

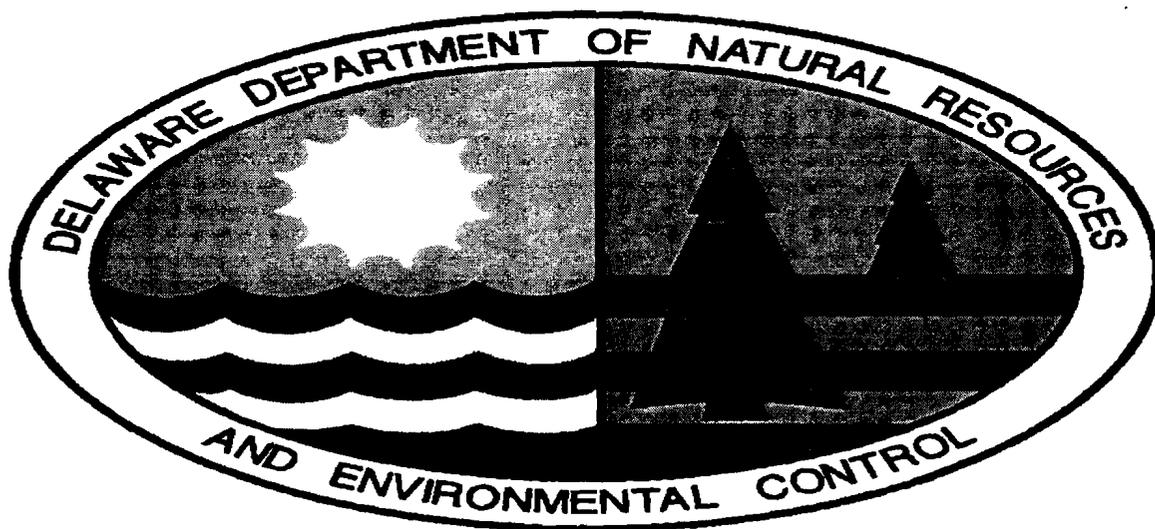
PROPOSED PLAN OF REMEDIAL ACTION

FOR THE

PROCESS INDUSTRIES PROPERTY

801 DAWSON DRIVE

NEWARK, DELAWARE



APRIL, 1996

DNREC Project DE-1032

Prepared by:

Delaware Department of Natural Resources and Environmental Control

Division of Air and Waste Management

Superfund Branch

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I. INTRODUCTION

In January 1995, Process Industries requested the Superfund Branch of the Department of Natural Resources and Environmental Control (“DNREC” or “Department”) to perform a document review of a Phase I Environmental Assessment conducted at 801 Dawson Drive, Newark, Delaware (“site” or “property”). Process Industries initiated the request in order to determine if the property in question was free of contamination or if some form of remediation would be required by the Superfund Branch. Based on the Phase I report, DNREC requested additional information about the site. In September 1995, a prospective purchaser for the Process Industries Facility agreed to conduct a Facility Evaluation (“FE”) of the property. The FE was completed on January, 1996. The FE indicated that the chemicals present on site within the groundwater media were attributed to activities at the adjacent Helix/Synthesis Technologies property located at 835 Dawson Drive.

II. PURPOSE

The Proposed Plan of Remedial Action (“Proposed Plan”) is based on the Phase I Environmental Assessment, January 1995, performed by Batta Environmental Associates, Inc. (“Batta Phase I Report”) and the FE completed by WIK Associates, Inc. in January 1996 (“WIK FE”) at the site. The Proposed Plan is issued under the provisions of the Delaware Hazardous Substance Cleanup Act, 7 Del. C. Chapter 91, (“HSCA”) and the Regulations Governing Hazardous Substance Cleanup (“Regulations”). This Proposed Plan presents the Department’s assessment of the human health and environmental risk posed by the impacted areas of concern.

The Department will provide public notice and opportunity to comment on the Proposed Plan in accordance with HSCA and Section 12 of the Regulations. At the conclusion of the comment period, the Department, after review and consideration of the comments received, shall issue a Final Plan of Remedial Action (“Final Plan”) which will designate the selected procedures and stipulations concerning current and future activities. The Proposed Plan, the comments received from the public, the Department’s responses to the comments, the Final Plan, and all of the documents which formed the basis for the Proposed and Final Plans will constitute the remedial decision record required for issuing the Final Plan. The contents of the Proposed Plan include a description of the site, the analytical results of the investigations, and the rationale for the Final Plan for the site.

SITE DESCRIPTION AND HISTORY

The former Process Industries site covers approximately 2.59[±] acres located in the Delaware Industrial Park in Newark, Delaware (Figure 1). Surrounding land uses include: Dawson Drive and a food distribution business to the north; a warehouse to the east;

Interstate 95 and associated easements to the south; and the Syntech/Helix site (“Syntech site”), a contaminated site being addressed under HSCA, to the west (Figure 2).

The 801 Dawson Drive property was historically maintained as farmland/woodland until some time between 1937 and 1954, when the Newark Munitions Storage facility (which encompasses the subject property and surrounding lands) was constructed. Land use of the property then went unchanged until some time between 1968 and 1977, when construction began for the Delaware Industrial Park. The first operator at the property (as a parcel of the Delaware Industrial Park) was Kiewah Metal Salts, who occupied the property from the 1970s until the early 1980s. Kiewah Metal Salts then sold the property to Process Industries. On September 14, 1995, DNREC and the current owner, Mr. Robert Duhadaway, signed a FE agreement allowing WIK Associates, the consultant to Mr. Duhadaway, to conduct a FE at the site in order to determine the type and source of contamination and whether cleanup at the site was necessary.

III. INVESTIGATION RESULTS

Upon review of the Batta Phase I report, a report from the Superfund Branch of DNREC, dated February 22, 1995, noted several environmental concerns regarding the site. The history of ownership of the property and their reported activities indicated a potential for environmental impact.

From the 1970's, until the early 1980's, Kiewah Metal Salts manufactured a chemical paint primer typically applied to metal prior to paint application. The primary ingredient in the primer was cobalt which was brought to the facility in a coal tar media. In the early 1980's, Process Industries utilized a “Red Lead Oil Base” primer in their operations.

The DNREC report also addressed potential migration of contamination on to the subject property from the adjoining property to the west, Synthesis Technologies. The DNREC report stated that an environmental investigation of the Syntech site demonstrated that the groundwater was contaminated by volatile and semi-volatile organic compounds and that contamination emanating from the Syntech site had the potential to migrate on to the 801 Dawson Drive site. Chemicals which were determined to be exclusively associated with the Syntech site operations included chlorobenzene, 1,4-Dichlorobenzene, O-toluidine, aniline, residual chorine, chloroamines, dichloroamines, trichloroamines.

In October 1995, the WIK FE was conducted at the 801 Dawson Drive site in accordance with the guidelines outlined in the FE agreement between DNREC and Mr. Duhadaway. The Department requested that the investigation determine the presence of contamination in site soils and groundwater which could be attributed to site operations at the Helix/Synthesis Technologies located directly west and evaluate if other contaminants associated with Process Industries were present in the soils or groundwater at the site. The scope of work included the installation of three shallow soil borings and two monitoring

wells, collection of soil and groundwater samples and a monitoring well elevation and location survey.

Based on the hydrogeologic and analytical data collected during the FE, the only contaminants detected were in the groundwater media. The contaminants observed at the Process Industries site appear to be originating off site to the north and west. As shown on Figure 3, the groundwater flow direction is toward the south-southeast. Chlorobenzene, O-toluidine, and nonchlorinated amines, indicators of contamination from the adjoining Syntech site, are elevated in monitoring well MW-1. In addition, 1,2-dichloroethane, a compound commonly used in organic synthesis, is elevated in the groundwater at MW-1.

The following is the interpretation of the FE results as presented in the report:

- 1) Soil at the site does not appear to have been adversely impacted by historic site uses. No coal tar components or metals were detected above action levels.
- 2) Groundwater along the western property boundary has been impacted by 1,2-dichloroethane, chlorobenzene, nonchlorinated amines and O-toluidine. These compounds do not appear to have a site related source. 1,2-dichloroethane is commonly used in organic synthesis. In addition, chlorobenzene, nonchlorinated amines and O-toluidine are target compounds for the adjacent Syntech property. It appears that these compounds have, therefore, migrated from the adjacent Syntech property.
- 3) Groundwater along the western property boundary has low but detectable concentrations of several petroleum hydrocarbons including: naphthalene, 2-methylnaphthalene, unknown aromatics, an unknown PAH, 1,2,3,4-tetrahydronaphthalene, and 1-methyl-naphthalene. These compounds may be migrating onto the site from the leaking UST at the adjoining Syntech property.
- 4) Residual chlorines, chloroamine, dichloroamine and trichloroamine were not detected in the groundwater at MW-1 or MW-2. It should be noted that the elevated detection limit for the groundwater sample collected at MW-2 makes it difficult to assess whether groundwater quality has been impacted by the adjoining Syntech property.
- 5) There is no historical evidence that the Process Industries property is a source of the contamination detected during this investigation. The hazardous substances detected on the Process Industries property are caused by a third party.

IV. PROPOSED PLAN OF REMEDIAL ACTION

Based upon the information and results of the investigation performed at 801 Dawson Drive, Newark, the Department recommends that no further investigation be required at the Process Industries site. The groundwater contaminated at the Process Industries site shall be addressed as part of the Synthesis Technologies Remedial Investigation. In addition, The Department, has determined that Mr. Robert Duhadaway the current owner of the Process Industries Site, has complied with the requirements of Delaware Hazardous Substance Cleanup Act.

V. PUBLIC PARTICIPATION

The Department welcomes any comments or questions the public may have on the proposed plan. Please call (302)323-4540 or write to the following address:

Superfund Branch
ATTN: Karl Kalbacher
715 Grantham Lane
New Castle, DE 19720

ZEH:dw
ZEH96014.win
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SITE LOCATION MAP

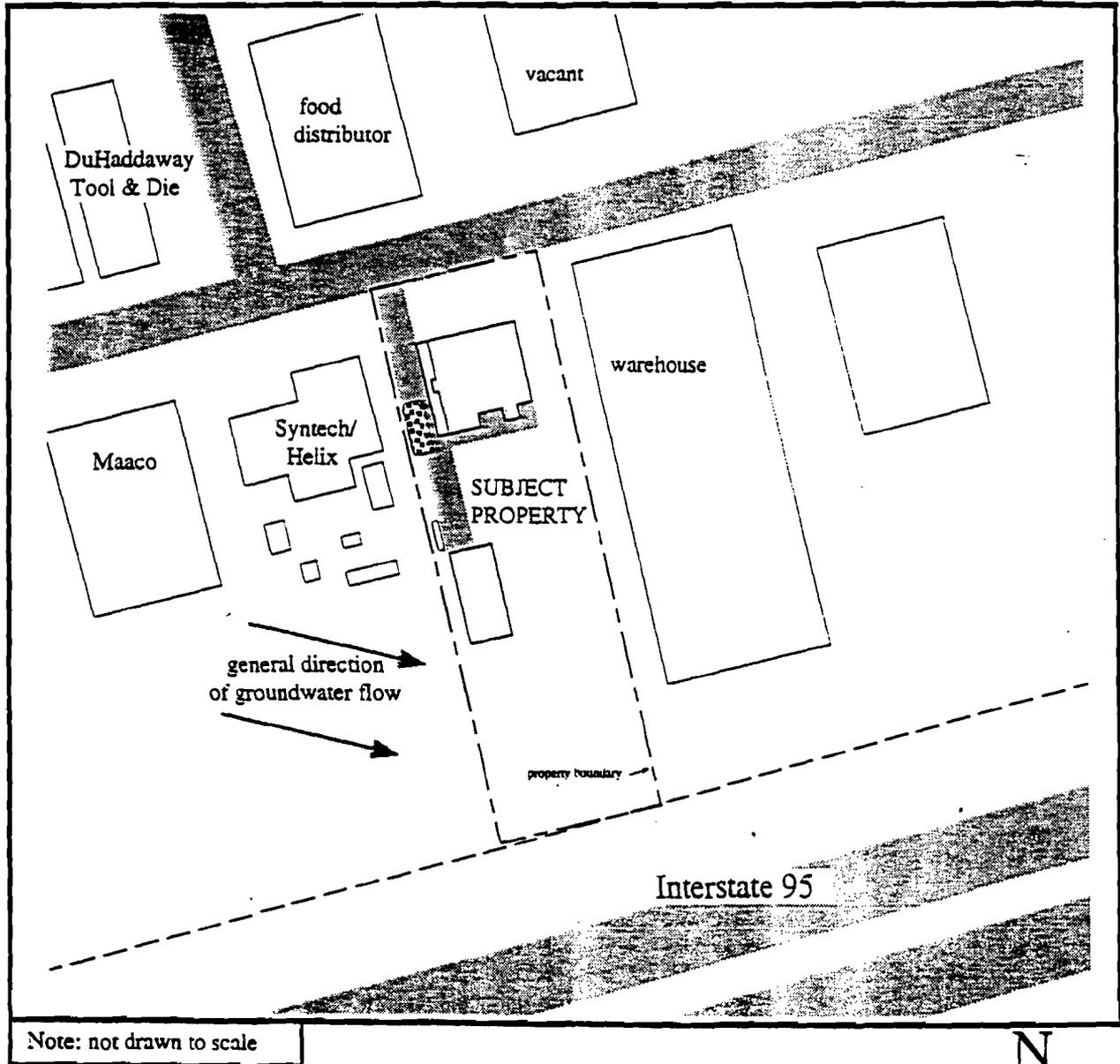
Process Industries
801 Dawson Drive
Newark, Delaware



Scale: 1 inch = 2,000 feet

SITE SKETCH MAP

Process Industries
801 Dawson Drive
Newark, Delaware



Note: not drawn to scale



WATER TABLE ELEVATION CONTOUR MAP
1995 Facility Evaluation

Process Industries
801 Dawson Drive
Newark, Delaware

