PROPOSED PLAN OF REMEDIAL ACTION

Franklin Fibre Expansion Site
(1317 Northeast Blvd.)
Wilmington, Delaware
DNREC Project No. DE-1542

November 2013

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

November 7, 2013
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 Franklin Fibre Expansion Site?

The Franklin Fibre Expansion Site (Site) is a Delaware Certified Brownfield located at 1317 Northeast Boulevard in Wilmington, Delaware (Figure 1). The Certified Brownfield Site is comprised of an approximately 1.15 acre portion of tax parcel number 26-036.20-037 that is currently owned by E. Earl Downing, Inc. Franklin Fibre-Lamitex Corporation plans to purchase this vacant parcel and develop it into additional manufacturing and office space for its adjacent manufacturing plant. The Site is zoned light industrial.

What happened at the Franklin Fibre Parking Site?

The Site is located in an area of Wilmington that has been in continuous industrial use since the late 1800's. Since 1945, the property has been used as a storage yard for the E. Earle Downing, Inc. asphalt paving company. Additionally, historic maps indicate that a steel sash manufacturing facility, an automobile repair facility, and a restaurant were also formerly located on the property. Currently there are no structures on the property. Site investigations indicate that portions of the Site have been filled recently with soil ranging from one foot to 10 feet across the Site. Below the recent fill is a layer of historical industrial fill located just above the marsh deposit ranging from a few feet up to 9 feet in thickness.

What is the environmental problem at the Franklin Fibre Parking Site?

Environmental investigations at the Site have determined the following constituents to be contaminants of concern (COCs) in soil that exceed DNREC's Screening Levels:

Surface Soil – The COCs that exceed restricted (commercial) use are benzo[a]pyrene and arsenic. If the FFE-GP03 hot spot were removed from the Site, there would be no COCs in surface soil in exceedence of restricted use.

Subsurface Soil – The COCs that exceed restricted (commercial) use include benzo[a]pyrene, arsenic, and lead. If the FFE-GP03 and SW20 hotspots were removed from the Site, there would be no COCs in surface or subsurface soil in exceedence of restricted use.

Groundwater - The COCs in groundwater that exceed the commercial (industrial) use scenario are naphthalene and arsenic.

What clean-up actions have been taken at the Franklin Fibre Parking Site?

No cleanup actions have been taken at the Site.

What does the owner want to do at the Franklin Fibre Parking Site?

Franklin Fibre-Lamitex Corporation plans develop the Brownfield Site into additional manufacturing and office space for its adjacent manufacturing plant.

What additional clean-up actions are needed at the Franklin Fibre Parking Site?

DNREC's Proposed Plan requires that the following remedial actions for the Site need to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. Excavate and dispose offsite the hotspot areas around soil borings GP-03 and SW-20.

2. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:

    a. Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts;

    b. Limitation of Groundwater Withdrawal. No groundwater wells shall be installed, and no groundwater shall be withdrawn from any well, on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water;

    d. Compliance with Final Plan. Perform all work required by the Final Plan, the Amended Final Plan, etc. ("Final Plan"), as issued, approved, modified or amended by DNREC.

3. Develop a DNREC approved contaminated materials management plan (CMMP) to allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.

What are the long term plans for the Franklin Fibre Expansion Site after the cleanup?

The long term plans for the Franklin Fibre Site is to redevelop the property by Franklin Fibre-Lamitex Corporation into additional manufacturing and office space. The property will be restricted to commercial, manufacturing, or industrial uses by the Environmental Covenant recorded on the property deed.

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

The complete file on the Site including the Feasibility Study and the various reports are 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 November 10, 2013 and ends at close of business (4:30 pm) on December 2, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Robert C. Asreen, Jr., Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Franklin Fibre Expansion Site General Location Map.
Figure 2: Franklin Fibre Expansion Site Map with Surrounding Land Use.
Figure 3: Franklin Fibre Expansion Sample Location Map.

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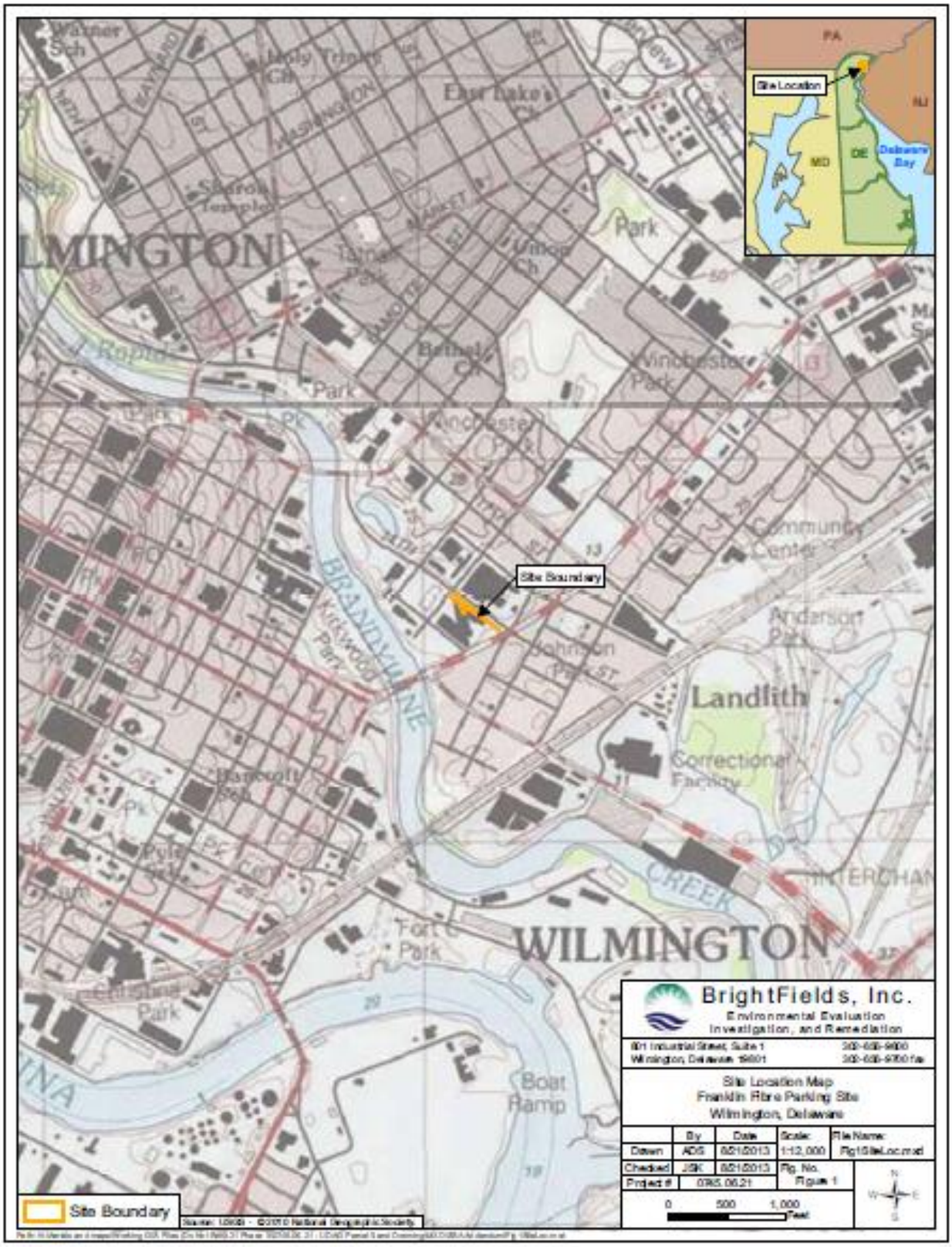

Figure 1: Franklin Fibre Expansion Site General Location Map.

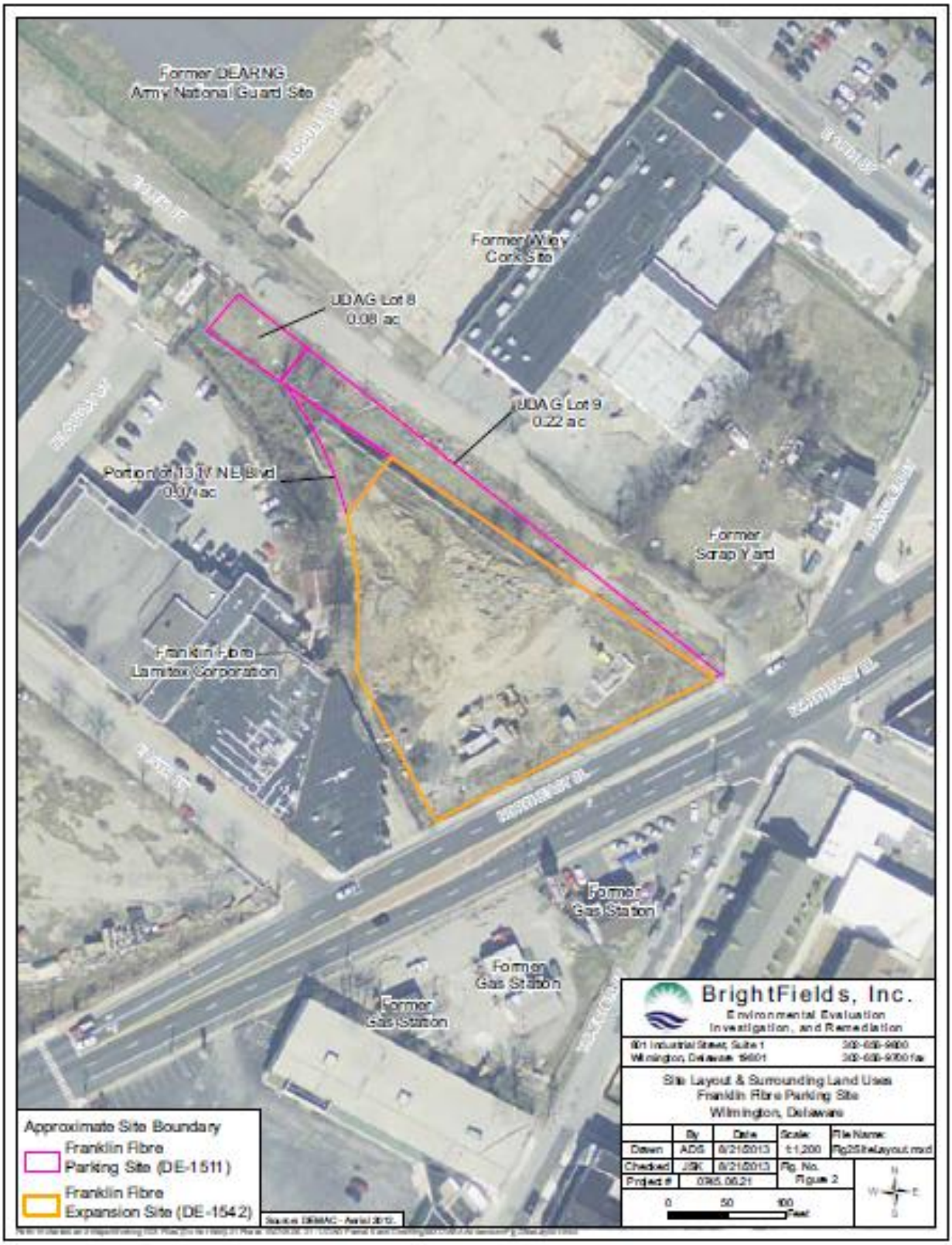

Figure 2: Franklin Fibre Expansion Site Map with Surrounding Land Use.

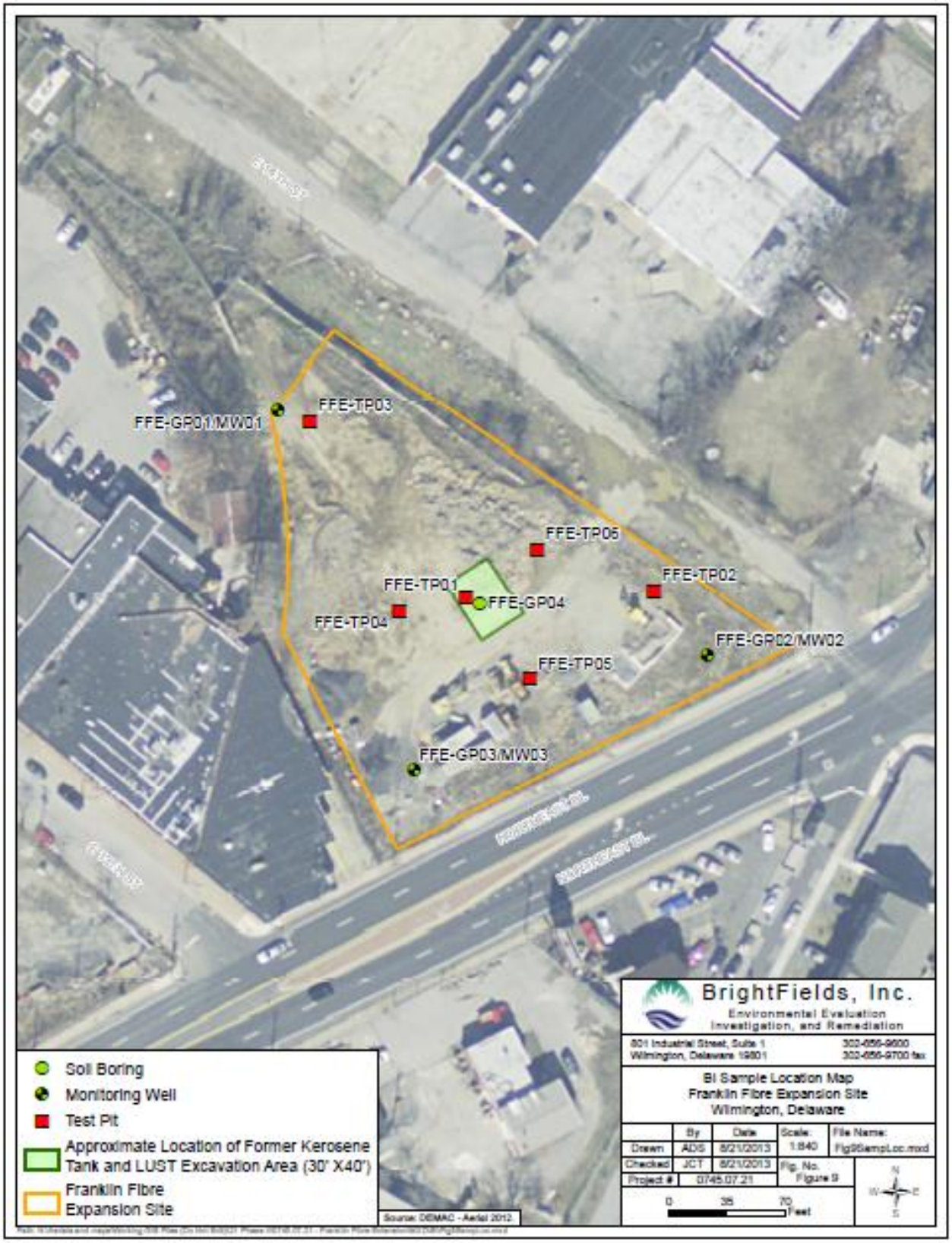

Figure 3: Franklin Fibre Expansion Sample Location Map.

Glossary of Terms
Used in this Proposed Plan

Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
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 the 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
Certification 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.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Groundwater Exclusion Zone	A geographical area where DNREC restricts drilling for ground water 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.
Restricted Use	Commercial or Industrial setting
SIRS	Site Investigation Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies