

**FACT SHEET - CONSTRUCTION
BELLE MEAD DEPOT REMEDIATION
BELLE MEAD, NJ**

Congressional District:

07

FY 2026 Project Summary

The General Services Administration (GSA) proposes the remediation of the former Belle Mead Depot located in Belle Mead, NJ. The proposed project includes environmental remediation and monitoring of the entire site. The site consists of the North and South Parcels.

Somerset County Improvement Authority (SCIA) owns the North Parcel. Groundwater remedial treatment will bring the chemical trichloroethylene (TCE) concentrations within acceptable standards. When remediation is complete, GSA will have an ongoing requirement to monitor groundwater at the site to maintain safe groundwater standards.

SCIA also owns the South Parcel and is responsible for the investigation and remediation of the two areas of concern: the Motor Pool Area (AOC 7) and the Battery Casing Area (AOC 11). Proceeds from the property sale have partially funded the necessary remediation activities. SCIA is prepared to proceed with the remediation of the Motor Pool Area pending the completion of the pilot study and the bidding of construction documents for the Battery Casing Area. Before proceeding with these activities, GSA must ensure that the remaining funds requested in this prospectus are in place. SCIA must complete the remediation by the May 6, 2028, regulatory deadline.

FY 2026 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$33,652,000

Project Background

The Belle Mead Depot was established on April 29, 1942, when the Department of the Army acquired approximately 868 (+/-) acres of land. The Depot was officially activated on August 10, 1942, and was used primarily for Army operations until 1958. About 800 acres were transferred to GSA on July 1, 1958. GSA used the property for the storage and distribution of federal supplies. Among the materials stored by GSA were batteries, paint, petroleum products, propane, pesticides, solvents, and strategic metals. In November 1986, GSA transferred an approximately 335-acre parcel, known as the North Parcel, to a private entity. Since that time, multiple parties have owned the property, which is currently controlled by the SCIA. Although GSA no longer owns the property, it is still responsible for ensuring that environmental remediation is completed pursuant to the Comprehensive Environmental Response, Compensation, and Liabilities Act (CERCLA). Additionally, GSA's remediation obligations of the Depot are defined in an April 2000 Memorandum of Understanding (MOU) with the New Jersey Department of Environmental Protection (NJDEP).

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In 2009, the remaining approximately 464 acres (“South Parcel”) were transferred to the SCIA. The SCIA has pending remediation efforts planned for two areas of concern - a Motor Pool Area (groundwater contamination) and a Battery Casing Area (soil contamination).

In April 2019, a Remedial Investigation was initiated to assess potential groundwater impacts on the North Parcel. TCE was detected at concentrations exceeding the NJDEP Groundwater Quality Standards (GWQS). Groundwater investigations were conducted between October 2019 and February 2025 to delineate the contamination plume. GSA anticipates that active treatment followed by long-term monitoring of natural attenuation will be required.

This request will fund groundwater remediation for the North Parcel and the Motor Pool Area on the South Parcel, and soil remediation at the Battery Casing Area on the South Parcel.

The current levels of Trichloroethylene (TCE) and Carbon Tetrachloride (CT) in the groundwater exceed the allowable New Jersey Department of Environmental Protection standard. The requested funding will be used for in-situ treatment (chemical injections), which will reduce the contamination to the point where the sites can be monitored on a periodic basis. The funding will also be used for monitoring for the next 30 years.

Soil remediation at the Battery Casing Area on the South Parcel includes excavation, transport and disposal of contaminated battery debris offsite and restoration of the site.

This work is required to meet the New Jersey Department of Environmental Protection regulatory requirements pursuant to the Comprehensive Environmental Response, Compensation, and Liabilities Act (CERCLA).

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Project Budget

Design	\$2,109,000
Estimated Construction Cost (ECC)	29,506,000
Management and Inspection (M&I).....	2,037,000
Estimated Total Project Cost (ETPC).....	\$33,652,000¹

Schedule

	Start	End
Design and Construction	FY 2026	FY 2032

¹ In FY 2015, GSA transferred \$11,177,000 for design and permitting, approved by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works on 6/23/2015 and 6/19/2015, respectively. In FY 2017, GSA transferred an additional \$62,174,000 for construction and \$3,905,000 for M&I for a total of \$66,079,000, approved by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works on 11/21/2016 and 11/14/2016, respectively.