

Bob Zienkowski
 Township Manager
 East Vincent Township
 262 Ridge Road
 Spring City, PA 19475

November 20, 2025

RE: Public Health and Safety Concerns – Letter provided to Township by State Senator Katie Muth

Dear Bob:

You requested that I review material that was provided to the Township by State Senator Katie Muth on October 21, 2025 raising questions related to Public Health and Safety at 1205 Commonwealth Drive, the former Pennhurst facility, and potential environmental contamination from past activities. The Senator’s letter is attached. Before discussing my review, I would like to acknowledge the Senator for raising this issue and bringing it to the Township’s attention, as I personally appreciate the Senator’s efforts to represent the interests of the residents.

In the simplest of terms, it appears that a densely written technical memo by a PaDEP representative has created a misunderstanding, compounded by the Township Engineer, Mr. Kissinger, accidentally and inadvertently stating in an email that the Act 2 work was completed (it was not) when what he meant to say was that the Phase II was completed, which is important as explained below. The Act 2 was not completed, but the Phase II was completed, including on-site sampling and testing. Mr. Kissinger told me that this testing indicated that Act 2 cleanup was not necessary. Correspondingly, the voluntary Act 2 process was not completed. The similarity of terms between “Act 2” and “Phase II” make it easy to misspeak, and I will explain these terms later in my letter.

PaDEP Memo

The PaDEP memo of May 20, 2020 from Lisa Strobridge, P.G. to Ragesh R. Patel, Regional Manager, PaDEP Environmental Cleanup and Brownfields is attached to the Senator’s letter. In the last paragraph on page 1, the memo identifies a number of potential contaminants in soil and water samples at the Pennhurst site that were “detected at concentrations above the MDL/PQL”. MDL stands for “Method Detection Limit” and PQL stands for “Practical Quantitation Limit”, meaning that the samples were detected at or above levels that current testing methods can reliably measure. These substances were detected. Many of the chemicals listed are by-products of petroleum products and are commonly found in areas where fuel has been stored or spilled. I have highlighted these sentences on pages 1 and 2 of the memo.

Unfortunately, the PaDEP memo does not clarify until the last paragraph of page 3 that “Analytical results for all soil samples were **below** residential and non-residential soil to groundwater and direct contact soil MSCs”. I have highlighted this sentence in the memo. MSC stands for “medium specific concentration” and represents the state health standard for remediation. “COCs” stands for chemicals of concern. In the simplest of terms, when a site is remediated, the levels must be at or below the MSC value for Act 2 clearance. This sentence in the memo is clarifying that while chemicals were detected, they were below State Health Standards and therefore remediation is not required under Act 2. The memo continues to state “*Method detection limits were above SHS MSCs for select SVOCs (semi-volatile organic compound), including in point of compliance wells*” meaning the laboratory testing methods did not test select SVOCs to a low enough level. This does not mean that there is contamination or

exceedance of State Health Standards, only that the detection levels were not low enough.

The PaDEP memo goes on to state that “ *One round of groundwater was collected and analyzed for VOCs, SVOCs, and metals. Groundwater results were below SHS MSCs for VOCs and metals (meaning that remediation is not required). Method detection limits were above SHS MSCs for select SVOCs, including point of compliance wells*”, meaning again that the detection limits were not low enough to make a determination. This does not mean that remediation is required.

The PaDEP memo continues, identifying a number of testing and submission requirements were not met for Act 2 clearance, however, the Township Engineer, Mr. Kissinger provided background on why the Act 2 work was not completed as described below.

Act 2, Phase I, and Phase II

There are two “standards” related to environmental testing and remediation that are applicable to the former Pennhurst facility:

- **Phase I and Phase II Environmental Site Assessments** refer to standards developed by the American Society for Testing and Materials (ASTM) and represent an industry standard for determining if environmental contamination exists at a site and to what extent. Phase I refers to an evaluation based on the history and past uses of a site. Phase II refers to site investigation and testing and the testing is informed by the Phase I findings. Phase I and Phase II ESAs are commonly conducted by commercial real estate owners and are part of a due diligence process commonly required by financial institutions. This is not a regulatory process and municipalities do not require Phase I/II testing, nor do municipalities have authority over this process. This is not information that a property owner is required to provide to East Vincent or other municipalities. Conducting a Phase I and if warranted, a Phase II is common practice for projects ranging from residential housing to athletic fields and commercial developments, usually required by lending institutions or other financial funding sources.
- **Act 2** refers to Pennsylvania’s Land Recycling Program. This is a voluntary program designed by the state to encourage environmental remediation and reuse of previously developed properties. It is intended to alleviate property owners of potential future liability associated with past uses if the property owner meets certain testing and (if warranted) remediation standards set by the state. It is an entirely voluntary program to encourage redevelopment. It is not a program that a municipality has any authority over. An owner may elect to share Act 2 materials with a municipality, and all information is publicly available through PaDEP. But it is not administered in any way by a municipality. It is a voluntary state program for commercial real estate to encourage the reuse of previously developed sites.

Pennhurst Site and Act 2

The Township Engineer, Mr. Kissinger, explained to me that back in 2019 and 2020, the Pennhurst property owner conducted a Phase I for the site. Based on the results of the Phase I, Phase II testing was subsequently conducted. The owner also initiated the Act 2 process under PaDEP at this time.

Based on the results of the Phase II, including site investigation and testing, the Act 2 clearance was not warranted and the application process was not continued with PaDEP. I have not reviewed the Phase I and II materials (and the applicant is not required to provide these to the Township). But this information is consistent with the PaDEP memo that discussed sampling and indicated that results provided to date were below the MSC (medium specific concentration) values that represent the state health standard for remediation. In other words, no contamination was found that exceeded state health standards under Act 2. No remediation was necessary based on the Phase I, Phase II, and initial Act 2 testing. The PaDEP memo references to non-compliance are primarily related to the activities necessary to complete the Act 2 clearance. The owner elected not to complete this as the testing did not indicate that remediation was necessary.

The confusing wording of the PaDEP memo, the listing of numerous chemicals of concern, the use of multiple acronyms, and the accidental email comment by the Township Engineer that Act 2 was completed when he meant to say Phase II was completed have resulted in concern by the residents and community as represented in the Senator's letter. Again, I am appreciative of the Senator's concerns for the community. Environmental contamination is not to be taken lightly. However, the information contained in the PaDEP memo and the information provided by the Township Engineer do **not** indicate that contamination exists or that remediation is warranted at the Pennhurst facility. I cannot speak to the specifics of the Phase I and Phase II as I have not reviewed these documents. Again, the property owner is not required to provide this material to the Township. I can only speak to the materials available, and this letter in no way represents any opinion regarding the proposed Data Center. But there is no evidence in the PaDEP memo of contamination that requires remediation. The deficiencies refer to a process that was not completed.

Please let me know if you have any questions or would like to discuss. As always, I can be reached at michelea@melioradesign.com or at 610-933-0123.

Your sincerely,

A handwritten signature in black ink, appearing to read 'Michele Adams', with a long horizontal flourish extending to the right.

Michele C. Adams, PE LEED AP
President

44TH DISTRICT
STATE SENATOR
KATIE MUTH

SENATE BOX 203044
THE STATE CAPITOL
185 MAIN CAPITOL
HARRISBURG, PA 17120-3044
717-787-1398
FAX: 717-783-4587

338 MAIN STREET
ROYERSFORD, PA 19468
610-792-2137
FAX: 610-948-3037



Senate of Pennsylvania

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COMMUNITY, ECONOMIC &
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ENVIRONMENTAL RESOURCES
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FINANCE
STATE GOVERNMENT

EMAIL: senatormuth@pasenate.com
FACEBOOK: @SenatorMuth
X: @SenatorMuth
INSTAGRAM: @SenatorMuth
WEBSITE: www.SenatorMuth.com

October 21, 2025

East Vincent Township Board of Supervisors
262 Ridge Rd.
Spring City, PA 19475
Via email and USPS

Re: Public Health and Safety Concerns Regarding Possible Development of 1205 Commonwealth Drive, Spring City PA (former site of Pennhurst State School and Hospital)

Dear Chairman Damon, Vice Chairman Brancato and Supervisor Dracup:

The purpose of this correspondence is to ensure that the Board is fully informed of the site conditions at the former Pennhurst School and Hospital property located at 1205 Commonwealth Drive, Spring City PA 19475, East Vincent Township, Chester County, as it directly impacts the health and safety of our shared constituents and community.

During recent public discussions regarding the proposed development of this property over the last several months, Township staff have stated that this site has been “cleaned up” when asked about whether or not the site is considered a brownfield by state regulators. When I personally inquired about documentation verifying the status of the site via email to East Vincent Township manager Mr. Zienkowski, the forwarded response from Pennoni Associates Associate Vice President Mike Kissinger included a PDF file report titled “1205 Commonwealth Drive Final Report” dated February 28, 2020, as well as an email message from Mr. Kissinger stating “*the site had a clean Phase I however we had a meeting on property with the DEP and we received Act II clearance as well.*” This statement is factually incorrect and contradicted by official PA DEP records. The dissemination of false or misleading information regarding the site’s environmental condition is deeply troubling. It not only misinforms the public and local decision-makers, but creates the dangerous impression that the property is safe for disturbance and redevelopment when it is not.

According to the PA DEP's May 1st, 2020, Letter of Technical Deficiency and corresponding Act 2 Technical Memo Summary of the Final Report for the Pennhurst State School submitted by Pennoni Associates on behalf of property owner Mr. Derek Strine, the site remains an active, unremediated brownfield site for both soil and groundwater contamination. I attached both of these official documents for your review and record. This letter and corresponding memo confirm that the PA DEP never approved the 2020 Final Report submitted by Pennoni, and that the site has not achieved compliance with Act 2 cleanup standards and has not been granted a release of liability for either soil or groundwater contamination. DEP explicitly confirmed that remediation is incomplete and additional investigation and corrective actions are required. This means the property remains an active contaminated brownfield site under state oversight.

The Department's correspondence identifies multiple deficiencies in Pennoni's work, including inadequate characterization, sampling and documentation for both soil and groundwater, failure to address historical contamination sources (such as underground storage tanks, transformers, and floor drains), incomplete delineation of soil and groundwater impacts, failure to submit a Final Report that was sealed by a professional geologist licensed in Pennsylvania, and other deficiencies that required action within 60 days. Mr. Strine did not appeal this determination by the Department and did not resubmit a Final Report with corrected deficiencies. The Pennhurst property remains an unremediated brownfield site that has not received final clearance under Pennsylvania's Act 2 Land Recycling Program.

In plain terms, only a handful of shallow soil samples were collected that represented less than 2 acres of the 92 acre site, only one quarterly groundwater sample was recorded, and sampling methods were flawed with two of the four wells containing submerged well screens. Constituents of concern (COCs) were not identified for each area of concern for soil and the report did not include an evaluation of historical contamination releases or onsite operations. Also concerning is the absence of any vapor intrusion testing. A comprehensive groundwater evaluation of the aquifer system was not performed. The demolition of the onsite coal fired power plant occurred in late 2024 and the final demolition of the chimney stack in January 2025. That site remains a pile of rubble, including heaps of building debris and coal ash, and requires a comprehensive hazardous impact assessment before any development proposal is considered.

As you likely know, any activity that disturbs contaminated soils—such as excavation, grading, or construction—can release hazardous substances into the air and surrounding environment. Airborne contaminated dust and particulates can carry heavy metals, volatile organic compounds, and other toxins that pose serious risks to human health, particularly to nearby residents and neighborhoods, the veterans and staff at the Southeastern Veterans Center, the daycare, and workers at local businesses nearby, and anyone using the Schuylkill River trail for recreation.

The Pennhurst site remains a contaminated property under state environmental law, and any construction or occupancy would risk disturbing unknown residual contaminants without the

protections that come from a properly executed Act 2 closure. Allowing the property owner to proceed with any development or site disturbance without proper identification, quantification and remediation of toxic contaminants constitutes an act of gross negligence. Doing so knowingly, with the benefit of clear DEP documentation that the property remains contaminated, exposes the community to preventable harm and the Township to significant legal and ethical liability.

As community stewards, we have a duty to rely on factual regulatory determinations, not developer-paid engineering summaries, when evaluating proposals that could expose residents, workers, and future occupants to environmental hazards.

I urge the Board of Supervisors to halt any consideration of land development, conditional use, or related approvals for this property until:

1. Full disclosure of all historical contamination records associated with the former Pennhurst State School property.
2. All Act 2 cleanup and remediation requirements to the residential statewide health standard (SHS) have been fully completed for the entire site, including newly demolished infrastructure not previously assessed.
3. The completion of an independent environmental site assessment confirming that soil disturbance or construction activity will not result in airborne or groundwater contamination impacting the surrounding community and that the site poses no risk to public health, air quality, or groundwater.
4. Public hearings before any zoning or land-use approvals advance, so residents can review the real environmental record.

Our community deserves transparency and a development process that puts public health first, not one that buries unresolved contamination under new construction. The residents of East Vincent and neighboring municipalities deserve to live in a safe and healthy community where they are protected from harm and industrial exploitation. I respectfully ask the Board to prohibit any development activity on this property until these critical health and safety conditions are met.

Thank you for your immediate attention to this serious issue and for your commitment to safeguarding the residents you serve.

In service,



Katie Muth
Pennsylvania State Senator

cc: Austin Hodge, Chair, East Vincent Township Planning Commission
Rachael Griffith, Vice Chair, East Vincent Township Planning Commission
Chris Orzechowski, Secretary, East Vincent Township Planning Commission
Nicole Keegan, East Vincent Township Planning Commission
Lawson Macartney, East Vincent Township Planning Commission
Curt Schryver, East Vincent Township Planning Commission
Elaine Milito, East Vincent Township Planning Commission
Robert Zienkowski, East Vincent Township Manager
Brian Gula, Commandant, Southeast Veterans Center
Maj. Gen. John Pippy, Pennsylvania Adjutant General
Brig. Gen. Maureen Weigl, Deputy Adjutant General - Veterans Affairs

Attachment 1: DEP Technical Deficiency Letter 5/1/2020

Attachment 2: DEP Technical Memo Summary 5/1/2020

May 1, 2020

Mr. Derek Strine
Pennhurst LLC
P.O. Box 340
Rockland, DE 19732

Re: Letter of Technical Deficiency
Pennhurst State School
eFACTS PF ID No. 841016
1205 Commonwealth Drive
East Vincent Township
Chester County

Dear Mr. Strine:

The Department of Environmental Protection (DEP) has reviewed the February 28, 2020 document titled “Final Report” and March 24, 2020 document titled “Addendum to Final Report” for the property referenced above. The Final Report and Addendum to Final Report were both prepared by Pennoni Associates, Inc. and submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2), and they constitute a Final Report as defined in Chapter 3

The procedures and regulations set forth in Act 2 must be followed in order for your site to qualify for the liability protection provided by the Act. Upon initial review, DEP finds the submission is technically deficient and the following items are needed to complete your submission:

1. A conceptual site model was not included to identify a source area as required by 25 Pa. Code Section 250.204(b)(1) as referenced by Section 250.312(a).
2. Soil boring logs depicting the subsurface lithology and field screening were not included as required by 25 Pa. Code Section 250.204(c) as referenced by Section 250.312(a). The lack of subsurface logs results in insufficient information to determine if the soil and groundwater are adequately characterized as required by Section 250.204(b)(2).
3. The Final Report did not specify selection of the non-residential or residential Statewide health standard as required by 25 Pa. Code Section 250.312(c).

4. A site-specific Ecological Screening Evaluation was presented in the Final Report and was not consistent with the requirements of 25 Pa. Code Section 250.312(b).
5. Groundwater was not adequately characterized as required by 25 Pa. Code Section 250.204(e) as referenced by Section 250.312(a) as only one round of groundwater samples was collected from onsite wells and two of the four wells contain submerged well screens.
6. Reporting limits were greater than the selected standards for select compounds in groundwater; therefore, the attainment demonstration was not satisfied pursuant to 25 Pa. Code Sections 250.704 and 250.707(b)(2).
7. At least eight consecutive quarters of groundwater sampling are required for the demonstration of attainment unless otherwise approved by the Department (25 Pa. Code Section 250.704(d)).
8. The Final Report was not sealed by a professional geologist licensed in Pennsylvania as required by 25 Pa. Code Section 250.312(a).

In addition, it is requested that the constituents of concern (COCs) be identified for each area of concern for soil and be evaluated with respect to historical releases or site operations.

Please address the above summarized technical deficiencies within 60 days. If the deficiencies noted above are corrected and a report resubmitted to DEP within 60 days, it will not be necessary to resubmit report review fees, resend the municipal notice, or republish the public notice. Please include a copy of this correspondence with any resubmission to confirm to DEP staff that an administrative completeness check is not necessary. If the corrected report is resubmitted later than 60 days from the date of this letter, the resubmitted report will need to include the appropriate fees and proofs of municipal and public notices.

We look forward to assisting you in the remediation of this property and encourage you to contact us throughout this process. If you have any questions or need further information regarding this matter, please contact Lisa Strobridge by email at lstrobridg@pa.gov or by telephone at 484.250.5796.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

Sincerely,

Ragesh R Patel

Ragesh R. Patel
Regional Manager
Environmental Cleanup and Brownfields

cc: Mr. Kissinger, Pennoni
Ms. Poole, P.G., Pennoni
Chester County Conservation District
East Vincent Township
Mr. Brown, P.G.
Ms. Strobridge, P.G.
Ms. Bass
Re 30 (hmw20ecb) 121-1

TO: Ragesh R. Patel
Regional Manager
Environmental Cleanup and Brownfields

FROM: Lisa Strobridge, P.G.
Licensed Professional Geologist

THRU: C. David Brown, P.G.
Licensed Professional Geologist Manager

DATE: May 1, 2020

RE: ECB – Land Recycling Program
Act 2 Technical Memo Summary
Final Report
eFACTS PF No. 841016
Pennhurst State School
1205 Commonwealth Drive
East Vincent Township
Chester County

Property Owner Name and Address and Site Address:

Property Owner: Mr. Derek Strine , Pennhurst LLC, 1207 Delaware Avenue, Wilmington, Delaware 19806

Site Address: 1205 Commonwealth Drive, East Vincent Township, Chester County, Pennsylvania 19475 (40° 11' 37.9", 75° 33' 32.54")

Act 2 Standard(s) Sought: Residential SHS were specified in the Final Report and the COCs were clarified in the Addendum received on March 24, 2020 for soil and groundwater. In the Addendum, identification of COCs above PQLs was made, but it was not stated if the identified COCs are related to historical site activities at each area of concern.

For soil, the VOCs detected at concentrations above the MDL/PQL are 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, acetone, bromochloromethane, carbon disulfide, ethylbenzene, isopropylbenzene, methyl tert-butyl ether, methylene chloride, naphthalene, tetrachloroethene, toluene, xylene. The SVOCs detected at concentrations above the MDL/PQL are 2-methylnaphthalene, 4-methylphenol, acenaphthene, acenaphthylene, anthracene, benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[g,h,i]perylene, benzo[k]fluoranthene, bis(2ethylhexyl)phthalate, carbazole, chrysene, dibenz(a,h)anthracene,

dibenzofuran, di-n-butyl phthalate, di-n-octyl phthalate, fluoranthene, fluorene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, phenol, and pyrene. The metals detected at concentrations above the MDL/PQL are antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, and zinc. The PCB detected at a concentration above the MDL/PQL is Aroclor-1262.

The groundwater compounds which were detected at concentrations above the MDL/PQL are VOCs, SVOCs, and metals. The VOC detected above the MDL/PQL is chloroform. The SVOCs detected at concentrations above the MDL/PQL are benzo(a)anthracene and benzo(b)fluoranthene. The metals detected at concentrations above the MDL/PQL include arsenic, beryllium, chromium, copper, lead, nickel, selenium, and zinc.

Property Size: Two parcels totaling approximately 91 acres. (Tax Parcel 92.7, Map ID 0135-10, and Tax Parcel 92.8 Map ID 0135-20)

Project Site History: There are no documented releases for these two parcels.

The site operated as Pennhurst State School from 1908-1987 and consists of 22 main structures, numerous storage and utility sheds, and two (2) ruins of former residential dwellings. In 2010, portions of the subject property (Administration Building, Mayflower Building and associated tunnels) were repurposed as a seasonal haunted house attraction, known as Pennhurst Asylum. The Maintenance/Storeroom Building was formerly leased (unknown start date) to Penn Organics Recycling LLC, a producer of compost and mulch until December 2017. The subject property is currently owned by Pennhurst Acquisitions LLC. In addition, the maintenance garage building is currently in use and operated by the Pennsylvania Department of Military and Veterans Affairs. The remainder of the subject property is currently vacant.

Key recognized environmental conditions identified in the Phase I, with the corresponding numbers of borings in the site characterization, include:

1) Former Power Plant

- Coal piles within the Power Plant Building (evaluated with 6 soil borings).
- A former railroad spur serviced the Power Plant Building (evaluated with 4 soil borings).
- Staining and petroleum odors were noted throughout the Power Plant Building (interior of the building was evaluated with 8 soil borings).
- Several floor drains and trenches were observed in the Power Plant Building. The outflow location of the floor drains could not be determined during the Phase I (not evaluated).
- Power Plant Substation (evaluated with 7 soil borings).

2) Maintenance/Storeroom Building

- Staining and petroleum odors were observed beneath the 275-gallon diesel fuel AST located in the northwest corner of the Maintenance/Storeroom Building (evaluated with 1 soil boring).

- Staining and petroleum odors were observed within the hydraulic elevator mechanical room in the basement of the Maintenance/Storeroom Building (evaluated with 1 soil boring).

3) Garage Building

- An area of patched concrete was observed (former ASTs/USTs) on the west side of the Garage Building (evaluated with 4 soil borings).
- Evidence of a former inground lift was observed in the Garage Building (evaluated with 1 soil boring).

4) Stockpiled soil

- A soil stockpile on the west side of Devon Hall (evaluated with 3 soil borings)
- Soil stockpiled around the perimeter of the northern visitor parking lot (evaluated with 8 soil borings). A soil stockpile south of Devon Hall was also referenced, but not evaluate.

5) Stained soil was observed in the east side of the Laundry Building beneath two (2) diesel fuel ASTs (evaluated with 3 soil borings).

Site Findings:

Site-specific lithologic data is referenced in the text as overburden soils were comprised of reddish silt and clay and that bedrock was encountered at depths ranging from 0.75-12' below grade. Soil boring logs were not included in the report. Well completion details were reported, but no lithologic information or field screening was reported on the well logs. Text references that soil samples were also visually examined for the presence of staining or impact and that no PID readings above background or visually impacted soil were observed during field screening of the soil boring.

The soil borings were installed in 2018 and the majority were completed to a depth of 4 feet below ground surface. The exception to this is the 4 soil borings west of the Garage (installed to 16' bgs), the 3 soil borings installed to the east of the Laundry building (installed to 12' bgs), and the three samples collected from the soil stockpile located west of Devon Hall.

Analytical results for all soil samples were below residential and non-residential soil to groundwater and direct contact soil MSCs. COCs were not specifically identified for each area of concern. The Final Report Addendum identified constituents where detected concentrations were above the PQL, however this analysis was done for all sitewide soil samples, and not evaluated for applicability of historical site operation in each area of concern. Therefore, it is not clear what is requested for a potential relief of liability with respect to the selected standards and COCs as they relate to historical site operations. In addition, in areas where former petroleum tanks were present, the complete Petroleum Short Lists were not analyzed. Lithologic information is needed to ensure that the soil is adequately characterized.

Four monitoring wells were installed at the site in 2018. Three wells (MW-1 through MW-3) were installed to 50' below grade and screened from 20-50'. MW-4 was installed to 30' below grade and was screened from 10-30'. One round of groundwater sampling was conducted on February 5, 2020. The depth to groundwater is shallower than the screened interval in MW-3 and MW-4. Groundwater flow is east towards the Schuylkill River. There is also a component of groundwater flow north from MW-4 to MW-3. This will need to be further evaluated with additional rounds of groundwater monitoring and properly constructed wells. The well logs show well construction, but no lithologic or field screening information.

One round of groundwater was collected and analyzed for VOCs, SVOCs, and metals. Groundwater results were below SHS MSCs for VOCs and metals. Method detection limits were above SHS MSCs for select SVOCs, including in point of compliance wells. One round of groundwater monitoring, lack of lithologic details, and submerged screens result in a groundwater characterization deficiency. In addition, the site is adjacent to the Schuylkill River. The limited groundwater characterization results in an insufficient understanding of the groundwater to surface water exposure pathway.

There is no indication of NAPL being present at the site.

The fate and transport is not discussed in the Final Report or Addendum.

The data collected to date was screened against the SHS Vapor Intrusion Screening Values Tables for SHS and concentrations were below screening levels.

A Site-specific ecological screen is referenced in the Final Report; however, the content of the evaluation is similar to the requirements of the SHS Ecological Screening. The evaluation indicates there are no COCs or impacted media, which is not consistent with the data collected. A PNDI screening was not completed. The site has less than 2 acres of impacted surface soils.

An exposure pathway evaluation is not included the report.

The site is a candidate for pursuing a soil only closure with minor modifications to the report.

Site Cleanup History

NIR Received Date: February 27, 2020 – residential SHS were selected for both soil and groundwater

Discussion of Cleanup Involved and Demonstration of Attainment:

The Final Report did not include a demonstration of attainment for groundwater, nor were the COC's identified for each area of concern for soil. In addition, selection of residential SHS needs to be clarified in the Final Report to be consistent with the NIR.

One quarter of groundwater sampling was performed; therefore, there is insufficient data to demonstrate attainment of SHS MSCs for groundwater.

DEP Final Action Approval/Disapproval Letter:

This report is recommended for technical deficiency based on the following:

1. A conceptual site model was not included to identify a source area as required by 25 Pa. Code Section 250.204(b)(1) as referenced by Section 250.312(a).
2. Soil boring logs depicting the subsurface lithology and field screening were not included as required by 25 Pa. Code Section 250.204(c) as referenced by Section 250.312(a). The lack of subsurface logs results in insufficient information to determine if the soil and groundwater are adequately characterized as required by Section 250.204(b)(2).
3. The Final Report did not specify selection of the non-residential or residential Statewide health standard as required by 25 Pa. Code Section 250.312(c).
4. A site-specific Ecological Screening Evaluation was presented in the Final Report and was not consistent with the requirements of 25 Pa. Code Section 250.312(b).
5. Groundwater was not adequately characterized as required by 25 Pa. Code Section 250.204(e) as referenced by Section 250.312(a) as only one round of groundwater samples was collected from onsite wells and two of the four wells contain submerged well screens.
6. Reporting limits were greater than the selected standards for select compounds in groundwater; therefore, the attainment demonstration was not satisfied pursuant to 25 Pa. Code Sections 250.704 and 250.707(b)(2).
7. At least eight consecutive quarters of groundwater sampling are required for the demonstration of attainment unless otherwise approved by the Department (25 Pa. Code Section 250.704(d)).
8. The Final Report was not sealed by a professional geologist licensed in Pennsylvania as required by 25 Pa. Code Section 250.312(a).

In addition, it is requested that the constituents of concern (COCs) be identified for each area of concern for soil and be evaluated with respect to historical releases or site operations.

Communications took place with Jennifer Poole on March 13, 2020, March 16, 2020, March 24, 2020, April 17, 2020, April 24, 2020 and April 30, 2020 to discuss the content of the original Final Report and Addendum. The key discussion points included: 1) needing to demonstrate soil

impacts above PQLs in each area of concern that could be attributed to historical site operations, 2) obtaining groundwater gauging results that were omitted from the report (Table 5), 3) the limited groundwater characterization, and 4) the need to complete a PNDI screening.

Email approval was received on April 30, 2020 from Mr. Derek Strine to electronically submit the decision document for the Final Report.

DEP Contact: Lisa Strobridge, P.G.

Phone: 484-250-5796

Site Contact: Derek Strine, Pennhurst, LLC

Phone: 302-593-6682

Site Consultant: Jennifer Poole, P.G., Pennoni

Phone: (267) 667-1777, mobile
(215) 254-7772 office