pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only
PF # ____
Rem ID # ____

Date: 4/10/2024 NIR Status: ☒ New ☐ Revised

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 Right-of-Way- 3 (ROW-3) Release on 6/22/23 Area

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

Address/Location 3144 West Passyunk Avenue

City Philadelphia Zip Code 19145

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

Tax Parcel ID# (if known) _____

Latitude 39 º (deg). 54 ‘ (min) 48.8 “ (sec)

Longitude 75 º (deg). 11 ‘ (min) 51.9 “ (sec)

Horizontal Collection Method Geographic Information Systems

Horizontal Reference Datum NAD83 Reference Point See attached Figure 1.

☐ **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) June 22, 2023

Date each municipality was notified of any plan or report submitted under any remediation standard
Philadelphia Department of Public Health, 4/10/2024

Place the newspaper name and date that your notice of your plan/report submission was published
The Phildelphia Inquirer, to be published on 4/12/2024

** 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.

During removal of subgrade pipe as part of the demolition of the former refinery, a mixture that was estimated by Langan to be 40 gallons of a petroleum product and 8 gallons of water was spilled to the ground surface of Right-of-Way 3 (ROW-3) on 6/22/23. Liquids from this release were contained, controlled, and removed, and 30 cubic yards (CY) of visually impacted soil was excavated, staged, and transported off site for disposal. The primary contaminants to be addressed are petroleum hydrocarbons. The intended future use of the property is commercial/industrial.

Provide a general description of proposed remediation measures.

Remediation will be direct excavation and off-site disposal of soil and collection of post-excavation samples to verify compliance with non-residential statewide health standards. Samples will be tested for the Philadelphia Refinery Target Compound list agreed upon with the PADEP.

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	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Diesel Fuel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 1	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 2	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 4	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 5	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 6	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Kerosene	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Jet Fuel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Leaded Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
New Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Unleaded Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Used Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Chlorinated Solvents	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Inorganics	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Lead	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐
MTBE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Other Organics	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐
PAHs	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐
PCBs	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
PFAS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

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):

Statewide Health Standards (Soil): benzene, 1,2-Dibromoethane, 1,2-dichloroethane, ethylbenzene, isopropylbenzene, methy tertiary butyl ether, naphthalene, tolune, 1,2,4-trimethylbenzene, 1,3,4-trimethylbenzene xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo (g,h,i)perylene, chrysene, fluoranthene, phenanthrene, 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 Garr/Assistant Secretary eFACTs Client ID(If Known) 51-33620

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) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

Client Type (choose from list below) Limited Liabilty company

Client Types:

Association/Organization		
Authority	Limited Liability Partnership	Partnership-General
County	Municipality	Partnership-Limited
Estate/Trust	Non-Pennsylvania	Pennsylvania Corporation
Federal Agency	Government	School District
Individual	Other (Government)	Sole Proprietorship
Limited Liability company	Other (Non-Government)	State Agency

Consultant

Contact Person/Title Jeff Smith Email Address JSmith@langan.com

Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Other Participant (Remediator)

Contact Person/Title Anne Garr/Assistant Secretary

Relationship to Site Remediator

(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) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

Preparer of Notice of Intent to Remediate

Name Adam Goldberg Title Senior Project Manager

Phone Number 215.845.8946 Email Address agoldberg@langan.com

Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Submission Details

Details have been submitted successfully. Please review and print the Transaction Receipt for your records.

Reference : **227989**

Form Name : LAND RECYCLING NOTICE OF INTENT TO REMEDIATE

Submitter Name : Adam Goldberg

Submitter Organization : Langan Engineering and Environmental Services

Submitter Email : Agoldberg@langan.com

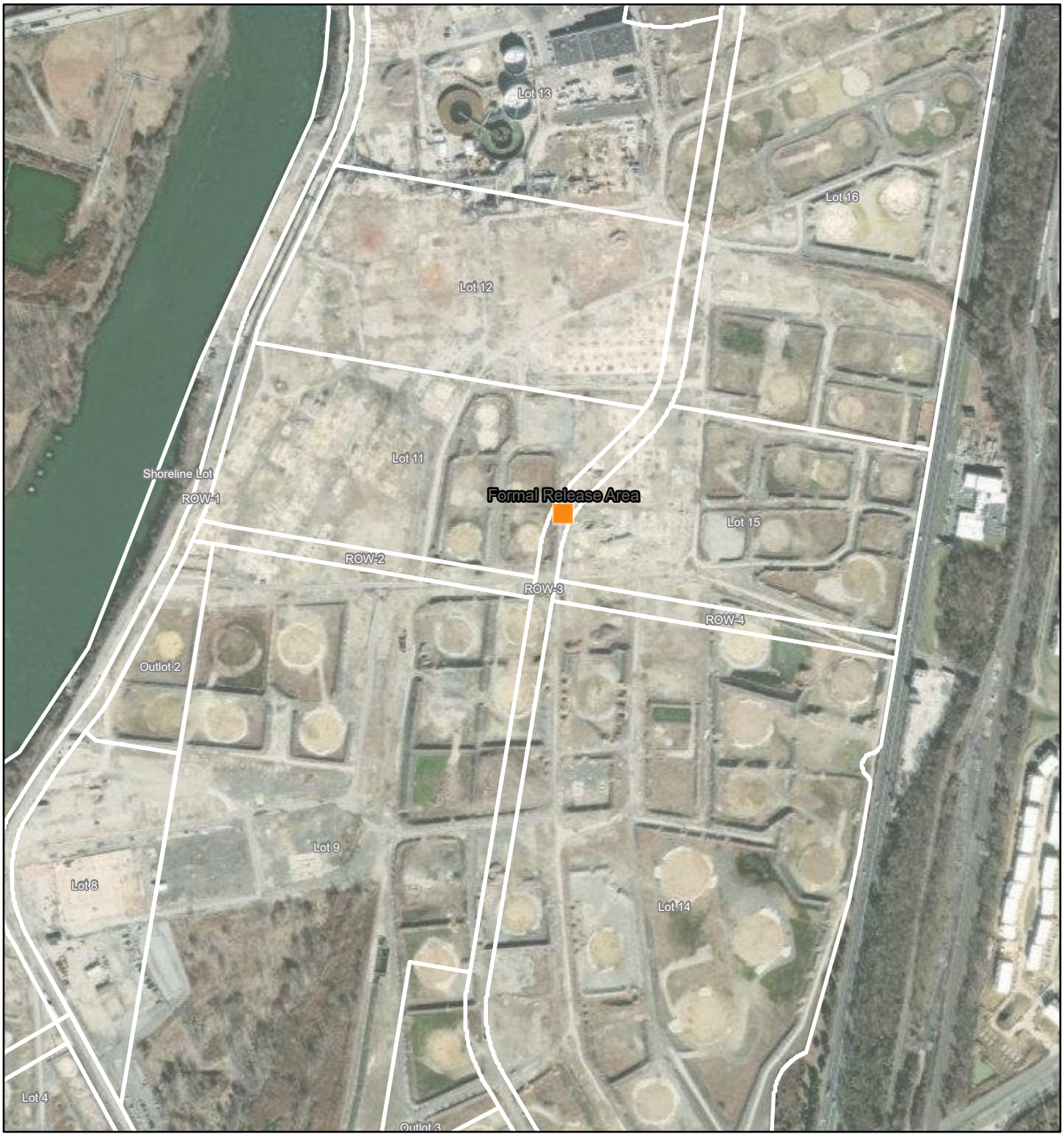
Phone Number : (215) 845-8946

Submitted To : Southeast Regional Office

Date Submitted : 04/18/2024

Print Confirmation

Figure 1 - Right-of-Way- 3 (ROW-3) Release on 6/22/23 Area



4/3/2024, 4:21:28 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Location of Right-of-Way- 3 (ROW-3) Release on 6/22/23 Area

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Langan

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

Affidavit of Publication

On Behalf of:
LANGAN
1818 Market St
Suite 3300
PHILADELPHIA, PA 19103

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:

4/12/2024

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

Helene Sweeney

Nancy S. Fisher
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Nancy S Fisher, Notary Public
Philadelphia County
My Commission Expires June 27, 2027
Commission Number 1433937

Ad No: 161245
Customer No: 110234

COPY OF ADVERTISEMENT

Notice of an Intent
to Remediate to an Environmental Standard
(Section 304(n)(2)(i))
(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 will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This Notice of Intent to Remediate states the site is Right-of-Way 3 (ROW-3) Release on 6/22/23 Area at the Former Philadelphia Energy Solutions Refinery. The site remediated to Statewide Health Standards pertains to petroleum-impacted soils related to a limited-area release of petroleum products. Philadelphia Energy Solutions Refining and Marketing LLC has indicated that the remediation measures consisted of soil excavation. The site will be used for non-residential commercial/industrial use.

April 17, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Leigh Anne Rainford
Environmental Health Services
7801 Essington Avenue, 2nd Floor
Philadelphia, PA 19153

RE: Notice of Intent to Remediate
Right-of-Way 3 (ROW-3) Release on 6/22/23 Area
The Bellwether District Redevelopment Project
aka Former Philadelphia Energy Solutions (PES) Refinery
3144 West Passyunk Avenue
Philadelphia, Pennsylvania

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. In accordance with this provision of Act 2, Langan Engineering and Environmental Services, Inc. (Langan) on behalf of Philadelphia Energy Solutions Refining and Marketing LLC (PESRM), is formally notifying you of PESRM's intent to remediate the ROW-3 Release on 6/22/23 Area of the Former Philadelphia Energy Solutions Refinery Property (site). A copy of the NIR form, which will be sent to the Department of Environmental Protection (DEP), is enclosed. The following notice will be published in the Pennsylvania Bulletin, and a summary of the notice has been published in a local newspaper, proof of publication is attached.

> 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 will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This Notice of Intent to Remediate states the site is Right-of-Way 3 (ROW-3) Release on 6/22/23 Area at the Former Philadelphia Energy Solutions Refinery. The site remediated to Statewide Health Standards pertains to petroleum-impacted soils

related to a limited-area release of petroleum products. Philadelphia Energy Solutions Refining and Marketing LLC has indicated that the remediation measures consisted of soil excavation. The site will be used for non-residential commercial/industrial use.

If you have any questions concerning the proposed remediation you may contact Adam Goldberg at (215) 845-8946.

Sincerely,
Langan Engineering & Environmental Services, Inc.



Adam Goldberg, LSRP
Senior Project Manager

enclosures:
Notice of Intent to Remediate Form
Draft of Newspaper Publication

cc.

Amy Piccone – PESRM
Julianna Connolly – PESRM
Jason Hanna, CHMM – Langan
Cortney Savidge ,CHMM - Langan
Jeff Smith, PG – Langan
C. David Brown, PG – PADEP