FINAL PLAN OF REMEDIAL ACTION

Former Crowell Corporation Site

1 Crowell Road
Newport, Delaware

November 2012
DNREC Project No. DE-1524

This Final Plan of Remedial Action (Final Plan) presents clean-up action required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at the Former Crowell Corporation Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on October 24, 2012 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:
This Final Plan meets the requirements of the Hazardous Substance Cleanup Act.

Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

11/15/2012
Date

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PROPOSED PLAN OF REMEDIAL ACTION

Former Crowell Corporation
Newport, Delaware
DNREC Project No. DE-1524

October 2012

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

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PROPOSED PLAN OF REMEDIAL ACTION

Former Crowell Corporation Site
Newport, Delaware
DNREC Project No. DE-1524

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

10.18.17

Date

What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Crowell Corporation Site?

The Site is a Delaware-certified Brownfield (DE-1524) located at 1 Crowell Road (the Site) in Newport, Delaware and consists of one tax parcel (0704640129), totaling approximately 5.34 acres (Figure 1). The nearest intersection to the Site is Crowell Road and Sears Boulevard. The Site is also boarded by an Amtrak rail line. The surrounding land use is a mixture of residential and industrial use. The vacant property is owned by Crowell Associates, LLC and encompasses two unoccupied buildings, weathered asphalt and vegetation (Figure 2). The property is zoned as I-UDC-Industrial. Crowell Associates plans to renovate the property and buildings and lease the property to Twinco/Romax, a manufacturer and distributor of automotive aftermarket products.

What happened at Former Crowell Corporation Site?

The Site was previously used as a paper products manufacturer for the Crowell Corporation and BP Manufacturing, Inc. Operations at the facility began in 1965 and ceased in March 2012. Previously, several aboveground storage tanks (ASTs) and underground storage tanks (USTs) were removed from the property and stained soil was noted during several Phase I Environmental Site Assessments. Also, the Site is located adjacent to another HSCA Site, the Former Sears Warehouse Facility (DE-1437).

What is the environmental problem at Former Crowell Corporation Site?

Several Phase I investigations (Phase I) were completed on the property. A Phase I completed in 1995 indicated the potential for asbestos containing materials and lead based paint. Staining was evident under two of the waste oil tanks. In 1996, a limited extent of contamination was investigated and determined that the contamination was specific to one area. No contamination was found to migrate offsite. DNREC-Tank Management Section (DNREC-TMS) issued a No Further Action (NFA) letter. In 2008, an additional Phase I investigation was completed and noted additional stained soil near the railroad spur and recommended additional sampling to determine a baseline for contamination due to past activities. In 2012, a tank contractor encounter contaminated soil during the removal of several tanks and piping. The area was over excavated and backfilled and DNREC-TMS issued a NFA letter. An additional Phase I was conducted in 2012 as part of due diligence for purchasing the property and recommended additional sampling to determine if contamination migrated onsite from nearby Facilities.

The Brownfield Investigation field activities were conducted in May and June 2012. A total of 17 soil borings were installed and a total of 33 samples were collected. Four groundwater wells were installed and sampled. Both the surface and subsurface soil sample results did not exceed the restricted (commercial) use standard or background values. Aluminum, iron and manganese were detected in the groundwater above the secondary Maximum Contaminated Level (MCL) value, which is a criteria based on aesthetic purposes, such as taste and odor and are not health based. The calculated risk for soil is above the DNREC's acceptable risk value for residential use.

What clean-up actions have been performed at the Former Crowell Corporation?

Contaminated soil was removed during several tank and pipe removal efforts.

What does the owner want to do at the Former Crowell Corporation?

Crowell Associates plans to renovate the property and buildings and lease the property to Twinco/Romax, a manufacturer and distributor of automotive aftermarket products.

What additional clean-up actions are needed at the Former Crowell Corporation?

DNREC proposes the following remedial action for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (UECA) (Title 7, Del. Code Chapter 79, Subtitle II), will be recorded in the Office of the Recorder of Deeds to include the following prohibitions:
    - Land Use Restrictions to Commercial/Industrial use
    - Prohibit land disturbing activities without DNREC's prior written approval except in landscaping areas
    - Prohibit the installation of wells and use of any groundwater at the Site.

What are the long term plans for the Former Crowell Corporation after the cleanup?

Crowell Associates plans to renovate the property and buildings and lease the property to Twinco/Romax, a manufacturer and distributor of automotive aftermarket products. An environmental covenant will be placed on the property restricting the property's use to commercial/industrial.

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

The complete file on the Site, including the Brownfield Investigation Report, is available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on:

http://www/nav.dnrec.delaware.gov/DEN3/

The 20 day public comment period begins on October 24, 2012 and ends at close of business (4:30 pm) on November 13, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map
Figure 2: Site Map

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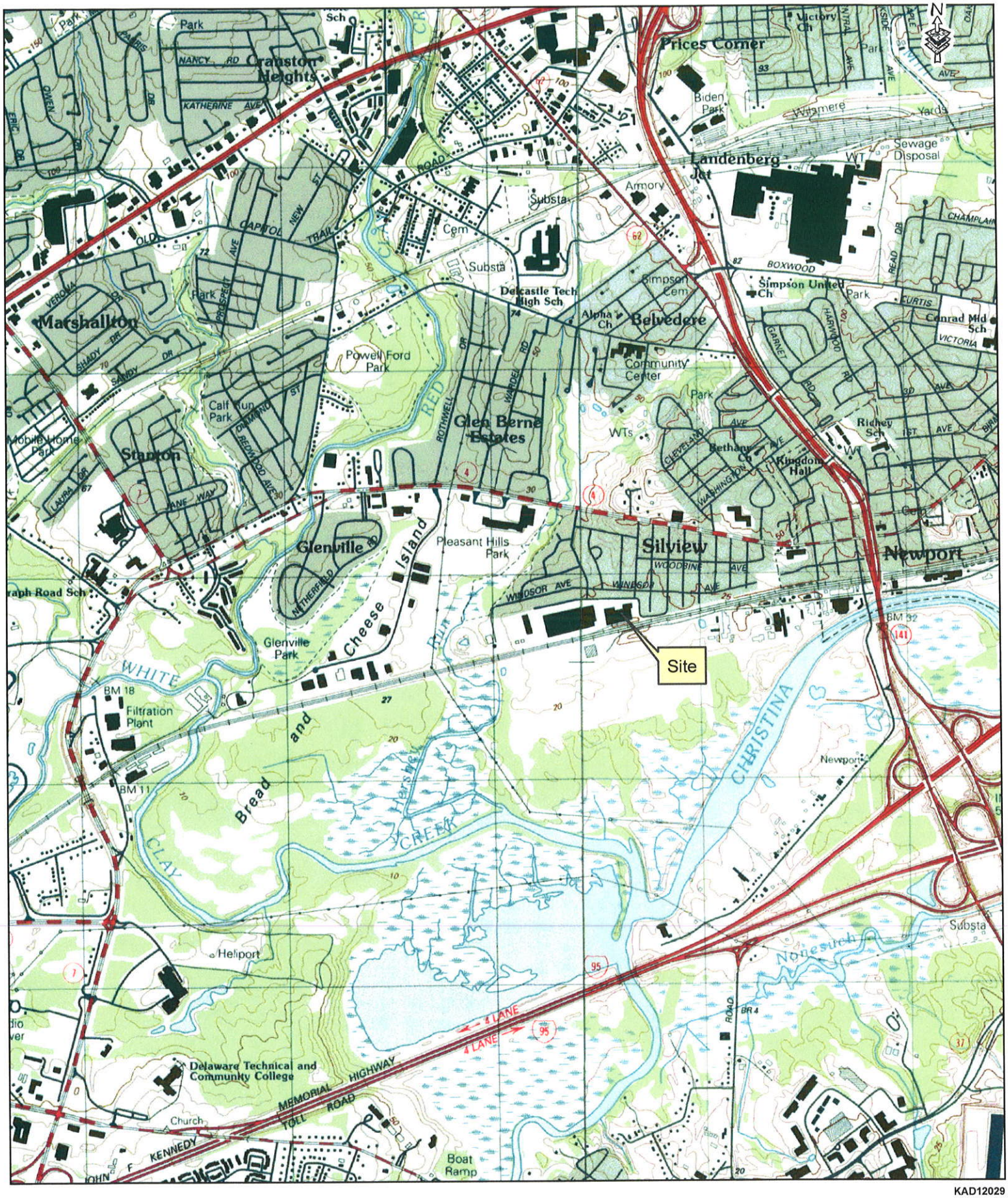
Figure 1 - Site Location Map



0 0.2 0.4 0.6 0.8 Miles

Crowell Property
DE-1524

Figure 2 - Site Map

KAD12031

0 130 260 390 520 Feet

Crowell Property
DE-1524

Glossary of Terms
Used in this Proposed Plan

Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using data collected to determine the risk posed to human health and the environment.
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Certificate of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Groundwater Management Zone	A geographical area where DNREC restricts drilling for groundwater because it is contaminated.
Hazardous Substance Cleanup Act (HSCA)	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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure to site related chemicals.
Restricted Use	Commercial or Industrial setting
Risk	Likelihood or probability of injury, disease, or death.
SIRS	Site Investigation and Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies.