additional information on current subsurface conditions at several locations beyond the site boundary was required to complete this submittal. From 2017 through 2020, nine monitoring wells were installed at locations downgradient of the site providing delineation of the horizontal and vertical extent of impacted groundwater. The results of the off-site investigation will be provided in the RAR.

NJDEP recently adopted GWQS for specific per- and polyfluoroalkyl substances (PFAS). Lockheed Martin evaluated whether there was the potential for these substances to be discharged at the site. Based on this evaluation, groundwater was sampled from select wells for these specific PFAS compounds. Regulated PFAS were detected above the groundwater standards in background and site wells indicating that co-mingled PFAS concentrations are present at the Site. Lockheed Martin is currently conducting remedial investigation activities to delineate the extent of PFAS impacts and confirm these compounds are amenable to the proposed



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groundwater remedy of MNA. The results of these activities will be incorporated into the RAR.

Next Steps

Lockheed Martin will continue periodic collection of groundwater samples for the near term to confirm that site-related constituents continue to naturally degrade. Lockheed Martin will submit an RAR and Groundwater Remedial Action Permit application to the NJDEP.

In the coming months, Lockheed Martin will continue its technical and administrative efforts to fully clean up site-related groundwater contamination and eventually close the case. Lockheed Martin will document and publish all studies, results, and conclusions in accordance with the NJDEP regulations and requirements.

Additional Information

To learn more about the chemical TCE, visit the Agency for Toxic Substance and Disease Registry (ATSDR) website: www.atsdr.cdc.gov; click on "Toxic Substances" and then "ToxFAQs." To read more information on the project, a website is available at: www.lockheedmartin.com/eastwindsor.

Contacts

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