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: 4/17/2025 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 No. 3 Separator Area - Girard Point

Former Name(s)/AKA Former Philadelphia Refinery

Address/Location 3144 W. Passyunk Avenue

City Philadelphia Zip Code 19153

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

Tax Parcel ID# (if known) _____

Latitude 39 º (deg). 54 ‘ (min) 35 “ (sec)

Longitude 75 º (deg). 12 ‘ (min) 44 “ (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 51-36624; 856439

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

Date Release Occurred (if known) 2013

Date each municipality was notified of any plan or report submitted under any remediation standard

_____

Place the newspaper name and date that your notice of your plan/report submission was published The Philadlephia Inquirer 4/16/2025

** 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.

The No. 3 Separator Remediation System was a 10-well total fluids recovery system installed by Evergreen Resources Management Operations (Evergreen) in 2012 to address light non-aqueous phase liquid (LNAPL) from a prior release in the area of the property along the Schuylkill River near the No. 3 oil-water separator. In 2013, Bellwether District Holdings, LLC (BDH), formerly known as Philadelphia Energy Solutions Refining and Marketing LLC (PESRM), assumed primary responsibility for the No. 3 Separator Remediation System due to petroleum releases from a process sewer system, which connected the 137 Unit to the No. 4 Separator. The future use of the property is expected to be non-residential.

Provide a general description of proposed remediation measures.

BDH continued to operate and monitor the recovery system until October 2021. Increases in LNAPL thicknesses were periodically observed in the monitoring and recovery wells associated with the system between 2013 and October 2021. After the shutdown of the plant air, skimmer pumps were used to continue to remove measurable LNAPL from the monitoring and recovery wells associated with the No. 3 Separator Remediation System. Stantec Consulting Services, Inc. (Stantec), on behalf of BDH, previously conducted bi-weekly LNAPL gauging of the monitoring and recovery wells. LNAPL levels have been generally stable in the monitoring and recovery wells in this area since December 2021. One well in the area, C-169, has reported fluctuations in LNAPL levels in 2022 through 2024. During the most recent gauging event in January 2025, measurable LNAPL was not reported in C-169.

The former storm and process sewer believed to be the source of residual oil to groundwater in the area was cleaned and abandoned in place by filling with flowable fill in February 2025. Terraphase is conducting groundwater and LNAPL monitoring in Spring 2025 to verify conditions after the sewer abandonment.

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):

GW (Site Specific): benzene, cumene, ethylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, fluorene, naphthalene, phenathrene, and pyrene.

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. 51-33624

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

Company Name Bellwether District Holdings, 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	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 Kevin Long/Senior Principal Consultant Email Address kevin.long@terraphase.com

Phone Number (609) 236-8171 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

Relationship to Site

(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number Email Address

Company Name EIN or Federal ID #

Address (street, city, state, zip)

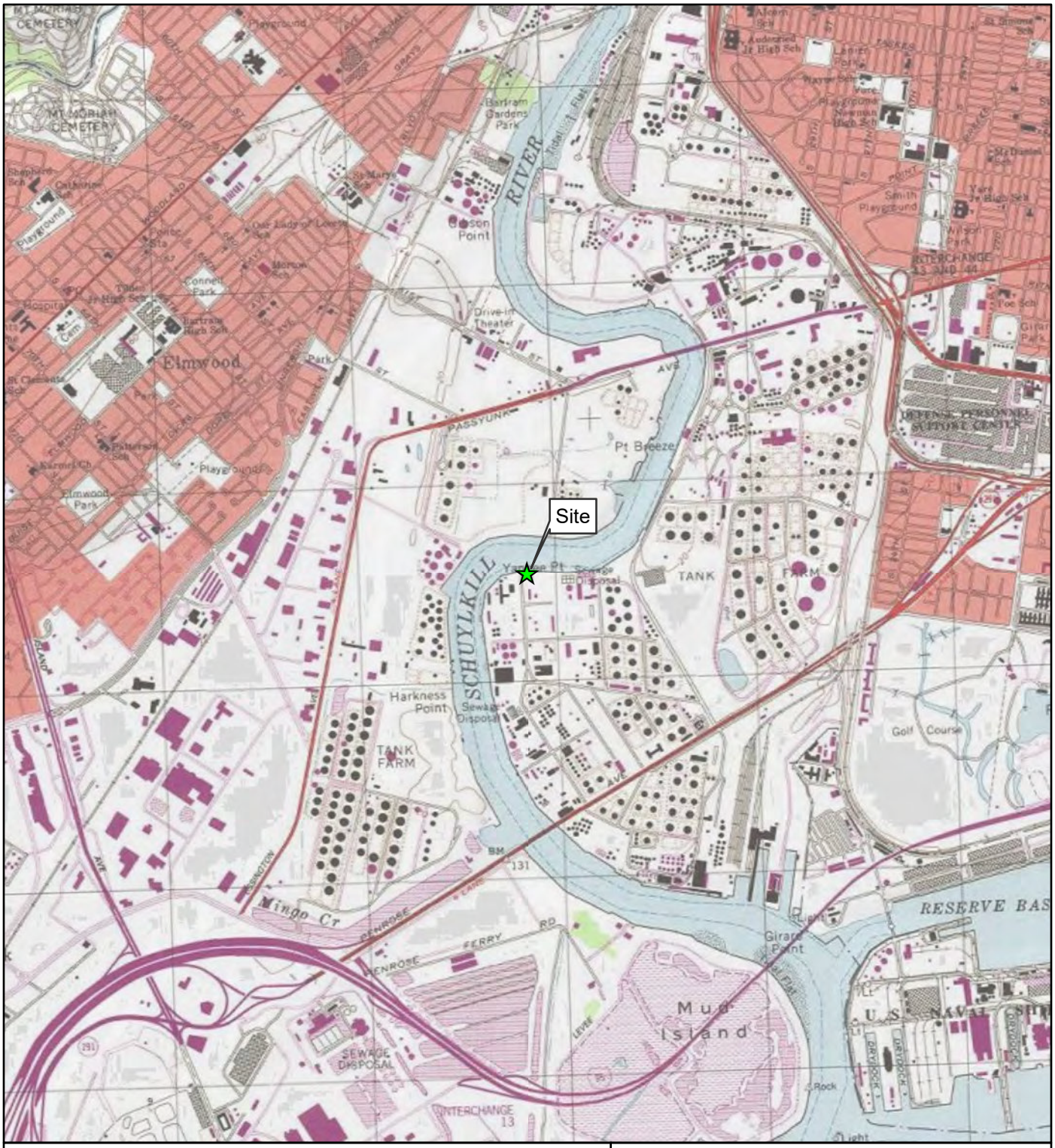
Preparer of Notice of Intent to Remediate

Name Kevin Long Title Senior Principal Consultant

Phone Number (609) 236-8171 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



0 2,400 4,800 Feet

1 inch = 2,400 feet

N

Legend

Site Location

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

SAFETY FIRST

terraphase engineering

CLIENT: Philadelphia Energy Solutions Refining and Marketing LLC

PROJECT: No3 Separator Area Remediation

PROJECT NUMBER: P044.001.003

Site Location Map

FIGURE 1

File: N:\GIS\Prj\P044.001_PESRM-PES\Pro Project\No3Separator\P044_001_No3Separator.aprx Layout:Figure 1 - Site Location Map 1/20/2022 Created by: JD Checked by: Initial Coordinate System: NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet

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 Bellwether District Holdings, LLC (BDH) 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 NIR states the site, referred to as the "No. 3 Separator Area", is located at the former Philadelphia refinery. The site has been found to be contaminated due to petroleum-related releases associated with a stormwater and process sewer system. BDH has selected to remediate the area to attain Site-Specific Standards. 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 May 16, 2025, the City of Philadelphia may submit a request to BDH to develop and implement a public involvement plan 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 400
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:

4/16/2025

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: 185252
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))

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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 May 16, 2025, the City of Philadelphia may submit a request to BDH to develop and implement a public involvement plan 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

terraphase engineering

April 16, 2025

Ms. Leigh Anne Rainford
Philadelphia Department of Public Health
Environmental Health Services
7801 Essington Avenue
Philadelphia, PA 19153

Sent via email to leighanne.rainford@phila.gov and via UPS, Proof of Delivery Requested

Subject: **Notice of Intent to Remediate**
No. 3 Separator Area – Girard Point
Former Philadelphia Refinery
3144 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 being remediated to the Site-Specific Standard, the municipality is afforded a 30-day comment period. In accordance with this provision of Act 2, Terraphase Engineering Inc. (Terraphase), on behalf of Bellwether District Holdings, LLC (BDH), is notifying you of BDH's intent to remediate the subject site to Site-Specific Standards.

A copy of the NIR, which will be sent to the Department of Environmental Protection (DEP), 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 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 me, Kevin Long, at kevin.long@terraphase.com or 609-236-8171, ext. 93, with copies submitted to C. David Brown at the DEP, 2 E. Main Street, Norristown, PA 19401 or via email to cdbrown@pa.gov.

Sincerely,

for Terraphase Engineering Inc.

Kevin L. Long
Senior Principal Consultant
KL:cs

Enclosure: Notice of Intent to Remediate

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

From: UPS
To: Alexander Strohl
Subject: UPS Delivery Notification, Tracking Number 1Z75YA670191370067
Date: Thursday, April 17, 2025 10:14:24 AM

Hello, your package has been delivered.

Delivery Date: Thursday, 04/17/2025
Delivery Time: 10:08 AM
Left At: FRONT DESK
Signed by: hupp

TERRAPHASE ENGINEERING

Tracking Number:	**1Z75YA670191370067**
Ship To:	PHILADELPHIA DEPT OF PUBLIC HEALTH 7801 ESSINGTON AVENUE ENVIRONMENTAL HEALTH SERVICES PHILADELPHIA, PA 19153 US
Number of Packages:	1
UPS Service:	UPS Next Day Air®
Package Weight:	0.5 LBS
Reference Number:	P044.001.003_STROHL

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