

FINAL PLAN OF REMEDIAL ACTION



Former Able Machine

*21-23 Brookside Dr.
Wilmington, Delaware*

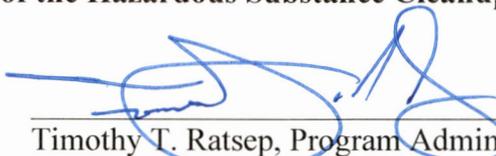
*May 2015
DNREC Project No. DE-1576*

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 Able Machine Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on 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

May 20, 2015

Date



PROPOSED PLAN OF REMEDIAL ACTION

Former Able Machine Site
New Castle County, Delaware
DNREC Project DE-1576



April 2015

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 Able Machine
New Castle County, Delaware
DNREC Project DE-1491



Approval:

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

Approved by:



Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

April 8, 2015

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 Site contamination under the Hazardous Substance Cleanup Act (HSCA). The Proposed Plan is published for public comments. A legal notice is published in the newspaper starting a 20-day comment period. DNREC considers and, addresses all public comments received then publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Able Machine Site?

The Former Able Machine Site is located at 21-23 Brookside Drive in New Castle County, Delaware just west of Wilmington. The Site consists of two contiguous tax parcels (07-043.20-004 and 07-043.20-005), totaling approximately 0.28 acres (Figure 1). The nearest intersection to the Site is Brookside Drive and Maryland Avenue. The Site contains two interconnected industrial buildings surrounded by a small concrete and asphalt-covered parking areas, the roadway (Brookside Drive) to the east, a steep wooded hillside to the west, beyond which is a residential development (Figure 2). The Site is generally flat, although the land surface in the Site vicinity slopes to the east, towards Little Mill Creek which lies approximately 200 feet to the east of the Site.

What happened at the Former Able Machine Site?

The Site is part of a larger industrial park and has been operated as storage and for millwork then most recently at the machine shop. The historic filling of the area and operations as a machine may have caused or contributed to the presence of environmental contaminants at the Site.

What is the environmental problem at the Former Able Machine Site?

The Site consultant performed a Phase I Environmental Site Assessment in 2012, then a follow-up Phase II Limited Subsurface Evaluation in 2013. Following Brownfield certification in April 2014, a Brownfield Investigation was conducted in August 2014 to supplement soil and groundwater samples in the Phase II investigation. Metals and Semi-volatile organic compounds were detected in soils above HSCA Screening Levels while metals and organic compounds were detected in groundwater above HSCA Screening Levels and retained as Contaminants of Concern (COCs). No complete human health exposure pathways exist under current Site conditions; the property is vacant thus no users are experiencing exposures to soil or ingesting site groundwater. Potential future users could have direct contact with the soil COCs, and therefore cleanup actions are required.

What clean-up actions have been taken at the Former Able Machine Site?

Interim remedial response actions were performed to mitigate Site conditions determined to pose a potential for the release of hazardous substances to the environment. These efforts included underground storage tank investigation and removal; waste materials characterization, removal from the building, and offsite disposal; and repairs of the asbestos-containing roof to minimize potential for migration of disintegrated roofing asbestos containing material and oily materials formerly present on the concrete floor slabs. These actions were completed in late summer 2014.

What does the owner want to do at the Former Able Machine Site?

The Brownfield developer (WSFS Bank) intends to sell the Site to a commercial / industrial operator following the implementation of limited improvements by WSFS in order to address environmental concerns thereby increasing Site marketability for resale.

What additional clean-up actions are needed at the Former Able Machine Site?

DNREC proposes the following remedial actions for the Site, which need to be completed before a Certificate of Completion of Remedy (COCR) can be issued.

1. A Remedial Action Work Plan must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the approved Final Plan of Remedial Action.
3. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the New Castle County Recorder of Deeds within 60 days of the issuance of the Final Plan of Remedial Action. The Environmental Covenant must include the following activity and/or use restrictions:
 - [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 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;
 - [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 according to the existing Southwest of Wilmington Groundwater Management Zone; and

[e.] Compliance with Contaminated Materials Management Plan. All work required by the Contaminated Materials Management Plan must be performed to DNREC's satisfaction in accordance with the Plan.

4. A Contaminated Materials Management Plan (CMMP) must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action. The CMMP will provide guidance to enable construction workers to safely handle any potential contaminated soil and groundwater at the Site.
5. The CMMP will be implemented upon its approval by DNREC.
6. A Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.
7. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of approval of the Remedial Action Completion Report.

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. The CMMP will be completed and available for the Site.

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

The complete file on the Site including the Brownfield Investigation Report 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/>

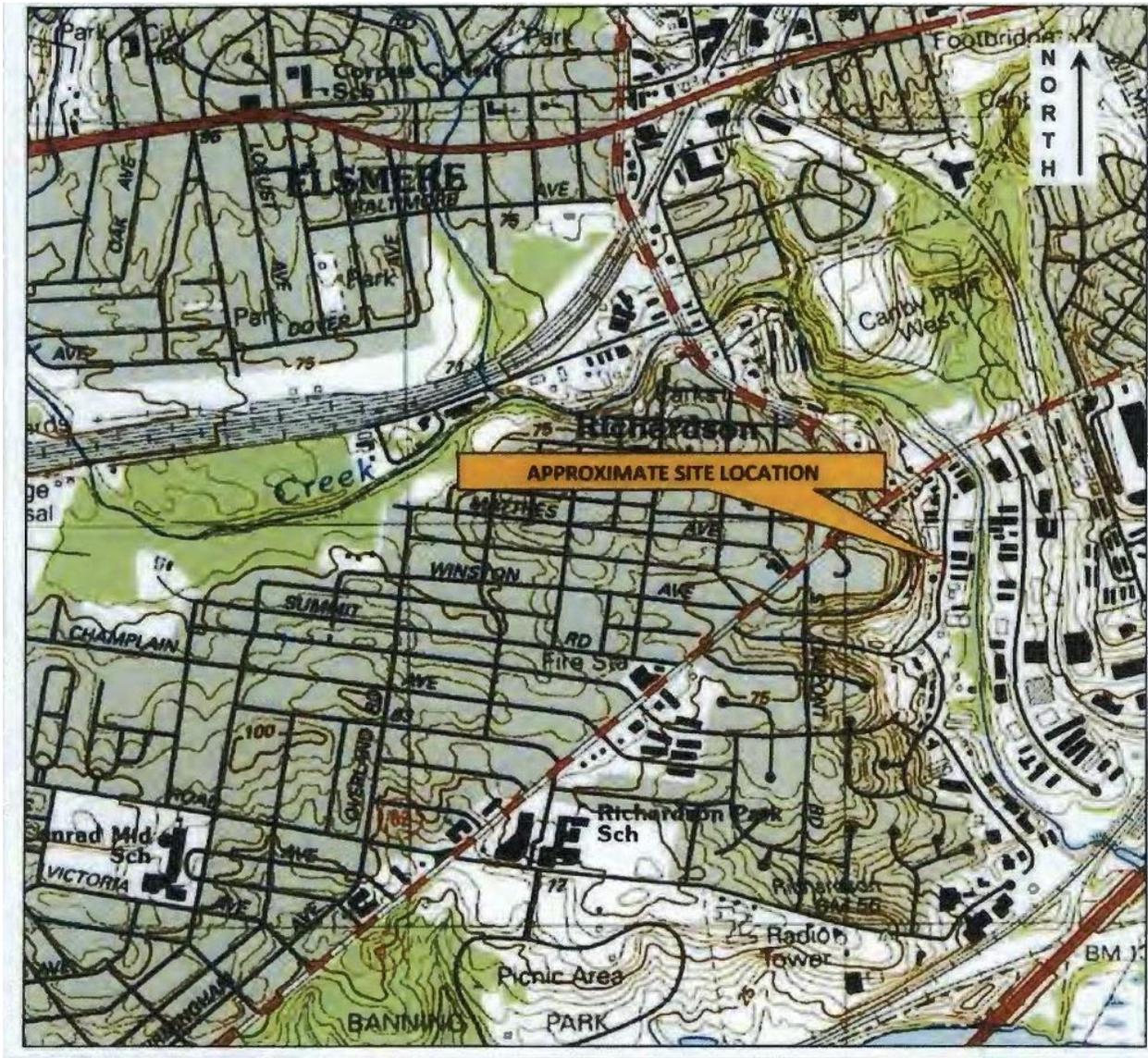
The 20-day public comment period begins on April 12, 2015 and ends at close of business (4:30 pm) on May 4, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Todd A Keyser Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Photo

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Figure 1
Former Able Machine Site DE-1435
West of Wilmington, Delaware



Not to Scale

Figure 2
Former Able Machine Site DE-1576
Along Brookside Drive



Not to Scale

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 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 (CMMP)	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
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 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.
Risk	Likelihood or probability of injury, disease, or death.
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