

FINAL PLAN OF REMEDIAL ACTION



FORMER PERMA FLEX ROLLERS SITE

*375 Bellevue Road
Newark, Delaware*

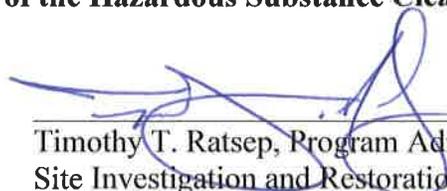
*June 2014
DNREC Project No. DE-1512*

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

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on May 11, 2014 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

June 6, 2014

Date



PROPOSED PLAN OF REMEDIAL ACTION

Former Perma Flex Rollers Site
Newark, Delaware
DNREC Project No. DE-1512



May 2014

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 Perma Flex Rollers Site
Newark, Delaware
DNREC Project No. DE-1512



Approval:

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

Approved by:	
Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section	
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 before publishing a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Perma Flex Rollers Site?

The Former Perma Flex Rollers Site is located at 375 Bellevue Road in Newark, Delaware, and is identified as New Castle County tax parcel 18-047.00-006, which is approximately 1.66 acres in size (Figure 1). The nearest intersection to the Site is Bellevue Road and South Chapel Street. The Site consists of a one story building and parking area and is zoned for industrial use.

What happened at the Former Perma Flex Rollers Site?

The Site contains an industrial building with an attached office space and warehouse. The Site was formerly used as an industrial roll coating facility manufacturing urethane and rubber rollers. The processes included sand blasting, solvent washing, molding of polyurethane and oven curing rollers. Raw materials such as polyurethane, various solvents, bonding agents, pigments, and oils were also kept on site.

What is the environmental problem at the Former Perma Flex Rollers Site?

A Phase II Site Investigation was performed in December 1999 which identified low concentrations of volatile organic compounds (VOCs) in the soil and groundwater. Site groundwater was recommended for additional evaluation due to detections of tetrachloroethene (PCE). A Limited Sampling Assessment was conducted in June 2010 to determine if the Site soil and groundwater continued to be impacted. PCE was detected in groundwater at concentrations above regulatory standards. Impacted soils were not detected at the time. A Groundwater Investigation was completed in November 2010, which identified localized areas of groundwater that were impacted with PCE, trichloroethene (TCE), cis 1, 2-dichloroethene (cis 1, 2-DCE), and chloroform. The Site was entered into the Brownfields Program in July 2011. The Brownfields Investigation and Supplemental Groundwater Investigations have determined that concentrations of the contaminants are decreasing.

What does the owner want to do at the Former Perma Flex Rollers Site?

The Site will be used by Shea Way, LLC for kitchen and bathroom countertop fabrication and assembly.

What additional clean-up actions are needed at the Former Perma Flex Rollers Site?

DNREC proposes the following remedial actions 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 (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. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities at depths greater than 1 foot on the Property including any repair, renovation or demolition of the existing structures on the on the Property without the prior written approval of DNREC-SIRS;
 - c. 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 Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan (“LTS Plan”), as issued, approved, modified or amended by DNREC.
2. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail: 1) the groundwater monitoring network and schedule to be followed in order to monitor the attenuation of the groundwater Contaminants of Concern (COCs), and 2) the inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the Environmental Covenant and the LTS Plan will be implemented.

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

The complete file on the Site including the Site Specific Assessment/ Brownfield Investigation 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 May 11, 2014 and ends at close of business (4:30 pm) on June 2, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Krystal A. Stanley, Project Manager or Robert Newsome, Public Information Officer.

Figure 1: Site location map

Figure 2: Soil and Groundwater Sampling Locations

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Figure 1 – Site Location Map



Figure 2 – Soil and Groundwater Sampling Locations



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.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
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.
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
Site Inspection (SI)	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
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
US EPA	United States Environmental Protection Agency