Title: Hollywood of the East! Coming soon - Netflix Studios at Fort Monmouth, New Jersey
Author(s): Andrew Chun (Langan) and Dolores Salman (Netflix, Inc.)

This abstract summarizes the environmental investigation and remedial approach at the proposed Netflix Studio site at Fort Monmouth in Eatontown and Oceanport, New Jersey. The 300-acre parcel, previously a U.S. Army base, required investigation and risk mitigation strategy to minimize impact to studio operations and address business environmental risks. The investigation focused on several Areas of Concern (AOCs), including heating oil tanks, pesticides, naturally occurring metals, and contamination remaining from former U.S. Army base operations. Through an integrated and proactive approach to identifying and evaluating a range of contaminants, Netflix will maximize the potential uses of the site by reducing the number of land use restrictions to allow the myriad of activities required for film and television production.

Data was collected through a multi-faceted approach, including geophysical surveys, field collection of soil, groundwater, and soil gas analytical using portable Gas Chromatography / Photoionization Detector (GC/PID) technology, and remedial compliance and action planning in accordance with New Jersey Department of Environmental Protection (NJDEP) and Base Realignment and Closure (BRAC) requirements under the oversight of a Licensed Site Remediation Professional (LSRP).

This project highlights the complexity and criticality of site characterization, regulatory compliance, risk assessment, and the strategic planning of remedial actions to facilitate safe, productive and responsible land reuse.