

# PROPOSED PLAN OF REMEDIAL ACTION

Braun Property Site  
Dover, Delaware  
DNREC Project No. DE-1487



November 2010

Delaware Department of Natural Resources and Environmental Control  
Division of Waste and Hazardous Substances  
Site Investigation & Restoration Branch  
391 Lukens Drive  
New Castle, Delaware 19720

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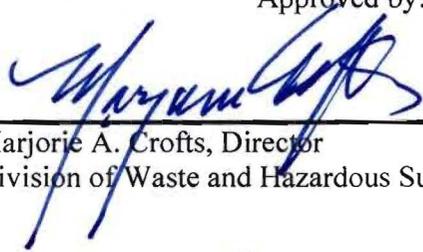
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## Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Marjorie A. Crofts, Director Division of Waste and Hazardous Substances
11.17.10
Date



**What is the Braun Property Site?** The Braun Property is a certified Brownfield Site. It is currently vacant but is the former location of single and multi-family residences. There is historical evidence of light industrial activity on the property.

**Tax Parcel Number:** 2-05-07709-03-5100-00001  
**Address:** northeastern corner of the intersection of South Governors Avenue and West Water Street  
**Nearest major intersection:** West Water Street and South Governors Avenue  
**Area:** About one-half acre  
**Surrounding Property:** Surrounding land use is commercial/office and residential.  
**Zoning:** C2A  
**Site Utilities:** The site is served by public utilities.  
**Surface water:** Saint Jones River, approximately 2,000 feet east of the property  
**Topography:** The site is relatively flat with surface elevations 25 to 30 feet above mean sea level.  
**Groundwater:** The site overlays a plume of contaminated groundwater emanating from two nearby properties, both of which are under active investigation by DNREC and the US EPA. The depth to groundwater is 10 to 15 feet below the ground surface.

**What happened at the Braun Property Site?** Past activities on the site, including industrial activity and the demolition of buildings, have caused slightly elevated lead in surface soils. The lead concentration is acceptable for restricted use. Ground water at the site is impacted by the Dover Gas Light Site and the Capitol Cleaners Site at 411 S. Governors Avenue. The groundwater contaminants are coal tar constituents and chlorinated solvents. The surface soil and subsurface soil above the water table have NOT been impacted by the other two sites.

**What is the environmental problem at the Braun Property Site?**

Lead is present in surface soil at concentrations slightly higher than the acceptable concentration for residential use. There is a potential for the intrusion of contaminated vapor from the ground water if a structure were to be built on the site.

**What additional clean-up actions are needed at the Braun Property Site?**

DNREC will not require a physical remedy at the site. Instead, the property will be restricted by means of an environmental covenant to non-residential use. The

covenant shall also note the location of the property in the central Dover ground water management zone.

**What are the long term plans for the Site after the cleanup?**

DNREC will issue a Certificate of Completion of Remedy for the site after the Environmental Covenant is recorded on the deed to the property. DNREC will inspect the site periodically to ensure that the land use does not change. The Braun Property Site will be incorporated in an expanded parking lot to serve the new Kent County court house.

**How can I find additional information or comment on the Proposed Plan?**

The complete file on the site including the Brown Field Remedial Investigation are available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.nav.dnrec.delaware.gov/DEN3/Search/Facilitysearch.aspx>

The 20-day public comment period begins on November 21, 2010 and ends at close of business (4:30 pm) on December 13, 2010. Please send written comments to the DNREC office or call Stephen F. Johnson, Project Manager, at 302-395-2600.

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## Glossary of Terms Used in this Proposed Plan

<b>Brownfield</b>	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
<b>Certified Brownfield</b>	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
<b>Certificate of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Final Plan of Remedial Action</b>	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
<b>Proposed Plan of Remedial Action</b>	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.

## **What is a *Proposed Plan*?**

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.nav.dnrec.delaware.gov/den3/search/facilitysearch.aspx>

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.

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