



For DEP Use Only
PF # _____
Rem ID # _____

NOTICE OF INTENT TO REMEDIATE

Date: <u>March 5, 2024</u>	NIR Status:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Revised
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Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name 2016 Release East of former Tank PB 253

Former Name(s)/AKA Former Philadelphia Energy Solutions Refinery

Address/Location 3144 West Passyunk Avenue

City Philadelphia Zip Code 19153

**Municipality(s) Philadelphia County(ies) Philadelphia County

Tax Parcel ID# (if known) _____

Latitude 39 ° (deg). 54 ' (min) 20 " (sec)

Longitude 75 ° (deg). 11 ' (min) 48 " (sec)

Horizontal Collection Method GIS

Horizontal Reference Datum NAD83 Reference Point see Figure 1 attached

**Wish to participate in the DEP/EPA [One Cleanup Program](#).

Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known _____

DEP ID#(s), if known 51-33620

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) July 2016

Date each municipality was notified of any plan or report submitted under any remediation standard
3/4/2024

Place the newspaper name and date that your notice of your plan/report submission was published
Philadelphia Inquirer, 3/5/2024

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

In July 2016, refinery personnel discovered product-soaked soil at the ground surface just outside of the emergency containment berm for Tank PB 253. As part of immediate response actions, the area around the product-soaked soil was excavated and removed. In addition, an underground product line which ran north-south along the access road adjacent to this area was suspected by refinery personnel to have leaked as well. This north-south pipe was unearthed and repaired.

Since the release in 2016 and the immediate response actions described above, Philadelphia Energy Solutions Refining and Marketing LLC (PESRM) entered bankruptcy, and PESRM was acquired out of bankruptcy by Hilco Redevelopment Partners in 2020. A Notice of Intent to Remediate was not submitted at the time the release was first discovered in 2016.

The future use of the property is expected to be non-residential.

Provide a general description of proposed remediation measures.

A limited soil excavation was conducted in July/August 2016 following the identification of product-soaked soil east of, and adjacent to, the PB 253 containment berm. The area around the line was excavated and soil was removed. In addition, an underground product line which ran north-south along the access road adjacent to the area was unearthed and repaired.

In December 2021, PERSM completed a remedial investigation to define the nature and extent of constituent concentrations in soil the area of the release. Results of the remedial investigation demonstrate that the extent of release-related contamination (predominantly benzene) associated with the 2016 release is limited to soil and proximal to where the product-soaked soil and north-south underground pipe line were identified. The remedial investigation also demonstrated that groundwater contamination (including light-non-aqueous phase liquid [LNAPL]) identified in this area is associated with prior releases which occurred before September 2012. A prior property owner is responsible for cleanup of releases that occurred before September 2012.

PERSM plans to remediate soil in the area to attain a combination of standards (i.e., Statewide Health [SHS] and Site-Specific Standard [SSS]). Constituents in soil which do not meet SHS will attain the SSS via pathway elimination.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health– Residential		Statewide Health– Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

Site-Specific Standard (Soil): Benzene, Napthalene

Statewide Health Standard (Soil): Cumene, Ethyl benzene, Methyl tert-butyl ether, Toluene, 1,2,4- & 1,3,5-Trimethylbenzene, Xylenes (total), Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(g,h,i)perylene, Chrysene, Fluorene, Phenathrene, Pyrene, Lead

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title Anne R. Garr / Assistant Secretary eFACTs Client ID(If Known) Facility No 51-33620

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Philadlphia Energy Solutions Refining and Marketing LLC EIN or Federal ID # _____

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA, 19153

Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization

Authority

County

Estate/Trust

Federal Agency

Individual

Limited Liability company

Limited Liability Partnership

Municipality

Non-Pennsylvania

Government

Other (Government)

Other (Non-Government)

Partnership-General

Partnership-Limited

Pennsylvania Corporation

School District

Sole Proprietorship

State Agency

Consultant

Contact Person/Title Kevin Long / Principal Consultant Email Address kevin.long@terraphase.com

Phone Number 609-236-8171, ext 93 Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540

Other Participant (Remediator)

Contact Person/Title Anne R. Garr / Assistant Secreatry

Relationship to Site Owner
(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Philadelphia Energy Solutions Refining and Marketing LLC EIN or Federal ID # _____

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA, 19153

Preparer of Notice of Intent to Remediate

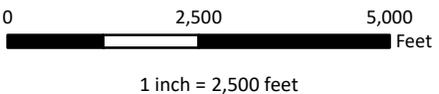
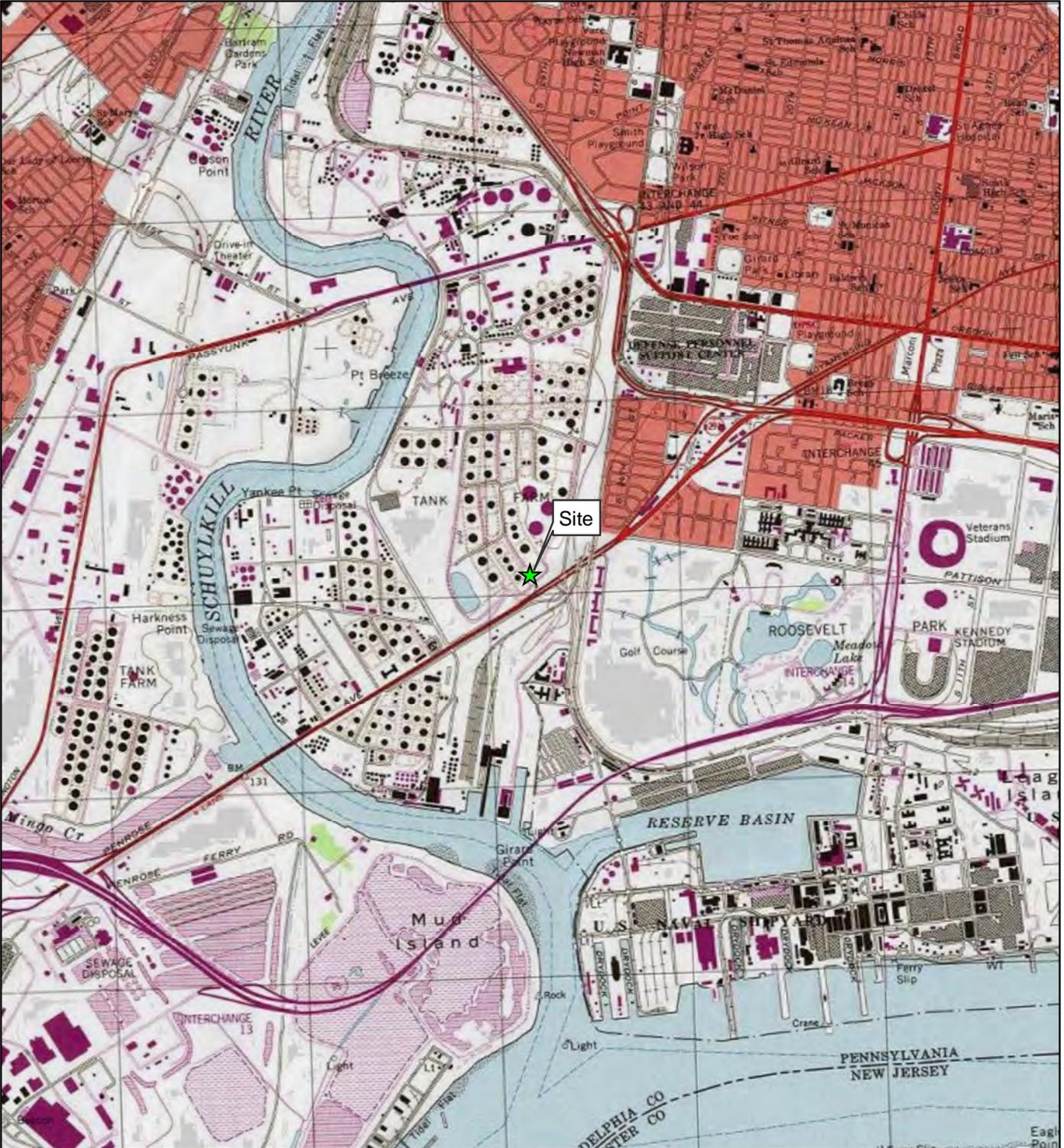
Name Kevin Long Title Principal Consultant

Phone Number 609-234-8171 Email Address kevin.long@terraphase.com

Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540

File: N:\GIS\Prj\P044_001_PESRM-PE\WMDs\East of PB 253 Area\FORNIR\Figure 1 - Site Location Map.mxd / 2/12/2024. Created by: M.Civittolo. Coordinate System: NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet



Legend

★ Site Location

Base Map: USGS Philadelphia (1995) 7.5 Minute Quadrangle.

SAFETY FIRST



CLIENT: Philadelphia Energy Solutions Refining and Marketing LLC

PROJECT: Release Area East of PB 253

PROJECT NUMBER: P044.001.017

Site Location Map

FIGURE 1



March 4, 2024

Ms. Leigh Anne Rainford
Program Manager
Philadelphia Department of Public Health
Public Health Services
321 University Avenue – 2nd Floor
Philadelphia, PA 19104

sent via email to LeighAnne.Rainford@Phila.gov and UPS, Proof of Delivery Requested

Subject: Notice of Intent to Remediate 0.15 Acre Area at the Former Philadelphia Energy Solutions Refinery, 2016 Release East of former Tank PB 253, 3144 West Passyunk Avenue, Philadelphia, PA 19153

Dear Ms. Rainford:

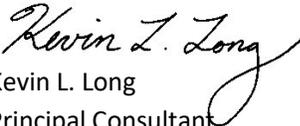
The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipality in which the site is located. Act 2 also provides that when a site is in a Special Industrial Area or is being remediated to the Site-Specific Standard, the municipality is afforded a 30-day comment period. In accordance with the provisions of the Act, Terraphase Engineering Inc. (Terraphase), on behalf of Philadelphia Energy Solutions Refining and Marketing LLC (PESRM), is formally notifying you of our intent to remediate the subject site. A copy of the NIR, which will be sent to the Pennsylvania Department of Environmental Protection (PADEP), is enclosed. This notice will be published in the Pennsylvania Bulletin, and a summary of the notice will appear in a local newspaper.

Publication of this notice in a local newspaper initiates the 30-day public and municipal comment period. During this time, your municipality may request a public involvement plan (PIP) for the community to be involved in the development of the remediation and reuse plans for the site. If the municipality wishes to be involved in this project, please send your comments to Julianna Connolly of PESRM at jconnolly@hilcoglobal.com with copies submitted to the PADEP at 2 E Main Street, Norristown, PA 19401.

Should you have any questions or comments regarding the proposed remediation, please contact me at kevin.long@terraphase.com or 609-236-8171, ext. 93.

Sincerely,

for Terraphase Engineering Inc.


Kevin L. Long
Principal Consultant

Enclosure: Notice of Intent to Remediate

KL:cs

cc: Julianna Connolly (jconnolly@hilcoglobal.com)
Amy Piccone (apiccone@hilcoglobal.com)

Proof of Delivery

Dear Customer,

This notice serves as proof of delivery for the shipment listed below.

Tracking Number

1Z75YA670194113339

Weight

0.50 LBS

Service

UPS Next Day Air®

Shipped / Billed On

03/04/2024

Delivered On

03/05/2024 9:58 A.M.

Delivered To

PHILADELPHIA, PA, US
Received By

LUCAS

Left At

Reception

Please print for your records as photo and details are only available for a limited time.

Sincerely,

UPS

Tracking results provided by UPS: 03/05/2024 7:34 P.M. EST

**Notice of an Intent
to Remediate to an Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)(ii),
304(n)(1)(i), and 305(c)(1))**

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2., notice is hereby given that Philadelphia Energy Solutions Refining and Marketing LLC (PESRM) will submit to the Pennsylvania Department of Environmental Protection (PADEP) a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia. This Notice of Intent to Remediate states the site is an approximately 0.15-acre area referred to as the “2016 Release East of former Tank PB 253” at the former Philadelphia refinery. The site has been found to be contaminated with petroleum constituents in soil. PESRM has selected to remediate the area to attain a combination of the Statewide Health and Site-Specific Standard. Constituents which do not attain the Statewide Health Standard will be remediated to the Site-Specific Standard via pathway elimination. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

The Act provides for a 30-day public comment period for remediation to the Site-Specific Standard. The 30-day comment period is initiated with the publication of this notice. Until April 4, 2024, The City of Philadelphia may submit a request to PESRM to develop and implement a public involvement plan (PIP) involving the municipality in the development of the remediation and reuse plans for the site. Copies of these requests and of any comments should also be submitted to the PADEP at 2 E Main Street, Norristown, PA 19401.

The Philadelphia Inquirer

100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

Affidavit of Publication

On Behalf of:

TERRAPHASE ENGINEERING
1100 E HECTOR ST
SUITE 416
CONSHOHOCKEN, PA 19428

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Inquirer, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Inquirer is a newspaper that which was established in in the year 1829, since which date said daily newspaper has been continuously published and distributed daily in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached hereto was published in all regular print editions of The Philadelphia Inquirer on

Legal Notices

as published in [Inquirer Legals](#) in the issue(s) of:

3/5/2024

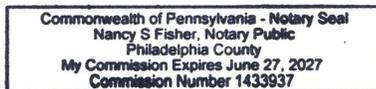
4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any interest in the subject matter of the aforesaid notice or advertisement.





Notary Public

My Commission Expires:



Ad No: 158226

Customer No: 104799

COPY OF ADVERTISEMENT

Notice of an Intent to Remediate to an Environmental Standard. (Sections 302(e)(1)(ii), 303(h)(1)(ii), 304(n)(1)(i), and 305(c)(1))

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2., notice is hereby given that Philadelphia Energy Solutions Refining and Marketing LLC (PESRM) will submit to the Pennsylvania Department of Environmental Protection (PADEP) a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia. This Notice of Intent to Remediate states the site is an approximately 0.15-acre area referred to as the "2016 Release East of former Tank PB 253" at the former Philadelphia refinery. The site has been found to be contaminated with petroleum constituents in soil. PESRM has selected to remediate the area to attain a combination of the Statewide Health and Site-Specific Standard. Constituents which do not attain the Statewide Health Standard will be remediated to the Site-Specific Standard via pathway elimination. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

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