

| AUGUST 2025 |

NEW NJDEP SOIL REMEDIATION STANDARDS

OVERVIEW: NJDEP introduced revised soil remediation standards for 52 compounds, addressing the potential for soil impacts to migrate to groundwater. The revised standards are in effect, but cases can follow previous standards if required materials are submitted by February 2026.

On August 4, 2025, NJDEP issued new [soil remediation standards](#) that address the potential for soil impacts to migrate to groundwater (also known as the migration to groundwater exposure pathway). Found in N.J.A.C. 7:26D, Appendix 1, Tables 5 and 6, the standards apply to concentrations in the unsaturated zone and consider the potential of these concentrations to leach out of soil and impact groundwater quality. The new standards are based on calculations from updated groundwater standards promulgated in February 2025.

The soil remediation standards were updated for 52 compounds. Notably, standards for 32 of the compounds are lower than the 2021 standards. Similarly, the soil leachate remediation standards for 52 compounds were updated, with a majority being decreased. The soil and soil leachate remediation standards have decreased by an order of magnitude for the following contaminants: cobalt, cyanide, 1,3-dichlorobenzene (m-dichlorobenzene), and heptachlor epoxide; the soil leachate remediation standard also decreased for vinyl chloride. Additionally, NJDEP established standards for two other compounds: 1,1'-biphenyl and methoxychlor.

These standards are in effect now. However, there is a six-month period following implementation of the updated standards (ending February 4, 2026), in which cases can be “phased-in” to the previous, less stringent standards. To phase-in to prior standards, a remedial action workplan or remedial action report must be submitted to NJDEP. Compounds with order-of-magnitude decreases in the standard are not subject to being phased-in.

What are the next steps?

- Evaluate whether the updated standards warrant a change in your site’s investigative or remedial approach, or if they necessitate additional work to achieve closure.
- For closed sites, assess the potential for order-of-magnitude decreases in standards that may trigger reopeners. This also applies to cases subject to biennial certification requirements.
- If you are in the remedial action phase, consider the benefits of expediting the remedial action work plan to phase-in previous remediation standards before February 4, 2026.

To discuss how the remediation standards may impact your projects, please contact your Langan Project Manager or:



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