

# FINAL PLAN OF REMEDIAL ACTION



## AMER INDUSTRIAL TECHNOLOGIES OU-1

*100 Amer Road, Fox Point Industrial Park  
Wilmington, Delaware*

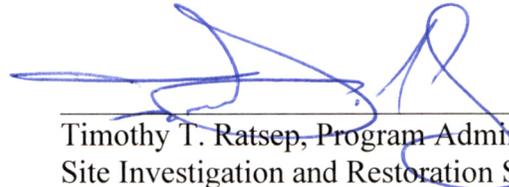
*December 2015  
DNREC Project No. DE-1268*

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 Amer Industrial Technologies Operable Unit 1.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on December 6, 2015 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

*December 30, 2015*  
\_\_\_\_\_  
Date



# PROPOSED PLAN OF REMEDIAL ACTION

Amer Industrial Technologies OU-1  
Wilmington, Delaware  
DNREC Project No. DE-1268



November 2015

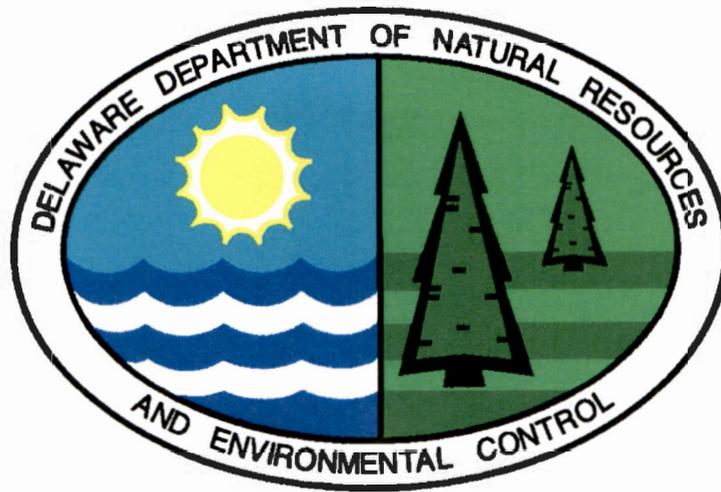
Delaware Department of Natural Resources and Environmental Control  
Division of Waste and Hazardous Substances  
Site Investigation & Restoration Section  
391 Lukens Drive  
New Castle, Delaware 19720

## CONTENTS

- Figures: 1 & 2
- Glossary of Terms

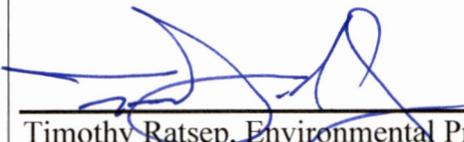
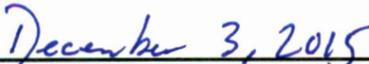
# PROPOSED PLAN OF REMEDIAL ACTION

Amer Industrial Technologies OU-1  
Wilmington, Delaware  
DNREC Project No. DE-1268



**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 and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

### **What is the Amer Industrial Technologies OU-1?**

The Amer Industrial Technologies Site is located at 100 Amer Road, Fox Point Industrial Park in Wilmington, Delaware, and consists of two tax parcels (06-156.00-003 and 26-039.00-004), totaling approximately 25 acres (Figure 1). The nearest intersection to the Site is Amer Road and Hay Road. The Site consists of a 15 buildings, 11 warehouse buildings, 2 office buildings, fire house, gatehouse and is zoned heavy industrial and general industrial (Figure 2). The Site is located on the western banks of the Delaware River.

This proposed plan addresses Operable Unit-1 (OU-1). OU-1 covers the majority of the Site. OU-2 covers areas of elevated lead in the soil. Details of the contamination and cleanup of OU-2 will be addressed in a separate Proposed Plan.

### **What happened at the Amer Industrial Technologies OU-1?**

The Site was developed in late the 1880s for production of iron and subsequently used in heavy manufacturing. The last owner, Amer Industrial Technologies, Inc., used the Site to manufacture tanks, heat exchangers and other metal products for industrial use.

The Site contained operations including but not limited to iron manufacturing, tank car manufacturing, steel fabrication, and metal finishing. A portion of the Site contained buried shingles, bricks and other inert wastes. Each of these operations used various chemicals. Releases occurred at the Site likely as a result of historic operations, which impacted the soil and groundwater beneath the Site.

### **What is the environmental problem at the Amer Industrial Technologies Site OU-1?**

The 2015 Brownfield investigation found that there is a potential risk in the surface soil for residential use scenario in OU-1 from poly-nuclear aromatic hydrocarbon (PAH) benzo (a)

pyrene, **metals** (arsenic and manganese), Poly-Chlorinated Biphenyls (**PCBs**) and the volatile organic compound (**VOC**) (trichloroethene).

Under commercial/industrial use scenarios, the Site surface soil does not pose a potential risk.

The groundwater contained the **metals** (arsenic, cobalt, iron and manganese) which presents a drinking water risk. The contaminants do not present a risk to the Delaware River.

### **What clean-up actions have been taken at the Amer Industrial Technologies Site OU-1?**

In 1982, 135 drums, industrial wastes and three heating oil underground storage tanks were discovered onsite and properly disposed.

### **What does the owner want to do at the Amer Industrial Technologies Site OU-1?**

The Site is planned to be redeveloped for commercial use, specifically office and both inside and outdoor storage of products and/or material.

### **What additional clean-up actions are needed at the Amer Industrial Technologies Site OU-1 ?**

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) 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.] 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;
  - [c.] 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.

- 2) 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.
- 3) Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.
- 4) 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 will continue to be restricted to non-residential (commercial/industrial) use.

### **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 December 6, 2015 and ends at close of business (4:30 pm) on December 28, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Map with Operable Units

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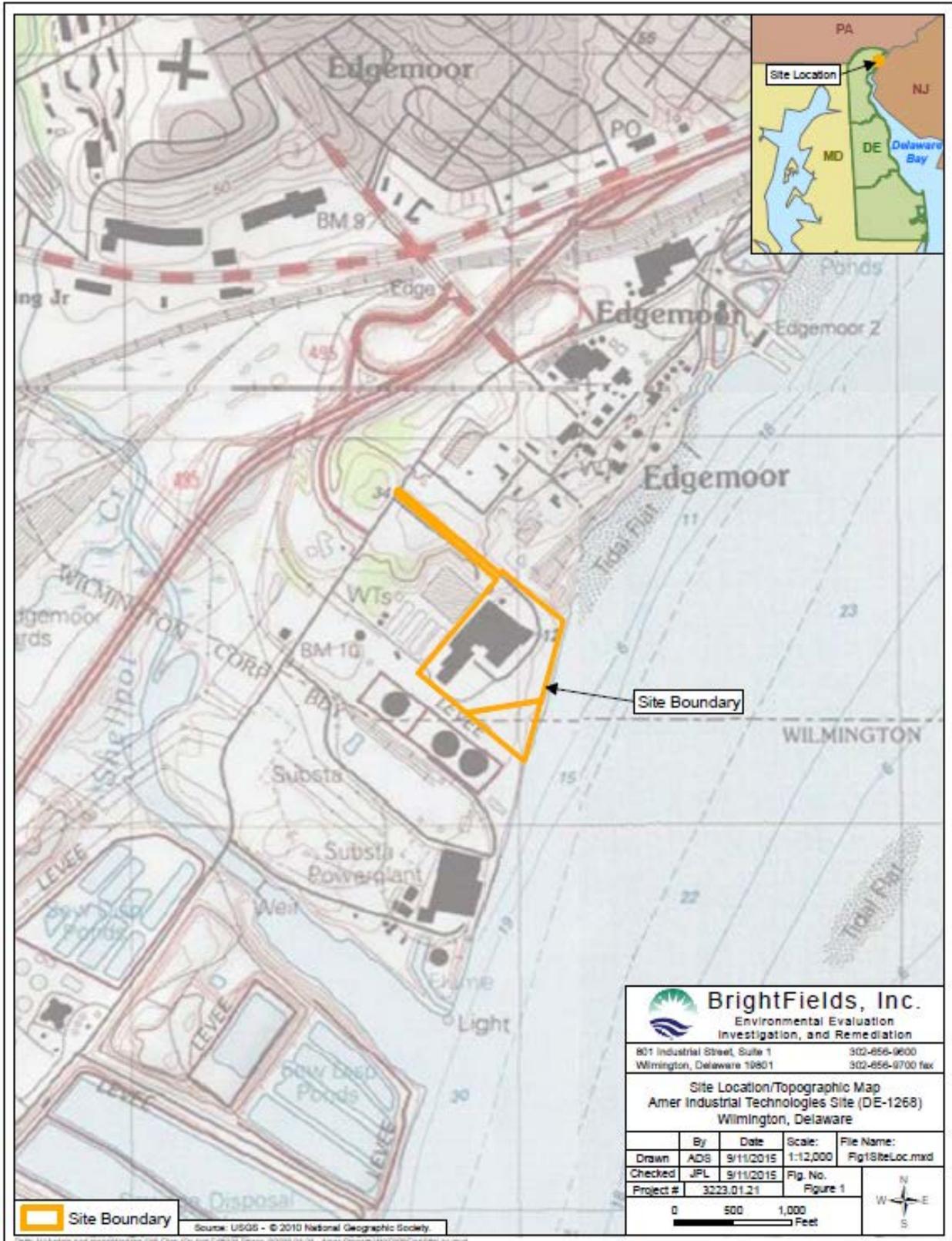
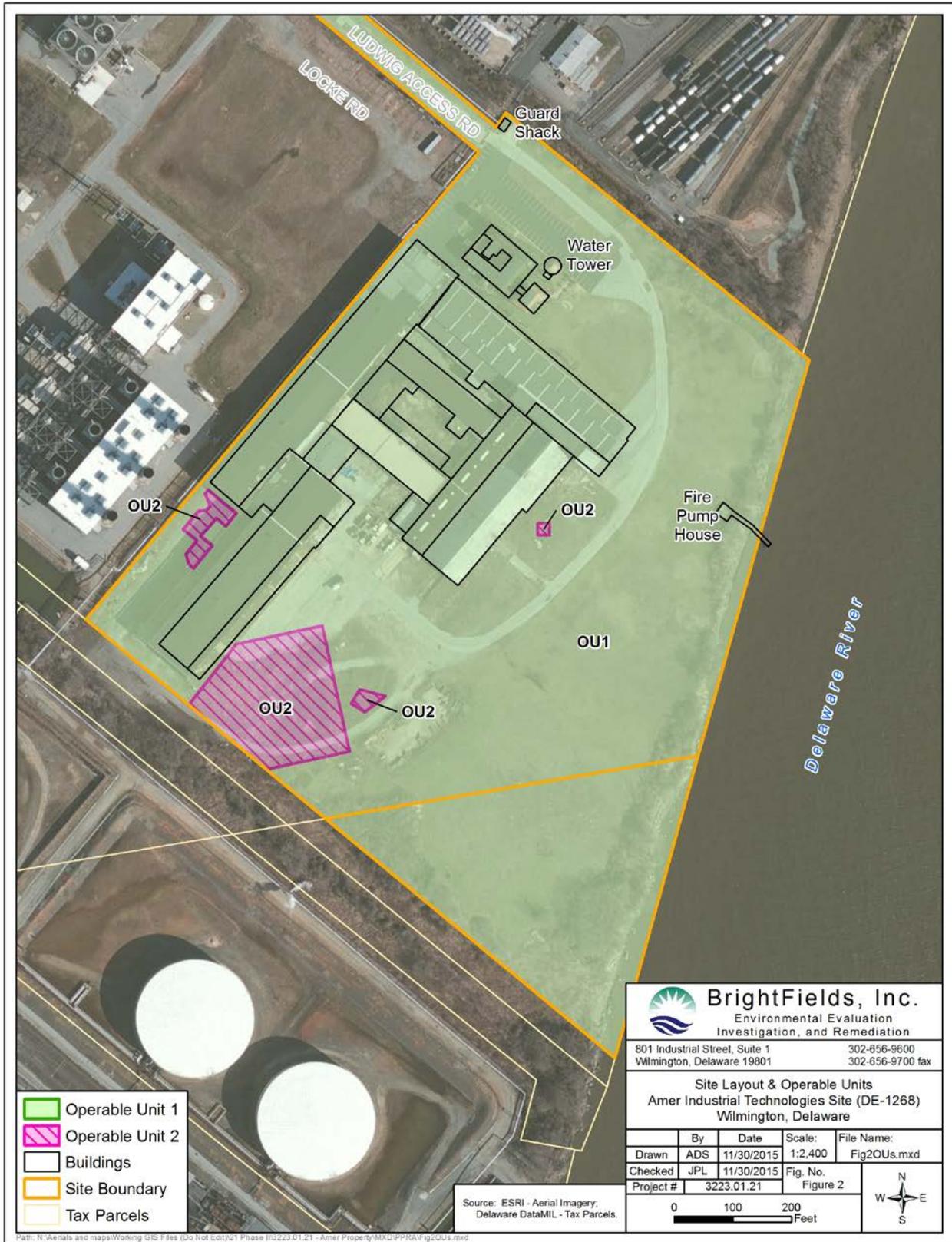


Figure 1



## Glossary of Terms Used in this Proposed Plan

<b>Certification 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>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Restricted Use</b>	Commercial or Industrial setting
<b>SIRS</b>	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