ADDENDUM TO
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

SR 0001, GROUP 03S, SECTION RC3
ROADWAY RECONSTRUCTION PROJECT
BUCKS COUNTY, PENNSYLVANIA

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ADDENDUM INTRODUCTION

This Addendum To Environmental Site Assessment (ESA) Report for the RC3 Mainline Roadway Improvements Project provides additional information obtained from a Pennsylvania Department of Environmental Protection (PADEP) file review. Susquehanna Civil Inc. (SCI) submitted the original Phase I ESA Report in November 2021 without completing a file review because the PADEP offices were closed due to the COVID-19 pandemic. The PADEP Southeast Regional Office opened for in-person file reviews in early 2022. This addendum incorporates the information available from the file review to further refine the conclusions and recommendations for properties for which PADEP provided information.

PADEP FILE REVIEW AND INFORMATION OBTAINED FROM OTHER SOURCES

SCI's request for a file review was re-sent to the Pennsylvania Department of Environmental Protection (PADEP) Southeast Regional Office on March 31, 2022, for the following properties:

- Neshaminy School District Bus Garage – 2001 Old Lincoln Highway
- Pump Station 4A – 2002 W Old Lincoln Highway
- Delaware Valley Landscape Langhorne Quarry – 1868 Super Highway
- Our Lady of Grace Cemetery – 1215 Super Highway
- Picernos Gas – 452 S Bellevue Avenue
- Woods School Medical Center – 40 Martin Gross Drive
- Mobil Oil Corp SS# FPG – Route 1 & Hulmeville Road
- Schardinger Residence – 531 S Bellevue Avenue
- Rollins Enterprises Inc. – Super Highway & Bellevue Avenue
- 1115 W Gillam Avenue
- KLEENCO – 148 Flowers Avenue
- 335 S Bellevue Avenue Property
- Brinig Residence – 351 Station Avenue
- Langhorne Lead Site – 330 S. Bellevue Avenue
- WaWa 227 – 2250 Lincoln Highway
- Mike Piazza Collision Center Langhorne – 1872 Lincoln Highway
- Trans America Printing – 2030 Old Lincoln Highway

When the PADEP Southeast Regional Office re-opened, SCI reached out to find out an approximate timeline for how long it would be to schedule a file review. SCI was asked to submit the request again. Due to the Informal File Review request website not working, the new file request was submitted through the Environmental Site Assessment Search Tool Report on the eFACTS website. Due to the limitations of only being able to select locations that appear on the eFACTS mapper, the new file review request was slightly different than the original. The following properties are those that were available through

the eFACTS mapper site and were reviewed at the PADEP Southeast Regional Office on May 12, 2022.

- Langhorne Stone Quarry – 1868 Super Highway
- Lukoil 69709 – 152 E Maple Avenue
- Artcraft Machine Co. – 1115 W Gillam Avenue
- Neshaminy High School – 2001 Old Lincoln Highway
- Picernos Gas – 452 S Bellevue Avenue/Rollins Enterprises – 111 Super Highway
- 123 N. Pine Street
- Langhorne United Methodist Church – 301 E Maple Avenue
- Texaco 100296 – Maple Avenue and Pine Street

A summary of the relevant information reviewed for each property, as it pertains to this Phase I ESA investigation, is provided below. Copies of relevant pages from the file review are provided in Appendix K.

- **Langhorne Stone Quarry – 1868 Super Highway**
  On October 22, 1999, the Langhorne Stone Quarry Site was cited by an Air Quality Specialist, Bridget Craig, for open burning of wood pallets. On March 24, 2000, a follow-up site visit was completed noting that the burn pit area was no longer in use and covered with stone blocks. To dispose of pallets, the company now sends them to be ground up and used for animal bedding. On April 3, 2000, it was determined no further enforcement actions were needed. PADEP files for this site involves air quality concerns and therefore, no groundwater depth information was provided in the files that were reviewed.

- **Lukoil 69709 – 152 Maple Street**
  On May 6, 1998, a notification of a reportable release for unleaded gasoline was completed. According to the report, a gas station was demolished, and gasoline was leaking from tanks onto the roadway. Follow-up correspondence from Land Tech Remedial, Inc. stated that sorbent pads were used to absorb free product and the excavation areas were backfilled. On November 6, 1998, a second notification of reportable release was completed due to increased levels of methyl-tert-butyl ether (MTBE) in two monitoring wells. High vacuum extraction was performed on monitoring well MW-6 with plans to continue extractions, groundwater monitoring, and installing additional monitoring wells off-site to determine the extent of the contamination plume. On December 8, 1999, there was an incident notification for 15 gallons of spilled gasoline. Contamination occurred within the property and the spill was cleaned up. In January of 2001 an underground storage tank inspection was completed. All three 10,000-gallon gasoline tanks were found to be compliant. The latest groundwater report that was available to review was from July 28, 2003, and included samples taken in the park across the street. According to the report, groundwater flows north, away from the property and the

Area of Investigation (AOI). According to reports available for this property, depth to groundwater at this site ranges from 10 to 13 feet.

- **Artcraft Machine & Tool 2011 – 1115 W Gillam Ave**
  On December 6, 2011, an inspection of the Artcraft Machine and Tool facility was completed. Two violations were observed: Artcraft was unable to provide the PADEP with waste manifest records from the past year and 14 waste drums were not properly labeled. On January 4, 2012, a follow-up inspection was completed. The 14 drums were emptied by the Reliable Waste Oil Company (RWOC) on December 22, 2011. The drums were empty, and labels were presented for any future containers holding residual waste. The manifests and records from the previous year were still missing during this inspection. Another follow up inspection was completed on March 29, 2012. RWOC collected samples of solvents and oily water used by the facility on March 21, 2012. A manifest was submitted to the PADEP electronically indicating that 1,060 gallons of their solvents and wastewater were managed by RWOC as a residual waste. This inspection concluded they were no outstanding violations.

- **Neshaminy High School – 2001 Old Lincoln Highway**
  On July 11, 1994, three steel underground storage tanks (USTs) were removed from the property. Two of those tanks held Fuel Oil No. 2 and one held heating oil. The tanks were installed sometime between 1953 and 1963. Some of the surrounding soils around the fill pipes were discolored and had a fuel odor. Soil was stockpiled and removed. The tanks were located throughout the campus (see picture included in **Appendix K**). On August 24, 1994, a 4,000-gallon diesel UST installed in 1955, was removed from the property. Soils were contaminated, tested for total petroleum hydrocarbon content (TPHC), and stockpiled. The tank was located near the bus garage and used to fuel the buses. On July 21, 1998, a closure report was completed for the removal of a 10,000-gallon steel UST containing diesel fuel. No contamination was observed during or after the tank removal. On March 27, 2015, an application was submitted for the removal of one 12,000-gallon aboveground storage tank (AST) containing diesel fuel. Additionally, the application requested for the installation of a new 12,000-gallon AST containing diesel fuel for fleet fueling. The old tank needed to be removed due to deterioration, however, no contamination resulted from the deteriorating tank or the removal of the tank.

- **Picernos Gas Station – 452 S Bellevue Ave/Rollins Enterprises – 111 Super Highway**
  In the original report submission, it was determined the property "Rollins Enterprises" was located at the corner of South Bellevue Avenue and Central Avenue on the south side of Route 1, based on information provided in the EDR report. No specific address was provided within the EDR report, the address was just listed as Super Highway and Bellevue Avenue. EDR mapped the facility at the

same location as the current Foster Mower Services. Upon reviewing files from the PADEP, it appears that Rollins Enterprises was a former name for the current Picernos Gas Station, located at 452 South Bellevue Avenue, which is on the north side of Route 1. The Picernos Gas Station was also listed as Exxon, Rollins Exxon Service Center, Rollins Exxon, and ExxonMobil. Other addresses listed include 111 Super Highway and Super Highway and Bellevue Avenue. The address 111 Super Highway cannot be located.

In 1994, operation and ownership of the UST system on the property was transferred from ExxonMobil to Rollins Enterprises. A Phase I ESA was completed, and soil borings were advanced. Four of the soil borings were converted to monitoring wells. A confirmed release was reported on November 24, 1994, after detecting petroleum odors in the soil during UST reconstruction activities. Six dispensers and associated piping were excavated and removed from the property. After being tested, approximately 447 tons of soil were excavated and disposed of off-site. In response to the release, two monitoring wells were installed and the method of In-situ Bioventing (IBV) was determined as the best remediation technology.

In January of 1995, a piping closure report was prepared. As a result, three soil samples that were taken had levels of benzene, toluene, ethylbenzene, and xylene (BTEX) and total petroleum hydrocarbons (TPH) that exceeded the Pennsylvania Department of Environmental Resources (PADER) standards.

A Remedial Action Plan (RAP) was submitted in June of 1995 to the PADEP. In a response letter dated November 15, 1995, the Department deemed the report as acceptable with one modification: during subsequent sampling events MTBE should be included in groundwater analysis.

In July of 2004, the Rollins Enterprises facility received a Notice of Violation (NOV) for the following reasons: failure to have a prevention device installed audible and visible to delivery personnel, failure to monitor tanks every 30 days, no maintained records of piping release detection, and failure to complete a suspected release investigation upon request due to elevated MTBE levels in the groundwater. On September 1, 2006, a UST inspection was performed on the Rollins Enterprises property. The property contained three USTs: one 8,000-gallon gasoline tank, and two 6,000-gallon gasoline tanks. The tanks were all determined to be compliant.

In September of 2021, the Picernos facility received an NOV for a past-due Facility Operations Inspection (FOI) as of May 30, 2021. The sumps were failing inspection and non-compliant. PADEP requested that Picernos submit verification of the monthly sump checks within five days of the check completions during the months of July, August, and September 2021. In June of 2021, a tank modification was performed on the three USTs on the property. The existing overfill alarms in each

tank were switched to the current method of overfill prevention. On October 11, 2021, an inspection report was completed and passed inspection. Monitoring well data indicates that groundwater levels range from approximately 21 to 24 inches below land surface (BLS). Historically, they have ranged from 15.34 to 29.44 feet.

- **123 N Pine Street**
  In May of 1995, the PADEP requested a preliminary investigation of the property due to a discovery of gasoline-impacted soils in a Pennsylvania Electric Company (PECO) excavation in the northwest corner of the North Pine Street/East Maple Avenue Intersection. In July 1995, a Preliminary Geo-Probe investigation was completed and found BTEX and TPH-gasoline range organics (GO) in the soil and groundwater of one boring. Except for MTBE in the groundwater at the boring, all other contaminant concentrations were below Statewide Health Standards (SHS) for soil and groundwater. By June of 1997, the PADEP granted no further action necessary regarding the former waste oil UST. In 1997, a 1,000-gallon fuel oil UST was removed. In January and February of 2004, spill bucket testing failed due to dry brakes, resulting in a release of petroleum product; subsequent monitoring found concentrations of benzene, MTBE, and 1,2-dibromoethane (1,2-EDB) above their maximum safe concentration for used residential aquifer in one (benzene) or all (1,2-EDB) monitoring wells. In March of 2004, a Notification of Reportable Release (NORR) was submitted to the Department. In May 2004, 22 soil borings and three monitoring wells were installed. An additional monitoring well was installed in June of 2004. In July of 2004, a series of rising head slug tests utilizing the monitoring wells were completed, and groundwater samples and liquid-level data was collected from monitoring wells. In September of 2004, a Site Characterization Report (SCR) and RAP were prepared by Groundwater Environmental Services (GES). In January, March, April, June, July, and December of 2005, a vacuum extraction event was conducted and extracted multiple gallons of groundwater each time. In February of 2006, another extraction event occurred. In total, approximately 13,000 gallons of groundwater were extracted. By December 2009, a new monitoring well was installed on-site and sampled on December 29, 2009. According to reports available for this property, depth to groundwater at this site ranges from 6 to 11 feet.

  A Remedial Action Completion Report (RACR) was submitted in October 2013. On January 24, 2014, the property received Remedial Action Completion Report approval. Soils met the residential SHS for benzene, toluene, ethylbenzene, total xylenes, MTBE, cumene, naphthalene, fluorine, phenanthrene, 1,2-dibromethane, 1,2-dichloroethane, and lead. Groundwater met the residential SHS for toluene, ethylbenzene, total xylenes, cumene, fluorine, and phenanthrene. Soils beneath the active system were never adequately characterized and, therefore, cap maintenance and prohibition of groundwater use was required by the Department to close out the incident. As a result of the past contamination at this site, an

Environmental Covenant (EC) was put into effect in February of 2014. The Activity and Use Limitation (AUL) associated with the EC are the following: groundwater shall not be used for potable purposes and an impervious surface shall be maintained at the site until soils beneath the UST system demonstrate SHS.

On May 14, 2019, the facility received a NOV after an inspection. The Department requested documentation verifying that testing has been performed to confirm liquid tight construction for the piping upgrade that happened in 2016. In August of 2019, a modification report was submitted relating to a repair of an entry boot under a dispenser. The repair was completed, and hydro tested.

- **Langhorne United Methodist Church – 301 E Maple Avenue**
  Files available for the Langhorne United Methodist Church are storage tank registration files and concurrence letters stating that the listed tank(s) have complied, and fees have been paid. The tank on the property is a 5,000-gallon heating oil tank. Registration documents are from 1992. In 1995, the tank was closed and removed from the property.

- **Texaco 100296 – 110 North Pine Street**
  There are three recorded releases of unleaded gasoline causing soil and groundwater contamination with petroleum hydrocarbon compounds at this property. The releases occurred on September 19, 1995, March 27, 2001, and October 26, 2004. Multiple monitoring events occurred after the incidents. Remedies for cleanup were approved and include High Vacuum Extraction (HVE) and monitored natural attenuation. Between November 2007 and January 2008, three HVE events were performed. An EC was created with an AUL: groundwater at the site should not be used for drinking, irrigation, or industrial use without treating the water to concentrations meeting the Department's medium specific concentrations (MSCs). The EC also notes that the properties located at 123 North Pine Street, 152 Maple Avenue, and Routes 413 and 213 (Woods School) will be contacted annually to confirm that groundwater is not being used. On March 15, 2010, the Department approved the RACR that was submitted. The SSS and SHS were attained in soil and groundwater for the contaminants identified in the latest report. Based on the groundwater elevation provided in the files that were reviewed and the topographic map, depth to groundwater at this location is approximately 3 to 6 feet.

INVESTIGATION RESULTS

At the time of the original Phase I ESA investigation, it was determined that the Pump Station 4A, located at 2002 W Old Lincoln Highway, is mis-located in the EDR report and the eFACTS database. Files were not available for this property at the PADEP and no

additional information has been uncovered to change this conclusion. Therefore, Pump Station 4A continues to not be considered a concern for the project.

Similarly, the following properties were not deemed a concern for the project during the original Phase I ESA investigation based on their location and/or the property details provided in background records. After the additional file review information was obtained, these sites remain as no concern for the project:

- Langhorne United Methodist Church – 301 E Maple Avenue
- Texaco 100296 – Maple Avenue and Pine Street
- 123 N. Pine Street
- Artcraft Machine Co. – 1115 W Gillam Avenue
- Lukoil 69709 – 152 E Maple Avenue

Table 4: Potential Waste Site Inventory was updated to include a summary of information obtained through the PADEP file review.

New information obtained for 1868 Super Highway and 452 South Bellevue Avenue has been included in the summary table below. Information provided in PADEP's files revealed that Rollins Enterprises, which the EDR report mapped at the current location of Foster Mower Services, was actually formerly located at 452 South Bellevue (currently Picernos Conoco Gas Station). **Tables 4 and 5** have been revised to combine information for Rollins Enterprises and Picernos Conoco Gas Station. Additionally, information was obtained through the file review for 2001 Old Lincoln Highway, Neshaminy High School. That information has been added to the table as Waste Site ID Number 17. **Figure 4** has been revised to display the changes based on the new information that was obtained.

Table 4: Potential Waste Site Inventory

Waste Site ID	Site/Location	Description
1	1868 Super Highway – Delaware Quarries Inc. Langhorne Stone	- According to the city directory provided by the EDR report, this business has been around since at least 1982. - A portion of this property is within the AOI although the quarry activities are located outside the AOI. - The PADEP files available for this property are specific to air quality as a result of open burning of wooden pallets. The issue was addressed and has no impact on the previous conclusion and recommendation that was made about this property. - This location is identified by Web Soil Survey as Ub soils within the AOI, where depth to the water table is 12 to 36 inches. The remainder of the property, immediately outside of the AOI, are the soils Pits, quarry (Pr), and GrA where depth to the water table is 6 to 36 inches. - Files obtained for this site are related to air quality and therefore, no information regarding approximate groundwater depth values was available. - Quarry operations appear to have either significantly decreased since 2005 or ceased entirely. It could not be confirmed whether rock is still being extracted onsite. - No sites of concern (e.g., RECs or sites with past/current contaminated groundwater) were identified in the vicinity of the quarry that would lead to contaminated groundwater being potentially pulled through the AOI as a result of water drawn down at the quarry.
2	1732 Super Highway – Flooring Doctor	- Historically this site was the location of the Langhorne Speed Shop (1982-2010) and Griffith Electric Supply (2014). - This property is within the AOI. Based on the receipts received from the PADEP, this property does not have files. This property was not identified in the EDR report.

		- This property sits on top of Ub and UkB soils where depth to the water table is 12-36 inches and more than 80 inches, respectively. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
3	1732 Super Highway (Adjacent)/Park Avenue - Former Gas Station	- As-built plans from the 1960s depict a former gas station adjacent to the property now occupied by Flooring Doctor. - The gas station was removed sometime between 1965 and 1969 and Park Avenue was realigned through the property. - No information regarding tank closures or incidents resulting in contamination were discovered during this investigation. - A portion of the former gas station building was located within the AOI. - According to current design plans, Park Avenue will be shifted south of its current location. - This property sits on top of Ub and UkB soils where depth to the water table is 12-36 inches and more than 80 inches, respectively. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
4	1215 Super Highway – Our Lady of Grace Cemetery	- According to the city directory provided by EDR, this cemetery has been at this location since at least 1987. - This property was identified in the EDR report as having an archive 275-gallon gasoline UST closed without a permit.

		- The edge of the cemetery property is within the AOI, but the majority of the cemetery is immediately outside of the AOI. - Based on the receipts received from the PADEP, this property does not have files providing evidence of any environmental concerns in this area. - This property sits on top of CdA soils where depth to the water table is more than 80 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
5	452 S Bellevue Avenue – Picernos Conoco Gas Station (formerly Rollins Enterprises)	- This property was identified in the EDR report as having USTs and a LUST. - This property was identified in the EDR report as a RCRA-NonGen/NLR site. - The hazardous waste summary includes undefined waste and ignitable waste. - The property currently has two 6,000-gallon and one 8,000-gallon gasoline USTs that were installed in 1980. - There was one 1,000-gallon UST that was closed without a permit. - In 1994, a LUST impacted soil and groundwater. - A portion of this property is within the AOI. - It appears that prior to the construction of the service (frontage) road, gas pumps and a service station building were located within the AOI. The gas pumps were removed for the construction of the service (frontage) road and as SR 0001 was expanded and realigned, the service station building was demolished, and the property was rebuilt to its current layout between 1965 and 1969.

		- According to the current design plans, within the AOI, there are no anticipated impacts to this property or to the section of the service (frontage) road in this location. - This property sits on top of UkB soil where depth to the water table is more than 80 inches and on UpB soils where depth to the water table is 6 to 36 inches. Monitoring well data indicates that groundwater levels range from approximately 21 to 24 inches below land surface (BLS). Historically, they have ranged from 15.34 to 29.44 feet. - In 1994, operation and ownership of the UST system on the property was transferred from ExxonMobil to Rollins Enterprises. After completion of a Phase I ESA, a release was confirmed based on petroleum odors found during UST reconstruction activities. - Six dispensers and associated piping was excavated and removed from the property. A total of 447 tons of soil were excavated and disposed of off-site. - After a pipe closure report was prepared in January of 1995, contaminants found in soil samples exceeded PADER standards. - A RAP was submitted in June 1995. - In July of 2004, an NOV was prepared for the property. Later in September of 2006, a UST inspection was completed, and all were determined to be compliant. - At some point between 2004 and 2021, the facility changed ownership from Rollins Enterprises to Picernos. - In September of 2021, the facility received an NOV for past-due FOI as of May 30, 2021. In June of 2021, modifications were performed on three tanks. - By October of 2021, an inspection report was completed, and the facility passed inspection.

6	507 S Bellevue Avenue – Foster Mower Services Inc.	- Property is currently used to service lawn and other small engine equipment. - 55-gallon drums are on-site used for transferring waste oil. - This property is within the AOI. Based on the receipts received from the PADEP, this property does not have files providing evidence of any environmental concerns in this area. - This property sits on top of UkB soil where depth to the water table is more than 80 inches and on UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
7	734 North Street (approximate) – historic auto repair shop	- The 1950 Sanborn map depicts an auto repair shop within the AOI while the 1965 aerial photograph depicts a large building immediately adjacent to the AOI. This building, presumably the auto repair shop, is no longer present on the property by 1965 and later aerial photographs show the area as vacant/becoming part of the service (frontage) road. - No information regarding tank closures or incidents resulting in contamination were discovered during this investigation. - According to current design plans, there are no anticipated impacts to the area where the historic auto repair shop was once located. - This property sits on top of UkB soils where depth to the water table is more than 80 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
8	531 S Bellevue Avenue – Schardinger Residence	- This property was identified in the EDR report as a site with an unregulated leaking tank containing fuel No. 2. - EDR records indicate that cleanup was completed.

		- The PADEP has provided evidence that files concerning special project remediation/environmental cleanup exist for this site which may require further investigation. - This property is not located within the AOI but is within 120 feet of the AOI. - This property sits on top of UkB soils where depth to the water table is more than 80 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
9	136 Central Avenue – Orleski Residence	- Historic aerial photographs indicate that the house may have been built in the 1960s. - Two sump pumps in the basement that drain to the yard. - Two heating oil tanks in the basement of the house that are approximately 100-125 gallons each. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UkB soil where depth to the water table is more than 80 inches and on UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
10	140 Central Avenue – Kerr Residence	- House was built in 1958 - Heating oil tank in basement on concrete floor. - Floor drain in the basement that leads to sewer. - Sump pump that drains into the backyard. -This property is located within the AOI with potential impacts to structures proposed.

		- This property sits on top of UkB soil where depth to the water table is more than 80 inches and on UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
11	141 Central Avenue – Dewan Residence	- House was built approximately 18-20 years ago. - Sump pump with a battery backup in the basement that leads to the yard. - Heating oil tank in the basement. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
12	142 Central Avenue – Amrhein Residence	- House was built approximately 18 years ago. - Sump pump in basement that drains to the front yard. - Propane tank on side of the house used for the fireplace inside. - Heating oil tank in basement. - Small, non-commercial size containers of oil, gas, weed killers, paint, and spray paint in garage. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UpB soils where depth to the water table is 6 to 36 inches.

		- No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
13	143 Central Avenue – Wilcox Residence	- House was built approximately 20 years ago. - Heating oil tank in basement on concrete floor. - Sump pump that drains to the backyard. - Propane tank behind house. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
14	514 S Pine Street – Einenkel Residence	- Historic aerial photographs indicate that the house was built sometime between 1953 and 1965. - Generac generator on the side of the house. - Vent pipe in front yard most likely associated with the BCWSA station at the end of Central Avenue, adjacent to this residence. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
15	500 S Bellevue Avenue – Cotler Property	- Generac generator on the side of the house.

		- Historic aerial photographs indicate that the house may have been constructed as early as the 1930s. - No other information available for this property. - This property is located within the AOI with potential impacts to structures proposed. - This property sits on top of UpB soils where depth to the water table is 6 to 36 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.
16	40 Martin Gross Drive – The Woods School	- The PADEP has provided evidence that files concerning radiation protection exist for this site which will require further investigation. - A diesel fuel tank of unknown size used for fueling buses is located on the school property but is outside of the AOI. No records indicating leaks or spills have been discovered during this investigation. - Several empty small-sized containers (5 gallons or less) for gasoline and diesel fuel and an empty 55-gallon plastic drum were observed stored near the maintenance facility within the AOI. - A portion of this property is located within the AOI with potential impacts to the property proposed. - Within the AOI, the Woods School property sits on top of CdA, CbA, LkA, and CdB soils. The depth to the water table in CbA and LkA soils is 6 to 18 inches. Depth to the water table in CdA and CdB soils is more than 80 inches. - No files were provided by PADEP for this site to provide any additional information about potential contamination or depth to groundwater information.

17	2001 Old Lincoln Highway – Neshaminy High School	- Three tanks were installed on the property between 1953 and 1963. Removal of those tanks occurred in 1994. As a result of the tank removal, there was slight discoloration of some soil and a slight fuel odor. - Contaminated soils were removed and stockpiled. - The most recent tank removal was in 2015 and no contamination resulted. - This property sits on top of UkB soil where depth to the water table is more than 80 inches. -PADEP files did not provide information on depth to groundwater for this site.
18	123 North Pine Street	- In July of 1995, contamination was found in one soil and one groundwater boring at this site. - Except for MTBE in the groundwater at the boring, all other contaminant concentrations were below Statewide Health Standards (SHS) for soil and groundwater. - In September of 2004, a Site Characterization Report (SCR) and RAP were prepared by Groundwater Environmental Services (GES). In January, March, April, June, July, and December of 2005, a vacuum extraction event was conducted and extracted multiple gallons of groundwater each time. In February of 2006, another extraction event occurred. - In total, approximately 13,000 gallons of groundwater were extracted. By December 2009, a new monitoring well was installed on-site and sampled on December 29, 2009. - A Remedial Action Completion Report (RACR) was submitted in October 2013. Soils met the residential SHS for benzene, toluene, ethylbenzene, total xylenes, MTBE, cumene, naphthalene, fluorine, phenanthrene, 1,2-dibromethane, 1,2-dichloroethane, and lead. Groundwater met the residential SHS for toluene, ethylbenzene, total xylenes, cumene, fluorine, and phenanthrene.

		- Soils beneath the active system were never adequately characterized and, therefore, cap maintenance and prohibition of groundwater use was required by the Department to close out the incident. - An EC with AULs prohibits the use of groundwater for potable uses. Additionally, an impervious surface shall be maintained at the site until soils beneath the UST system demonstrate SHS. - According to PADEP file review information, depth to groundwater ranges from 6 to 11 feet at this site.
19	110 North Pine Street - Texaco 100296	- Three releases occurred at this location on September 19, 1995, March 27, 2001, and October 26, 2004. - HVE events occurred as an approved remedy for cleanup. - An EC was created with an AUL stating that groundwater at the site should not be used for drinking, irrigation, or industrial use without treating the water to concentrations meeting the Department's medium specific concentrations (MSCs). The EC also states that the properties located at 123 North Pine Street, 152 Maple Avenue, and Routes 413 and 213 (part of the Woods School campus) should also not use groundwater. - The RACR was approved in 2010 and the SSS and SHS were attained in soil and groundwater for the contaminants identified in the latest report. - According to PADEP file review information, depth to groundwater ranges from 3 to 6 feet at this site.
20	152 Maple Street - Lukoil 69709	- Reportable releases for this site were reported in May of 1998, November of 1988, and December of 1999. - In June of 2001, a UST inspection was completed and found all tanks to be compliant. - The latest groundwater report available to review was submitted in July of 2003. That report included samples taken from the park across the street from the property.

		- According to the PADEP file review information, groundwater flows north away from the property and the AOI and depth to groundwater ranges from approximately 10 to 13 feet.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this assessment, the information gathered during file reviews, interviews, and the site reconnaissance, and based on the proposed excavation associated with the construction activities, the recommendations are summarized below.

At the time of the original Phase I ESA report submission, multiple RECs existed for the project given their location in relation to the AOI and the potential for contamination within the AOI: Picernos Conoco Gas Station, the Schardinger Residence, and the seven other residences along Bellevue and Central Avenues that may or may not be demolished during the project. No further action is required at this time for the identified residential properties. Regarding Picernos Conoco Gas Station, suspect soil and/or groundwater, as encountered during excavation activities, should be sampled and tested and waste should be handled using Special Provisions. Soft dig methods should be used in near-surface portions of excavation around this area of the project area. Although very unlikely, as a conservative measure, it is also recommended that any waste encountered at or near the Neshaminy High School, located at 2001 Old Lincoln Highway, should be handled using Special Provisions. Suspect soil and/or groundwater, encountered during excavation, should be sampled, and tested on a case-by-case basis.

If residences along Central Avenue and S Bellevue Avenue are to be taken, it is still recommended that all tanks be removed from the properties, an asbestos survey be completed, and any structures that were constructed prior to 1978 are inspected for lead-based paint. Recommendations concerning asbestos and lead are made so that potential health hazards that workers may be exposed to during demolition are identified and to be able to properly characterize building material as clean fill. The recommendations should be re-evaluated if proposed engineering designs change.

The scope of this investigation did not include a survey for lead-based paint (LBP) and asbestos-containing (ACM) materials; however, it should be noted that, given the age of some of the structures, these materials may potentially be present in the building(s). If it is determined that LBP and ACM materials investigation for this project is needed, it will be completed under a separate task.

Table 5: Waste Site Recommendations

Waste Site ID	Site/Location	Potential Concerns	Recommendations
1	1868 Super Highway – Delaware Quarries Inc. Langhorne Stone	- None	- **This site is not considered a REC for the project; no further action is required.** - Files for this property are related to air quality as a result of pallet burning on-site. No additional files were available for this property.
2	1732 Super Highway – Flooring Doctor	- None	- **This site is not considered a REC for the project; no further action is required.** - Although within the AOI, after review of multiple databases, and having no files available from the PADEP, this property has no indications of environmental incidents and is not a concern for the project.
3	1732 Super Highway (Adjacent)/Park Avenue - Former Gas Station	- Historic gas station	- **This site is not considered a REC for the project; no further action is required at this time.** - Although no records regarding tank closures were found during this investigation, it appears that the building was removed in order to realign Park Avenue. Any tanks encountered during construction should have been removed at that time. Additionally, Park Avenue will be shifted south away from the property at 1732 Super Highway and therefore, this property is not a concern for the project.
4	1215 Super Highway – Our Lady of Grace Cemetery	- PA Archive UST that was closed without a permit. - Petroleum products	- **This site is not considered a REC for the project; no further action required.** - Only a small portion of this site is located within the AOI. The cemetery and its headstones are relatively new and historical documents have no indication of environmental incidents. In addition, impacts to the cemetery property are not proposed, based on the current project design. Therefore, this property is not a concern for the project.

			- No files were provided for this site to provide any additional information about potential contamination.
5	452 S Bellevue Avenue – Picernos Conoco Gas Station (formerly Rollins Enterprises)	- USTs and a LUST on site. - Current gasoline tanks on-site. - Known soil and groundwater contamination of gasoline. - Cleanup was completed. -Former gas pumps and a service station building located within the AOI. -RCRA-NonGen/NLR site with indications of undefined and ignitable waste present onsite.	- **This property is considered a REC for the project; no further action is required at this time.** - The property has a history of releases and violations; in addition, gas pumps were previously located within the current footprint of the service (frontage) road. - Over the years, the property changed ownership and operation from ExxonMobil to Rollins Enterprises and to present day Picernos Conoco Gas Station. - A history of contamination has occurred on the property during UST reconstruction activities, pipe closures, and tank modifications. - As of October 2021, the facility has passed inspection. - According to the current design plans, within the AOI, there are no anticipated impacts to this property or to the section of the service (frontage) road in this location. - Since there are no current releases or violations at this site and no anticipated impacts to this section of the AOI, a Phase II investigation is not warranted at this time. However, if design plans change and excavation is to occur: waste should be handled using Special Provisions; suspect soil and/or groundwater should be sampled and tested; and soft dig methods should be used in near-surface portions of excavation around this area of the project area.

6	507 S Bellevue Avenue – Foster Mower Services Inc.	- 55-gallon drums containing used waste oil.	- **This site is not considered a REC for the project; no further action is required.** - Based on the review of available documents and databases, no indication of hazardous waste spills or incidents were identified at this property.
7	734 North Street (approximate) – historic auto repair shop	-Property formerly site of an auto repair shop circa 1950-1965.	- **This site is not considered a REC for the project; no further action is required.** - Historic aerial photographs indicate that the building used as an auto repair shop was located immediately outside of the AOI. Current project design proposes using North Street to create an access road onto the existing service (frontage) road; impacts beyond existing North Street are not anticipated.
8	531 S Bellevue Avenue – Schardinger Residence	-Known leaking tank containing fuel No. 2. -Cleanup was completed.	**- This property is considered a REC for the project; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - After the file review was completed, no files were provided for this site to provide any additional information about potential contamination. - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended. Based on the age of the house, an LPB inspection is also recommended.
9	136 Central Avenue – Orleski Residence	- Heating oil tanks and sump pumps are on the property. - Potential for ACMs and LPBs since house has existed since the before 1978.	- **This property is considered a REC for the project; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended. Based on the age of the house, an LPB inspection is also recommended.

		- Access to interior of house not available—potential for unknown/unreported concerns. - Potential for tanks, sump pumps, floor drains, etc.	
10	140 Central Avenue – Kerr Residence	- Heating oil tanks and sump pumps are on the property. - Floor drain in basement on concrete floor – potential for contaminants to enter sewer system. - Potential for LPBs since house has existed prior to 1978. - Access to interior of house and other structures not available—potential for unknown/ unreported concerns.	- **This property is considered a REC for the project; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended. Based on the age of the house, an LPB inspection is also recommended.

		- Potential for tanks, sump pumps, floor drains, etc.	
11	141 Central Avenue – Dewan Residence	- A heating oil tank and sump pumps are on the property.	- **This property is considered a REC for the project.; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended.
12	142 Central Avenue – Amrhein Residence	- Heating oil tank, a propane tank, and a sump pump are on the property.	- **This property is considered a REC for the project.; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended.
13	143 Central Avenue – Wilcox Residence	- Heating oil tank, a propane tank, and a sump pump are on the property. - Access to interior of house and other structures not available—potential for unknown/ unreported concerns. - Potential for tanks, sump pumps, floor drains, etc.	- **This property is considered a REC for the project.; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended.

14	514 S Pine Street – Einenkel Residence	- Access to interior of house not available—potential for unknown/unreported concerns. -Potential for LPBs since house has existed prior to 1978. -Propane tank is on the property. - Potential for tanks, sump pumps, floor drains, etc.	- **This property is considered a REC for the project.; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended. Based on the age of the house, an LPB inspection is also recommended.
15	500 S Bellevue Avenue – Cotler Property	- Access to interior of house and other structures not available—potential for unknown/unreported concerns. -Potential for LPBs since house has existed prior to 1978. - Potential for tanks, sump pumps, floor drains, etc.	- **This property is considered a REC for the project.; no further action is required at this time; however, additional work is required in the event that this property is impacted.** - If structures are to be demolished, oil tanks will have to be removed and an asbestos survey is recommended. Based on the age of the house, an LPB inspection is also recommended.

16	40 Martin Gross Drive – The Woods School	- None	- **This property is not considered a REC for the project; no further action is required.** - Although a portion of the property is located within the AOI, after review of multiple databases and a walkthrough of the potentially impacted area, this property has no indications of environmental incidents and is not a concern for the project. Although the PADEP has indicated that files exist for this property, the files concern radiation protection and are not anticipated to pose a hazardous waste concern. - Files were not reviewed for this property. Files available were only for the Radiation program.
17	2001 Old Lincoln Highway – Neshaminy High School	- Known contamination after tank removals. - Closure reports available. - Most recent tank removal was in 2015 and no contamination resulted.	**- This property is not considered a REC for the project; no further action is required at this time.** - This site sits at a slightly higher elevation than the southern-most portion of the project AOI. However, because of its location in relation to the AOI, groundwater flowing south would not flow into the AOI. - It is very unlikely that contamination would be found in the project area near the Neshaminy High School, however, as a conservative measure, any suspect soil and/or groundwater encountered during excavation, should be sampled and tested on a case-by-case basis and should be handled using Special Provisions.
18	123 North Pine Street	- History of contamination from UST releases. - RACR approval documentation available.	**- This property is not considered a REC for the project; no further action is required at this time.** - This site is located approximately 0.19 miles north of the AOI. Groundwater generally flows east, not toward the AOI.

		- EC with AULs on site	- The site has been cleaned up and remediated and it is unlikely potential contamination would migrate from the point of origin to the AOI. -Excavation is not proposed at the property. - If design plans change and excavation is proposed in or closer to these areas, this conclusion should be reevaluated.
19	110 North Pine Street - Texaco 100926	- Three releases on-site that were remediated using HVE techniques. - RACR approval in 2010. - EC with AULs on site	**- This property is not considered a REC for the project; no further action is required at this time.** - This site is located approximately 0.19 miles north of the AOI. Groundwater generally flows east, not toward the AOI. - The site has been cleaned up and remediated and it is unlikely potential contamination would migrate from the point of origin to the AOI. -Excavation is not proposed at the property or the other three properties that were listed in the EC (123 North Pine Street, 152 Maple Avenue, and the portion of the Woods School Campus located at Routes 413/213). - If design plans change and excavation is proposed in or closer to these areas, this conclusion should be reevaluated.
20	152 Maple Street - Lukoil 69709	- At least three releases of gasoline occurred on site. - Remediation techniques, such as high vacuum extraction were performed to	**- This property is not considered a REC for the project; no further action is required at this time.** - This site is located approximately 0.13 miles north of the AOI. Groundwater flows north, away from the AOI. - The latest groundwater report is from 2003, however, it is unlikely potential contamination would migrate from the point of origin to the AOI.

		clean up contamination. - Monitoring wells were installed to determine the extent of the contamination plume.	- Excavation is not proposed at the property. - If design plans change and excavation is proposed in or closer to these areas, this conclusion should be reevaluated.

LIMITATIONS

In November 2021, this Phase I ESA was submitted recognizing the incomplete PADEP file review as a data gap. The file review was completed in May 2022. One data gap still exists and is listed below.

1. Walk throughs of several residential properties located along Central Avenue and S Bellevue Avenue were not completed. Seven residences were attempted to be investigated. Permission was granted to enter two homes during site reconnaissance on July 7, 2021. In-person interviews were conducted with two of the property owners whose houses were unable to be entered and two owners completed questionnaires and returned them for SCI's records. The owner of 500 S Bellevue Avenue could not be reached. Discussions of the four inaccessible properties are based on the information presented by the property owners. SCI could not confirm the information provided, nor could we make our own observations of the interior of the structures.

A file review was completed on May 12, 2022, at the Southeast Regional Office. Files for the requested programs were available for eight of the properties. The investigation summaries and recommendations are being made with a completed file review. Possible demolition activities of the residential properties along Central and South Bellevue Avenue are still unknown at this time. Conclusions and recommendations should be re-evaluated upon any changes to design or construction plans for the AOI.

Susquehanna Civil Inc. assumes no responsibility for conditions that were not specifically addressed or concerns that were not recognized as environmentally unacceptable at the time the assessment was performed. This Phase I ESA does not include an investigation into the presence or absence of lead and asbestos containing materials within the defined AOI.

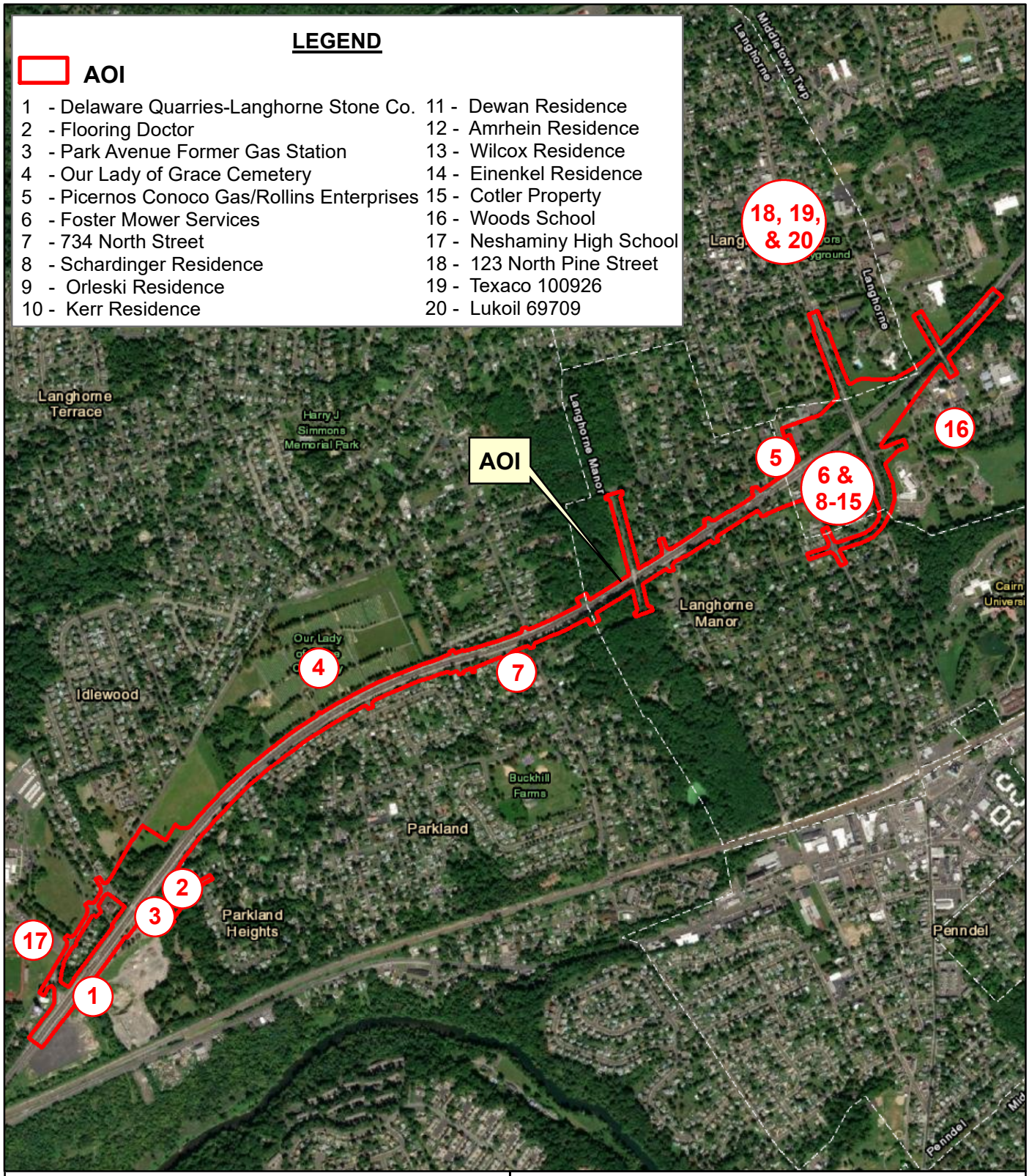
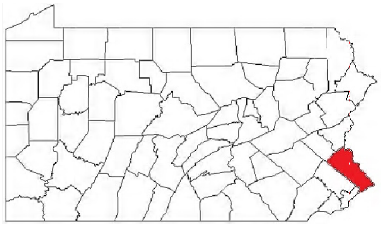


FIGURE 4 - OTHER SITES REFERENCED IN THE ESA

SR 0001, SECTION RC3 ROADWAY IMPROVEMENTS PROJECT

MIDDLETOWN TOWNSHIP, LANGHORNE AND LANGHORNE MANOR BOROUGHS
BUCKS COUNTY, PENNSYLVANIA



0 750 1,500 3,000 4,500
Feet

SUSQUEHANNA CIVIL

APPENDIX K:
PADEP File Review Files

Langhorne Stone Quarry – 1868 Super Highway

RC3 File
File Review
04/12/2022

Langhorne Stone Quarry

10/22/99 Bridget Craig, Air Quality Specialist cited Langhorne Stone Company for open burning of wood pallets

3/24/2000 follow-up site visit noted burn pit area no longer in use & covered w/ stone blocks

↳ company now sending pallets out to be ground up (into animal bedding)

04/03/2000 No further enforcement action needed

Lukoil – 152 Maple Street – UST file

INFORMATION SHOWN ON THIS FORM IS SUBJECT TO MINOR CHANGES.
OFFICIAL NRC REPORTS ARE SENT TO VNTSC ON A DAILY BASIS.

From: National Response Center
USCG HQ Washington, D.C.
1-800-424-8802

To: MS. WAGNER
U.S. EPA III
Incident Report # 435157

INCIDENT DESCRIPTION

*Report taken by LT KOSHAR at 11:25 on 03-MAY-98
Incident Type: FIXED
Incident Cause: EQUIPMENT FAILURE
Affected Area: SOIL
The incident occurred on 02-MAY-98 at 12:00 local time.
Affected Medium: LAND

REPORTING PARTY

Name: ANNONYMOUS

Type of Organization:

SUSPECTED RESPONSIBLE PARTY

Name: UNKNOWN
Organization: TYREE ENV
Address: RTE 130
BURLINGTON, NJ

Type of Organization: PRIVATE ENTERPRISE

INCIDENT LOCATION

RTE 413 & 213
LANGHORNE, PA

County: BUCKS State: PA

RELEASED MATERIAL(S)

CHRIS Code: GAT GASOLINE: AUTOMOTIVE (4.23G PB/G
Qty Released: 0 UNK(S) Qty in Water: 0 NON(S)

SOURCE/CAUSE OF INCIDENT

GAS STATION THAT HAS BEEN DEMOLISHED IS LEAKING GASOLINE ONTO HWY

DAMAGE

Injuries:	Fatalities:	Evacuations:	Damages:	Air Close:	Road Close:
				N	N

REMEDIAL ACTIONS

NONE.

NOTIFICATIONS BY CALLER

NOTIFICATIONS BY NRC

U.S. EPA III

NOAA 1ST CLASS BB RPTS FOR PA
03-MAY-98 00:00 (202)5286329

NJ DEP POC: CHARLIE KRAUSS
03-MAY-98 00:00 (609)9845536

INFORMATION SHOWN ON THIS FORM IS SUBJECT TO MINOR CHANGES.
OFFICIAL NRC REPORTS ARE SENT TO VNTSC ON A DAILY BASIS.

From: National Response Center
USCG HQ Washington, D.C.
1-800-424-8802

To: MS. WAGNER
U.S. EPA III
Incident Report # 435157

INCIDENT DESCRIPTION

*Report taken by LT KOSHAR at 11:25 on 03-MAY-98

NOTIFICATIONS BY NRC

PA EMERG MGMT AGCY ATTN: J. BAHNWEG
03-MAY-98 00:00 (717)6512021

ADDITIONAL INFORMATION

CALLER SAYS THAT RESPONSIBLE PARTY DEMOLISHED AN OLD GASOLINE STATION AND THAT GASOLINE IS COMING UP FROM TANKS ONTO HWY - HE IS AN EMPLOYEE

***** END OF REPORT # 435157 *****

PLEASE VISIT OUR WEB SITE
http://www.nrc.uscg.mil

d/yy): 5/3/99 | Time (hh/mm): 11:25 | Multiple Report: ☐ | Regional Time (hh/mm):

C. Wagner | Multiple Regional Case Number:

NRC: ☑ | NRC Case Number: NRC433157 | SSI Report: ☐ | CR Number:

EPORTER | Confidentiality Requested: ☑ | * Reported By: Anonymous

*Privacy Act | Organization Name:

Organization: (check one) ☐ Discharger ☐ Public ☐ State ☐ Local ☐ Federal ☑ Unknown

*Address: | *Phone: ( ) ext.

City: | County: | State: | Zip:

B. Discharger | Same As A. ☐ | Organization: (check one) ☑ Private Co. ☐ Public ☐ State ☐ Federal ☐ Unknown

Discharger Name: Tyree Environmental | Phone: ( ) ext.

Contact Name: | 2nd Phone: ( ) ext.

Address: Rte 130 | Facility ID Number:

City: Bellington | County: Burlington | State: NJ | Zip:

C. Incident Location | Same As A. ☐ | Same As B. ☐ | Street or Approx. Location: Gas station at intersection of Rte 413 and 213

City: Langhorne | County: Bucks | State: PA | Zip: | Milepost:

D. Date | Discovery Date (mm/dd/yy): Ongoing | Spill Date (mm/dd/yy): Ongoing | Spill Time (hh/mm):

E. Material | Material Type: (check one) ☐ Unknown ☐ Oil ☐ Haz Sub ☑ Other

Material Name	CHRIS	CAS No.	UN DOT No.	Quantity	Units (Circle One)	Quant. In Water
1. Gasoline				Unk.	lb bbl drm unk gal ton oth	0
2.					lb bbl drm unk gal ton oth	
3.					lb bbl drm unk gal ton oth	

F. Source | Source of Spill: (Check Any) ☐ Highway ☐ Railway ☑ Pipeline ☑ UST ☐ Fixed Facility ☐ Other ☐ Air Transport ☐ Vessel ☐ Offshore ☐ AST ☐ Unknown

Vehicle ID or Carrier No.: | Number of Tanks: | Tank Capacity: | Tank Units: (circle one) lb bbl drm unk gal ton oth

Source Description: Underground pipe feeding gas station

G. Medium | Medium Affected: (Check Any) ☑ None ☐ Land ☐ Groundwater ☐ Other ☐ Air ☐ Water ☐ Within Facility ☐ Unknown

Waterway Affected:

H. Cause | Reported Cause: (Check Any) ☐ Transportation Accident ☐ Operational Error ☐ Dumping ☐ Other ☐ Equipment Failure ☐ Natural Phenomenon ☑ Unknown

Cause Description:

I. Damage | No. of Injuries: ☐ None | No. of Deaths: ☐ None | Property Damage > $50,000: ☐

J. Actions | Evacuation: ☐ | Response Actions Taken:

K. Notified | Caller Has Notified: (Check Any) ☐ State/Local ☐ Discharger ☐ USCG ☐ Other ☐ Unknown

Agency Name:

L. Comments | Comments: Driver is performing cleanup actions for Tyree Env. Cleaning up a demolished gas station. During cleanup operations gasoline is being released and is spilling onto highway.

Additional Information: (See Reverse Side) ☐

M. Response And Evaluation | Response Comments:

Agency Name: (Check One) ☐ Local ☐ State ☐ Discharger ☐ Federal ☐ EPA ☐ Other ☐ Unknown

Agency Name: (Check One) ☐ Local ☐ State ☐ Discharger ☐ Federal ☐ EPA ☐ Other ☐ Unknown

Agency Name: (Check One) ☐ Local ☐ State ☐ Discharger ☐ Federal ☐ EPA ☐ Other ☐ Unknown

DENT NOTIFICATION REPORT

Responsibility: • ☑ EPA ☐ USCG | Regional Case Number:

USCG: | ☐ Non-Duty Hours | ☐ OPA Spill Letter

State/Local: PA DEP | OSC:

5/4/98 kmm Bucks County Health. | Other: OSHA

Other: Langhorne Police

EPA Notification or Action Recommended:

- ☐ Water
- ☐ Air
- ☐ Fed FAC
- ☐ Pest/PCB
- ☐ RCRA/UST
- ☑ Oil/SPCC
- ☐ Criminal
- ☐ CERCLA Enf.
- ☐ Remedial
- ☐ SARA/Title III
- ☑ Other: ~~Possible removal assessment~~
- ☐ Other:

Activation: ☐ OPA ☐ FPN: ☐ CERCLA ☐ Assessment

Tributary To: | Rivermile:

Emergency Response Activity Within 24 Hours: ☐ | Emergency Response Activity Date: (mm/dd/yy)

Responding OSC:

Action Memo Date: (mm/dd/yy)	Action Memo Approved: ☐	POLREP Date: (mm/dd/yy)
Release Investigation: ☐	On-Scene Monitoring: ☐	Telephone Assistance: ☐
TDD No.	Enforcement Activities:	

Other Follow-Up Comments:

Caller works for suspected RP and wants to remain anonymous. He is concerned for his safety. NRC referred him to OSHA.

Left message at PA DEP.

Spoke to Bucks County Dispatch, Badge 447 - to relay info.

Called OSHA. Left message.

Spoke to Officer Attaway, Police for Bucks Co. Fire Chief & Police responded did not find any sign of environmental concern/action

Langhorne police, fire & fire marshall are fully aware of the situation and will investigate daily.

Langhorne Boro. → 215-757-3768

Land Tech Remedial, Inc.

827 Glenside Avenue
Wyncote, Pennsylvania 19095
TEL (215) 884-6604
FAX (215) 884-6663

recycled paper

May 26, 1998

CERTIFIED MAIL # P090291823
RETURN RECEIPT REQUESTED

Mr. Steve Sinding
Pennsylvania Department of Environmental Protection
Suite 6010, Lee Park
555 North Lane
Conshohocken, PA 19428

RE: Weathered Product Recovery, May 6, 1998
Mobil Service Station # 15-DME
Routes 413 and 213
Langhorne, Pennsylvania

09-43615

Dear Mr. Sinding:

The following information is being provided by Land Tech Remedial, Inc. (LTR) on behalf of Mobil Oil Corporation (Mobil) in response to your May 8, 1998 telephone correspondence with John Ulbricht of Tanknology NDE (TNDE).

On Wednesday, April 22, 1998 LTR was notified that the contractor, Tyree, had hit a product line in an area where product lines were not anticipated at the Mobil S/S #15-DME in Langhorne, Pennsylvania.

On Thursday, April 23, 1998, LTR went to the site to survey the situation. The area where product lines were encountered was located to the south of pump island pad. No dispensers are located in that area and the tank field is to the southeast of the pump island pad. Tyree personnel informed LTR personnel that all three (3) active product lines had failed a tightness test. No soil contamination was observed in the area of excavation around where the product lines had been encountered. The active product lines to dispensers were partially uncovered by hand and appeared to be in good condition upon visual inspection. Tyree personnel informed LTR that Tyree would uncover hit product lines and call LTR when this was completed (probably the following week).

On April 29, 1998, LTR met with Tyree on site and reviewed the work performed on the product lines. The line excavation had been back filled at this point.

On May 6, 1998, LTR personnel revisited the site to collect soil samples from the bottom of the line excavation. This work was conducted during a period of twelve (12) consecutive days of rain that fell in the area. Three (3) sample pits were excavated to a depth of twenty-four to thirty inches (24" - 30") in the area where the line had been removed. Two (2) of these pits gathered infiltrated water. Given that the site is currently under construction and that all of the site asphalt cover has been removed, the rain water was able to infiltrate into the soils. During this process, rain water was likely able to mobilize weathered free product which had been trapped within a localized area of the soils. The excavation in the center of the location of the former product lines gathered approximately 0.02 feet of apparently weathered product. Sorbent pads were immediately placed into the excavation exhibiting free product. Pads were kept in place until the excavation dried and no longer exhibited free product. The spent pads were placed into

labeled drums on the site for subsequent disposal. The excavation areas were backfilled on May 20, 1998.

The remediation system referred to during your May 8, 1998 telephone correspondence with Mr. Ulbricht is no longer in service at the site. The remediation system had recovered groundwater from a sump within the tank field. The system was shut off in January 1995 and subsequently dismantled in April 1997. Three (3) of the six (6) site monitoring wells are currently sampled on a biannual basis.

It is likely that the infiltrating rain water mobilized a localized pocket of weathered product within the surface soils. This product was captured by sorbent pads and placed into drums for disposal. No further infiltration of free product into the excavation was observed. Given that the site will be capped with asphalt once construction is completed, it is unlikely that this situation will arise again.

If you should have any comments or require any additional information regarding this letter, please contact our office at (215) 884-6604.

Sincerely,
Land Tech Remedial, Inc.

Allan S. Motter
Senior Project Manager

c: Charles Kominas, Mobil Oil Corporation
John Ulbricht, Tanknology NDE

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP RECEIVED
SOUTHEAST REGION
NOV 30 1998

2530-FM-LRWM0082 Rev. 5/96
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

NOTIFICATION OF REPORTABLE RELEASE *(Owners and Operators)*
NOTIFICATION OF CONTAMINATION *(Certified Installers and Inspectors)*

NOTIFICATION OF REPORTABLE RELEASE *(Owners and Operators)*

On August 21, 1993, the Storage Tank Cleanup Program's Corrective Action Process (CAP) regulations became effective. These regulations establish release reporting requirements for owners and operators of storage tanks and storage tank facilities.

Subsection 245.305(a) of the regulations requires owners or operators to notify the appropriate regional office of the Department as soon as practicable, but no later than 2 hours, after the confirmation of a reportable release.

Subsection 245.305(d) requires owners or operators to provide written notification to the appropriate regional office and to the local municipality, within 15 days of the notice required by Subsection 245.305(a). This form may be used to comply with Subsection 245.305(d).

OWNERS AND OPERATORS (O/O)

PLEASE COMPLETE SECTIONS I, II, IIIA, IIIB, IV, V, VII and VIII.

NOTIFICATION OF CONTAMINATION *(Certified Installers and Inspectors)*

On September 21, 1991, the Storage Tank Program's Certification regulations became effective. These regulations establish standards of performance for certified installers and inspectors of storage tanks and storage tank facilities.

Subsection 245.132(a)(4) of the regulations requires certified installers and inspectors to report to the Department a release of a regulated substance or confirmed or suspected contamination of soil, surface or groundwater from regulated substances observed while performing services as a certified installer or inspector.

This form may be used to comply with Subsection 245.132(a)(4). The Department expects submission of the form within 48 hours of observing suspected or confirmed contamination. Where there is a reportable release, the form may be submitted jointly by the owner, operator, certified installer and certified inspector. In this instance, the form must be received by the appropriate regional office within 15 days of the notice required by Subsection 245.305(a).

CERTIFIED INSTALLERS AND INSPECTORS (I/I)

PLEASE COMPLETE SECTIONS I, II, IIIA, IIIC, VI, VII and VIII.

INSTRUCTIONS

I. **FACILITY INFORMATION** - Record the name, I.D. number and physical location (not P.O. Box) of the facility at which a reportable release has been confirmed or at which suspected or confirmed contamination has been observed. Include the name and phone number of a person to contact at the facility.

II. **OWNER INFORMATION** - Record the name, business address and phone number of the owner of the facility identified in Section I.

III. **REGULATED SUBSTANCE INFORMATION** - Indicate to the best of your knowledge: A) the type of product or products involved; B) the quantity of product or products released; and C) whether the contamination is suspected or confirmed.

IV. **REPORTABLE RELEASE INFORMATION** - Record the date of confirmation of the reportable release, e.g., "08/21/93"; the date and regional office notified; and the date the local municipality (provide name of municipality) was sent a copy of this form. Indicate to the best of your knowledge the extent of contamination resulting from the release of the regulated substance.

V. **INTERIM REMEDIAL ACTIONS** - Indicate the interim remedial actions planned, initiated or completed.

VI. **SUSPECTED/CONFIRMED CONTAMINATION INFORMATION** - Record the date of observation of the suspected or confirmed contamination, e.g., "01/01/94". Indicate to the best of your knowledge the indications of a suspected release or extent of confirmed contamination resulting from the release of the regulated substance.

VII. **ADDITIONAL INFORMATION** - Provide any additional, relevant, available information concerning the reportable release or suspected or confirmed contamination. Include in this section a brief description of the activity that was being conducted when the reportable release was confirmed by the owner or operator or when the suspected/confirmed contamination was observed by the certified installer or inspector, e.g., during a(n) installation, repair or upgrade, removal from service or routine inspection.

VIII. **CERTIFICATION** - Please print your name, and provide your signature and date of signature. If a certified installer/inspector, provide certification number and company certification number.

PLEASE SEND COMPLETED ORIGINAL FORM TO:

PA Department of Environmental Protection
Environmental Cleanup Program
Storage Tank Section
(and the appropriate address below, depending on where the FACILITY is located)

Southeast Region	Northeast Region	Southcentral Region	Northcentral Region	Southwest Region	Northwest Region
Lee Park, Suite 6010 555 North Lane Conshohocken, PA 19428 FAX: 610-832-6143	2 Public Square Wilkes-Barre, PA 18711-0790 FAX: 717-820-4907	One Ararat Boulevard Harrisburg, PA 17110 FAX: 717-540-7492	208 W. Third Street, Suite 101 Williamsport, PA 17701 FAX: 717-327-3565	400 Waterfront Drive Pittsburgh, PA 15222 FAX: 412-442-4194	230 Chestnut Street Meadville, PA 16335 FAX: 814-332-6121
Counties Bucks, Chester, Delaware, Montgomery, Philadelphia	**Counties** Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne, Wyoming	**Counties** Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry, York	**Counties** Bradford, Cameron, Centre, Clinton, Clearfield, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga, Union	**Counties** Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington, Westmoreland	**Counties** Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango, Warren

I. FACILITY INFORMATION (Both O/O and I/I)

Facility Name: Mobil s/s 15-DME
Facility I.D. Number: 09-43615
Street Address (P.O. Box not acceptable): 152 East Maple Avenue
City: Langhorne Borough
State: PA
Zip Code: 19047
County: Bucks
Municipality: Langhorne
Contact Person: Pam G.
Phone Number: (215) 750-7225

II. OWNER INFORMATION (Both O/O and I/I)

Owner Name: Mobil Oil Corporation
Address: 10617 Braddock Road
City: Fairfax
State: VA
Zip Code: 22032
Phone Number: (703) 219-2011

III. REGULATED SUBSTANCE INFORMATION

A. Type of Product(s) Involved (Mark All That Apply ☒): Both O/O and I/I		B. Quantity (Gallons) of Product(s) Released: O/O Only	C. Contamination Suspected [S] or Confirmed [C]: I/I Only
Leaded Gasoline	☐		[S] [C]
Unleaded Gasoline	☒		[S] [C]
Aviation Gasoline	☐		[S] [C]
Kerosene	☐		[S] [C]
Jet Fuel	☐		[S] [C]
Diesel Fuel	☐		[S] [C]
New Motor Oil	☐		[S] [C]
Used Motor Oil	☐		[S] [C]
Fuel Oil No. 1	☐		[S] [C]
Fuel Oil No. 2	☐		[S] [C]
Fuel Oil No. 4	☐		[S] [C]
Fuel Oil No. 5	☐		[S] [C]
Fuel Oil No. 6	☐		[S] [C]
Other (Specify) _____	☐		[S] [C]
Unknown	☐		

IV. REPORTABLE RELEASE INFORMATION (O/O Only)

Date Reportable Release was Confirmed: 11 / 06 / 98 (m / d / y)

Date Owner/Operator Verbally Notified Appropriate Regional Office of Reportable Release and Office Notified:

Date 11 / 06 / 98 (m / d / y) Office PA DEP

Date Owner/Operator Sent Copy of this Written Notification to Local Municipality and Name of Municipality Notified:

Date ___ / ___ / ___ (m / d / y) Municipality _____

Environmental Impacts (Mark All That Apply ☒):

Soil	☐
Sediment	☐
Surface Water	☐
Ground Water	☒
Water Supplies	☐

V. INTERIM REMEDIAL ACTIONS (O/O Only)

(Mark All That Apply ☒):	Planned	Initiated	Completed	Not Applicable
Regulated Substance Removed from Storage Tanks	☐	☐	☐	☐
Fire, Explosion and Safety Hazards Mitigated	☐	☐	☐	☐
Contaminated Soil Excavated	☐	☐	☐	☐
Free Product Recovered	☐	☐	☐	☐
Temporary Water Supplies Provided	☐	☐	☐	☐
Other (Specify) Fuel system visual inspection, High vac on MW 6.	☐	☐	☒	☐

VI. SUSPECTED / CONFIRMED CONTAMINATION INFORMATION (I/I Only)

Date of Observation of Suspected/Confirmed Contamination: 11 / 06 / 98 (m / d / y)

Indication of Suspected Contamination (Mark All That Apply ☒):

Unusual Level of Vapors	☐
Erratic Behavior of Product Dispensing Equipment	☐
Release Detection Results Indicate a Release	☐
Discovery of Holes in the Storage Tank	☐
Other (Specify) MTBE concentration increase in monitoring well, mw-6	☒

Extent of Confirmed Contamination (Mark All That Apply ☒):

Product Stained or Product Saturated Soil or Backfill	
Ponded Product	
Free Product or Sheen on Ponded Water	
Free Product or Sheen on the Ground Water Surface	
Free Product or Sheen on Surface Water	
Other (Specify) MTBE concentration increase in monitoring well, mw-6.	

99/042 LTM

W-LRWM0082 Rev. 5/96

VII. ADDITIONAL INFORMATION (Both O/O and I/I)

Include a brief description of the activity that was being conducted when the reportable release was confirmed by the owner or operator or when the suspected/confirmed contamination was observed by the certified installer or inspector, e.g., during a(n) installation, repair or upgrade, removal from service or routine inspection.

Monitoring wells were sampled and analyzed for BTEX, MTBE, naphthalene, and cumene as part of the groundwater monitoring program for the site. The October 21, 1998 sampling event revealed increased MTBE levels in monitoring well MW-6.

VIII. CERTIFICATION (Both O/O and I/I)

I, Mobil Oil Corporation, Charles Kominas (Print Name), hereby certify, under penalty of law as provided in 18 Pa. C.S.A. §4904(relating to unsworn falsification to authorities) that I am the owner or operator of the above referenced storage tank facility and that the information provided by me in this notification is true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Operator

11/23/98
Date

I, _____ (Print Name), hereby certify, under penalty of law as provided in 18 Pa. C.S.A. §4904 (relating to unsworn falsification to authorities) that I am the certified installer who performed tank handling activities at the above referenced storage tank facility and that the information provided by me in this notification is true, accurate and complete to the best of my knowledge and belief.

Signature of Certified Installer

Date

Installer Certification Number

Company Certification Number

I, _____ (Print Name), hereby certify, under penalty of law as provided in 18 Pa. C.S.A. §4904 (relating to unsworn falsification to authorities) that I am the certified inspector who performed inspection activities at the above referenced storage tank facility and that the information provided by me in this notification is true, accurate and complete to the best of my knowledge and belief.

Signature of Certified Inspector

Date

Inspector Certification Number

Company Certification Number

99/042 LTM

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DEP-RECEIVED
SOUTHEAST REGION

FEB 23 1999

January 30, 1999

Ms. Sarah Tubbs
Pennsylvania Department of Environmental Protection
Southeastern Region
Environmental Cleanup Program
Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428

ECP-STP

RE: Mobil Oil Corporation - Service Station #15-DME
152 Maple Avenue
Langhorne, PA , Langhorne Borough, Bucks
Groundwater Monitoring & Sampling Report
May 1, 1998 through October 31, 1998
Facility ID No. 09-43615

Dear Ms. Tubbs:

Enclosed for your information is the most recent Groundwater Monitoring and Sampling Report prepared by Handex Environmental, Inc. (Handex) for the referenced facility. The report covers the monitoring period from May 1, 1998, through October 31, 1998.

During this monitoring period, the station building was demolished and a new Mobil "On The Run" building was constructed. The parking lot was excavated and repaved, however, the tank field and dispensers were not reconfigured. Due to the change in location of the station building and site features, it was necessary to relocate monitoring well MW-1. Therefore, MW-1 was abandoned on April 7, 1998 and MW-1A was installed on July 2, 1998 as a replacement well. A soil boring log and well construction diagram is included as **Appendix 3** of the attached report. The location of former monitoring well MW-1 and replacement monitoring well MW-1A are depicted on **Plate 1, Appendix 1**.

During construction activities, an underground gasoline pipeline, which originated at the tank farm and terminated in a cap with no connection, was broken. The contractor reported that no release had occurred. In an unrelated incident, what appeared to be weathered product was detected in sample location excavations. These incidents are summarized in a May 26, 1998 letter to Steve Sinding, PADEP. A copy of the May 26, 1998 letter is attached as **Appendix 4**.

A total of four monitoring wells were sampled on October 21, 1998 and analyzed for BTEX, MTBE, naphthalene, and cumene by USEPA Method 8260B. Monitoring wells MW-3 and MW-5 were not sampled due to insufficient water in the wells. Monitoring well MW-3 is currently obstructed and monitoring well MW-5 is a tank field well less than twelve feet deep. Significant MTBE increases were observed in monitoring wells MW-2 and MW-6 during this monitoring event, therefore, a notice of contamination (NOC) was filed with the PADEP on November 24, 1998. Results of the October 21, 1998 sampling event are presented in the attached report.

In response to the increase in dissolved MTBE concentrations, a visual inspection of the UST and dispensing system was performed, tank inventory reconciliation data was reviewed and tank tightness data was reviewed. No apparent source for the MTBE increase was determined.

827 Glenside Avenue, Wyncote, PA 19095 • (215) 884-6604 • Fax (215) 884-6663

Mobil performed high vacuum extraction on monitoring well MW-6 using a vacuum tanker truck to simultaneously remove groundwater and vapors from the subsurface formation on November 10, 1998. Approximately 150 gallons of water was removed from the subsurface formation. Mobil is planning to perform high vacuum extraction on MW-6 on a quarterly basis in an effort to reduce the current MTBE level in MW-6. Groundwater concentrations in the site monitoring wells will be monitored on a quarterly schedule. In addition, Mobil is currently pursuing off-site access to install additional monitoring wells to provide further delineation of the contaminant plume.

If you have any questions or comments, please contact our office at (215) 884-6604.

Sincerely,
Handex Environmental, Inc.

Allan S. Motter
Project Manager

c: C. Kominas - Mobil Oil Corporation

99/043 LTM

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MAY 06 1999

April 23, 1999

Ms. Sarah Tubbs Mapleton
Pennsylvania Department of Environmental Protection
Southeastern Region
Environmental Cleanup Program
Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428

RE: ECP-STORAGE TANK PROGRAM
Mobil Oil Corporation - Service Station #15-DME
152 Maple Avenue
Langhorne, PA Langhorne Borough, Bucks County
Groundwater Monitoring & Sampling Report
November 1, 1998 through February 28, 1999
Facility ID No. 09-43615

Dear Ms. Tubbs:

Enclosed for your information is a copy of the most recent Groundwater Monitoring and Sampling Report prepared by Handex Environmental, Inc. (Handex) for the referenced facility. The report covers the monitoring period from November 1, 1998 through February 28, 1999.

A total of four monitoring wells were sampled on February 5, 1999 and analyzed for BTEX, MTBE, naphthalene, and cumene by USEPA Method 8260B. Monitoring wells MW-3 and MW-5 were not sampled due to insufficient water in the wells. Results of the February 5, 1999 sampling event are presented in the attached report.

Mobil performed high vacuum extraction on monitoring well MW-6 using a vacuum tanker truck to simultaneously remove groundwater and vapors from the subsurface formation on November 10, 1998 and February 23, 1999. The top of the well casing was retrofitted to seal the monitoring well casing to the vacuum hose. A drop tube was placed into the monitoring well to a depth of approximately five feet below the static water level. A vacuum of approximately 25 to 30 inches of mercury was maintained on the well for a period of approximately 4 hours, thereby simultaneously extracting groundwater and any potential hydrocarbon mass in the surrounding soils. Approximately 150 gallons of water and 829 gallons of water were removed from the subsurface formation during the November 10, 1998 and February 23, 1999 events, respectively. Copies of the disposal manifests are included as Appendix 3 of the attached report. Mobil plans to perform high vacuum extraction on MW-6 on a quarterly basis in an effort to reduce the current MTBE level in the well. The next event is tentatively scheduled to occur in May 1999.

Mobil has recently obtained access to install a monitoring well on the adjacent property downgradient of monitoring well MW-6 to further delineate the groundwater plume. The monitoring well will be installed during the next quarterly monitoring period.

Groundwater concentrations in the site monitoring wells will continue to be monitored on a quarterly schedule. The next sampling event is scheduled to occur in May 1999.

827 Glenside Avenue, Wyncote, PA 19095 • (215) 884-6604 • Fax (215) 884-6663

RAM

F

ERP Revision dated 03/30/1999 SEFO

DEP Southeast Region

INCIDENT NOTIFICATION

Received By:	FURLAN
Date Received:	12/08/99
Time Received:	22:50
Reported During:	☐ Work Hours ☒ After Hours

CALLER'S NAME ORGANIZATION	TELEPHONE NUMBER
1. Everett Simmons, Technology	512 422 4686
2. TANKNOLOGY	

BRIEF DESCRIPTION OF INCIDENT	Incident Date	Incident Time
15 gallon gasoline spill	12/08	22:00

DESCRIPTION OF INCIDENT: (See NOTES AND CALL LOG on reverse)

INCIDENT LOCATION	ADDRESS / DIRECTIONS
County: Bucks	152 E. Maple Ave
Municipality: Langhorne	
	09-43615

POTENTIAL RESPONSIBLE PARTY		
Name / Organization:	Mobil	Phone
Address:	(SAME)	

MEDIA CONTAMINATED					
☐ Air	☐ Land	☐ Surface Water	☒ Within Facility Only	☐ Ground Water	☐ None
WATERWAY (S) Affected / Threatened			NONE		

DEP INCIDENT CLASSIFICATION			
☐ Building Collapse:	☐ Fixed Nuclear Facility:	☐ Air Contamination:	☒ Land Contamination:
☐ Dam Failure:	☐ Flooding:	☐ Oil or Gas Well Incident:	☐ Mining Incident:
☐ Energy Shortage:	☐ Water Borne Illness:	☐ Water Supply Contamination:	☐ Water Contamination:
☐ Explosives:	☐ Ice Jams:	☐ Water Shortage or Drought:	☐ Radioactive Material:
		☐ Other or Non-DEP Incident:	☐ Storage Tank Incident:

TYPE OF RELEASE:			
		☒ Spill:	☐ Release / Discharge:
☐ Fire Related:	☐ None:	☐ Dumping Disposal:	☐ Unknown:

MATERIAL INVOLVED:			
		☐ Petroleum based:	☒ Hazardous:
☐ Manure:	☐ Sewage:	☐ Municipal / Residual:	☐ Unknown:
☐ None:	☐ Other:	SUBSTANCE	AMT UNITS
		GASOLINE	15 GALLONS

SOURCE OF MATERIAL:			
		☐ Not Applicable:	☒ Industrial Facility:
☐ Highway : Cargo:	☐ Highway: Vehicle Fuel/Fluids:	☐ Railway (train):	☐ Vessel (boat):
☐ Pipeline:	☐ Residential / Community:	☐ Other:	☐ Unknown:

REFERRED FOR:

☒ Program Info ~~& Follow-up~~	☐ *Program Immediate Response*	☐ Emergency Response	☐ Other Agency (Non-SEFO)

LEAD PROGRAM	Program			Staff Person Referred :	Date:
Immediate Response	☐ *Air* ☐ *ECP*	☐ *Water* ☐ *WSM*	☐ *Waste* ☐ *RP*		
~~Follow-up~~ ~~Action~~ Information	☐ Air ☐ ECP ☐ BCHD	☐ Water ☐ WSM ☐ Mining ☐ Oil / Gas	☒ Waste ☐ RP ☐ ER	PAGANO	12-9-99
Other Referrals	☐ Air ☒ ECP ☐ BCHD ☐ CRC	☐ Water ☐ WSM ☐ Complaints ☐ Philadelphia	☐ Waste ☐ RP ☐ ER ☐ Mining	NAGLE	12-9-99

REMEDIAL ACTION(S) ALREADY TAKEN (Source Control, Containment, Countermeasures, Cleanup)
Fire Dept. with station employees
contained spill & cleaned up

DEP CONTRACTING? YES OR NO? (NO circled) **ESTIMATED COST: $**

CLEANUP CONTRACTOR	ADDRESS	PHONE

ENVIRONMENTALLY RELATED EVACUATIONS / CASUALTIES	(YES / NO)	NUMBER EVACUATED	NUMBER INJURED	NUMBER KILLED
[redacted]	no			

GEOLOGIC SERVICES CORPORATION
Hydrogeologists and Environmental Scientists

December 4, 2001

Mr. Steve Sinding
Pennsylvania Dept. of Environmental Protection
Suite 6010, Lee Park
555 North Lane
Conshohocken, PA 19428

ECP-STORAGE TANK PROGRAM

RE: (**Former Mobil Station #16-DME**) Circle K 2705862
152 Maple Avenue
Langhorne, Pennsylvania 54966
Sensitive Receptor Survey
Facility ID No. 09-43615
Langhorne Boro, Bucks County

Dear Mr. Sinding:

Enclosed for your review is Exxon Mobil Corporation's Sensitive Receptor Survey for the above referenced site. If you have any questions, please do not hesitate to contact us at (609) 584-2443.

Very Truly Yours,
Geologic Services Corporation

Christa Fontecchio

Christa Fontecchio
Environmental Scientist

Robert K. Templeton
Senior Project Manager

CF/cf
Enclosure
Ref.: Q/0104311/LETTERS/SRSCOVER.DOC
Copy: Owen Michaelis - Exxon Mobil Corporation

SENSITIVE RECEPTOR SURVEY

Former Mobil Facility # 16-DME
152 Maple Avenue
Langhorne, Pennsylvania

November 2001

Prepared by:

Geologic Services Corporation
8A South Gold Drive
Hamilton, New Jersey 08691

Prepared for:

Exxon Mobil Oil Corporation
220 Commerce Drive, Suite 205
Fort Washington, PA 19034

GSC Project # 0104311

1.0 INTRODUCTION & SITE HISTORY

Geologic Services Corporation (GSC) has been contracted by Exxon Mobil Corporation (ExxonMobil) to conduct a sensitive receptor survey (SRS) at the former Mobil facility # 16-DME, located at 152 Maple Avenue in Langhorne, Pennsylvania (see **Figure 1** - Locus Plan, **Appendix A**). The site comprises approximately 1.7 acres at the intersection of Maple Avenue and Pine Street in Langhorne, Pennsylvania. The area is generally flat with a gentle slope to the northeast. The hydraulic gradient generally mirrors the topography, with groundwater elevations decreasing to the northeast.

A preliminary investigation was conducted on behalf of Mobil in December 1989 in response to the discovery of liquid phase hydrocarbons found in piping trenches during the replacement of the gasoline product lines. Since that time, five monitoring wells (MW-1, abandoned in April 1998, MW-1A, and MW-2 through MW-4) were installed at the facility. Active remediation (groundwater pump and treat and soil vapor extraction) was conducted at the site from 1991 through 1995. In October 1998 a NOR was filed with the PADEP due to a MTBE spike in MW-6, a tankfield observation well.

The site is currently owned by Tosco and operated as a Mobil branded retail gasoline facility. Currently on site are three10,000 gallon underground storage tanks (USTs), and two dispenser islands. The location of the current USTs, pump islands, and other pertinent site features are indicated on **Figure 2**- Site Plan.

2.0 GEOLOGY AND HYDROGEOLOGY

The site is located within the upland section of the Piedmont Physiographic Province of Pennsylvania. According to the Geologic Map of Pennsylvania, the site is underlain by Precambrian light, medium grained pyroxene-bearing felsic gneiss. Joints in the formation

provide very low secondary porosity and low permeability. The soils are relatively impermeable brown to grey silt with an average thickness of 10-15 feet overlying weathered gneiss. The water table lies at a depth of approximately 7-12 feet at the site. The groundwater flow direction has been interpreted to be northeast at an average hydraulic gradient of approximately 0.015 ft/ft. The results of the most recent groundwater gauging and sampling event are presented on **Figure 3**.

3.0 SENSITIVE RECEPTOR SURVEY

GSC personnel conducted a SRS that included a thorough site inspection, a private and public well search, and office-based research.

Middletown Township Municipal officials reported (Record of Conversation (ROC), **Appendix B**) that all properties within 2,500 feet of the site are served by public water (Bucks County Water and Sewer Company and Lower Bucks County Joint Municipal Authority), and that no public or private wells occur in this area. The source of the water supply is the Delaware River. A copy of a letter sent by GSC to Middletown Township requesting water supply information, the response letter from Middletown Township, along with public billing records in the study area, are provided in **Appendix C**.

A Pennsylvania Groundwater Information System (PAGWIS) well search is also included in **Appendix C**. The results of this search show several withdrawal wells. One well is owned by Middletown Township. Middletown Township officials informed GSC (ROC, **Appendix B**) that this well is not currently used, and all Township owned wells have been capped off and shut down.

Five domestic wells were also included in the PAGWIS well search. One domestic well, which is reportedly owned by William Puclia, could not be located. The remaining four wells

owned by the Woods School are no longer in use according to school officials (ROC). The Woods School is currently served by public water.

GSC verified an underground utility vault located along the western property boundary, which accesses the electric and telephone service supplied to the site. Five storm drains are located along the northeastern property boundary of the site and a small drainage ditch runs along the southern property boundary. Two additional gasoline stations are located within 100 feet of the site to the north and northeast and the area surrounding the site is primarily light commercial and residential **(Figure 4)**. The closest residence with a basement is located adjacent to the site to the west (on Maple Avenue).

The closest surface body of water is an unnamed stream near Maple Avenue, which feeds into Mill Creek. The stream is located approximately 600 feet east of the site. Mill Creek is located approximately 5,200 feet from the site. Photographs showing the general layout of the site, as well as the surrounding areas are included as **Appendix D**. The Environmental Protection Agency (EPA) classifies the aquifer underlying the site as IIA. This conclusion is based on the fact that groundwater within a two mile radius of the site is a possible drinking water source.

4.0 REFERENCES

Pennsylvania Ground Water Information System Version 3.0, Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey

Pollution Enterprises, Inc. Horsham, PA, June 4, 1990
Environmental Assessment: Mobil Station 16-DME

Socolow, Arthur A. Geologic Map of Pennsylvania, 1980.

Geologic Services Corporation
science, engineering & technology

April 9, 2003

Mr. Barry E. Truchil, Ph.D.
Langhorne Borough Council
114 East Maple Avenue
Langhorne, PA 19047

54966

RE: LUST-STORAGE TANK PROGRAM
Circle K Store #2705862
(Former Mobil 15 DME)
Facility ID No. 09-43615
152 Maple Avenue
Langhorne Borough, Bucks Co.

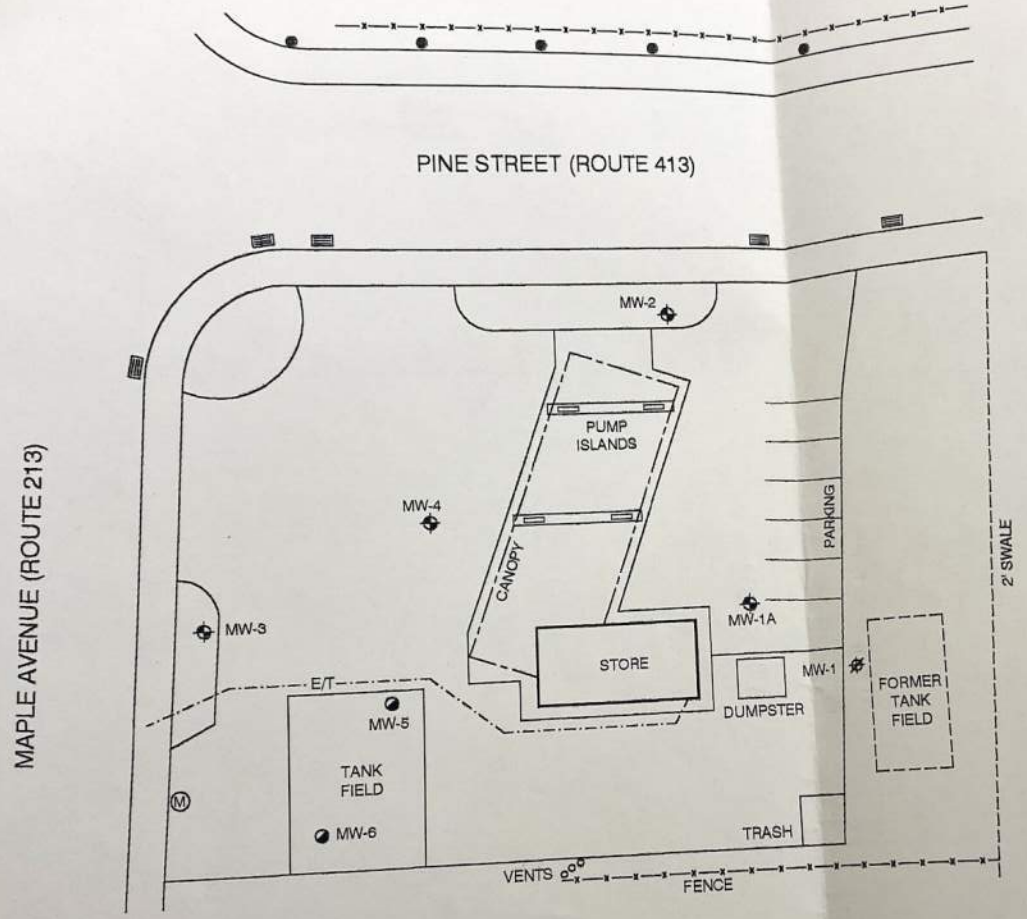
RE: Request for Access
The Mayor's Park
Corner of Routes 213 and 413
Langhorne, PA

Dear Mr. Truchil,

Geologic Services Corporation (GSC) respectfully requests permission to enter upon the Mayor's Park located on the corner of Pine Street (Route 413) and Maple Ave (Route 213), Langhorne in Bucks County, Pennsylvania for the purpose of conducting a Geoprobe event to collect soil and groundwater samples. The Geoprobe event is associated with the on-going environmental investigation at the adjacent former Mobil service station at the intersection of Pine Street and Route 213. GSC requests access to the property in conjunction with this investigation, which is under the direction of the Pennsylvania Department of Environmental Protection (PADEP).

GSC intends to collect soil and groundwater samples from five locations just outside the fence of the Mayor's Park as shown on the attached figure. Prior to field activities, Pennsylvania one-call will be conducted to mark subsurface utilities along Pine Street. Additionally, each location will be "hand-cleared" to a depth of four feet to ensure utilities are not present prior to advancing the Geoprobe equipment. Samples will be collected with a truck-mounted unit capable of hydraulically pushing the sampling equipment to approximately fifteen feet below ground surface. The Geoprobe equipment will produce a void approximately two inches in diameter. Following the collection of the soil and groundwater samples, the void will be back-filled with the native material or bentonite chips to the original grade. No materials or equipment will remain at the locations following the investigation. It is anticipated that the work will be completed in less than one day. GSC will ensure that ground disturbances will be rectified following completion of the Geoprobe activities.

Enclosed please find GSC's Site Access License and a plan showing the proposed location. Should the terms and conditions of this agreement meet with the approval of the borough, please sign and have witnessed and return in the enclosed self-addressed stamped envelope.



KEY

- MONITORING WELL
- TANK FIELD WELL
- ABANDONED MONITORING WELL
- STORM SEWER INLET
- MANHOLE
- PROPOSED GEOPROBE LOCATION

0 15 30 60

SCALE: 1 INCH EQUALS 30 FEET

FIGURE 1
PROPOSED GEOPROBE LOCATIONS MAP

MOBIL SERVICE STATION #15-DME
152 MAPLE AVENUE
LANGHORNE, PENNSYLVANIA

GSC REFERENCE: 0104311SP.dwg	DATE: MARCH 2
DRAFTED BY: SETH	CHECKED BY:
REVISED BY:	
SOURCE: POLLUTION ENTERPRISES, INC. SIT AND GSC FIELD RECONNAISSANCE	

GEOLOGIC SERVICES CORPORATION
Science, Engineering & Technology
Hamilton, NJ 08691 • (609) 584-5271

Geologic Services Corporation
science, engineering & technology

July 28, 2003

Ms. Lauren Mapleton
Pennsylvania Department of
Environmental Protection
Lee Park, Suite 6010
555 North Lane
Conshohocken, PA 19428

ECP - STORAGE TANK PROGRAM

RECEIVED
DEP-SERO
ECP/WASTE MGNT.
2003 JUL 30 PM 2:02

RE: First & Second Quarter 2003 GMR
ConocoPhillips Facility #2705862
Former Mobil Facility #15-DME
152 Maple Avenue
Langhorne, Bucks County, PA
PADEP ID #09-43615

Dear Ms. Mapleton:

On behalf of Exxon Mobil Corporation (ExxonMobil), enclosed for your review is the First & Second Quarter 2003 Groundwater Monitoring Report (GMR) for the above referenced site.

A downgradient point of compliance monitoring well will be installed at the northeast corner of the property. The installation of this well is planned for the third quarter of 2003. Quarterly groundwater monitoring will continue throughout the year of 2003, with bi-annual report submittals.

If you have any questions or require additional information, please do not hesitate to contact us at (609) 584-5271.

Very Truly Yours,
Geologic Services Corporation

Matthew B. Myers for
Matthew B. Myers
Environmental Scientist

Andrew J. Huber
Project Manager

KMC/ma
Enclosure
Ref.: Q/0104311/LETTERS/GMRcov.DOC

Copy: Mr. John Hoban - Exxon Mobil Corporation
Luois Mosconi – ConocoPhillips Corporation
Linda Crabb – ICF Consulting, Claim #99-027(F)

GROUNDWATER MONITORING REPORT

First and Second Quarter 2003

Former Mobil Facility #15-DME
152 Maple Avenue
Langhorne, Pennsylvania

GENERAL INFORMATION:

Agency:	Pennsylvania Department of Environmental Protection (PADEP)
Agency Contact:	Ms. Lauren Mapleton
PADEP Facility ID#:	09-43615
Date of Last Report:	Third and Fourth Quarter 2002 Groundwater Monitoring Report (GMR) December 30, 2002
Current Case Status:	Active ConocoPhillips facility with quarterly groundwater sampling. Operation and ownership of the tank system located at 152 Maple Avenue in Langhorne, Pennsylvania, formerly known as 15-DME, was transferred to Tosco Marketing Company (Currently ConocoPhillips) on March 1, 2000.
Monitoring Wells:	MW-1A, MW-2 through MW-6

SITE HYDROGEOLOGY:

Lithology:	Overburden consists of clay followed by silty sand and gravel with traces of mica0quartz saprolite to approximately 12 ft below land surface (BLS), overlying the schist and gneiss bedrock of the Wissahickon Formation.
Average Hydraulic Gradient:	0.002 ft/ft
Average Depth to Water:	10-13 feet below surface

ACTIVITIES COMPLETED THIS PERIOD:

Groundwater Gauging/Sampling:

March 13, 2003

Wells Gauged/Sampled:	MW-1A, MW-2 through MW-6
Wells Gauged Only:	None
Liquid Phase Hydrocarbon:	None
Minimum/Maximum Depth to Water:	4.92/8.52 ft
Hydraulic gradient:	0.024ft/ft
Groundwater Flow Direction:	North/Northeast

May 30, 2003

Wells Gauged/Sampled:	MW-1A, MW-2 through MW-4
Wells Gauged Only:	None
Liquid Phase Hydrocarbon:	None
Minimum/Maximum Depth to Water:	6.72/8.53ft
Hydraulic gradient:	0.027ft/ft
Groundwater Flow Direction:	North

Groundwater samples were submitted to Accutest Laboratories of Dayton, New Jersey for analysis by USEPA method 8260. Monitoring well gauging and sampling data are summarized in **Table 1**, and illustrated graphically on **Figure 1** (March 13, 2003) and **Figure 2** (May 30, 2003), attached. The analytical reports are included in **Appendix A.**

Well Evacuation Event:

On May 5, 2003 GSC conducted an 8-hour high-intensity targeted remediation event (HIT) on MW-2 to reduce the levels of dissolved phase hydrocarbons in the area. Approximately 248 gallons of groundwater were extracted from the well. Groundwater samples were collected before and after the event for mass removal calculations. The analytical results are summarized within **Table 2** and analytical reports are included in **Appendix A**.

APPENDICES:

Appendix A: Accutest Laboratory Analytical Data

FIGURES AND TABLES:

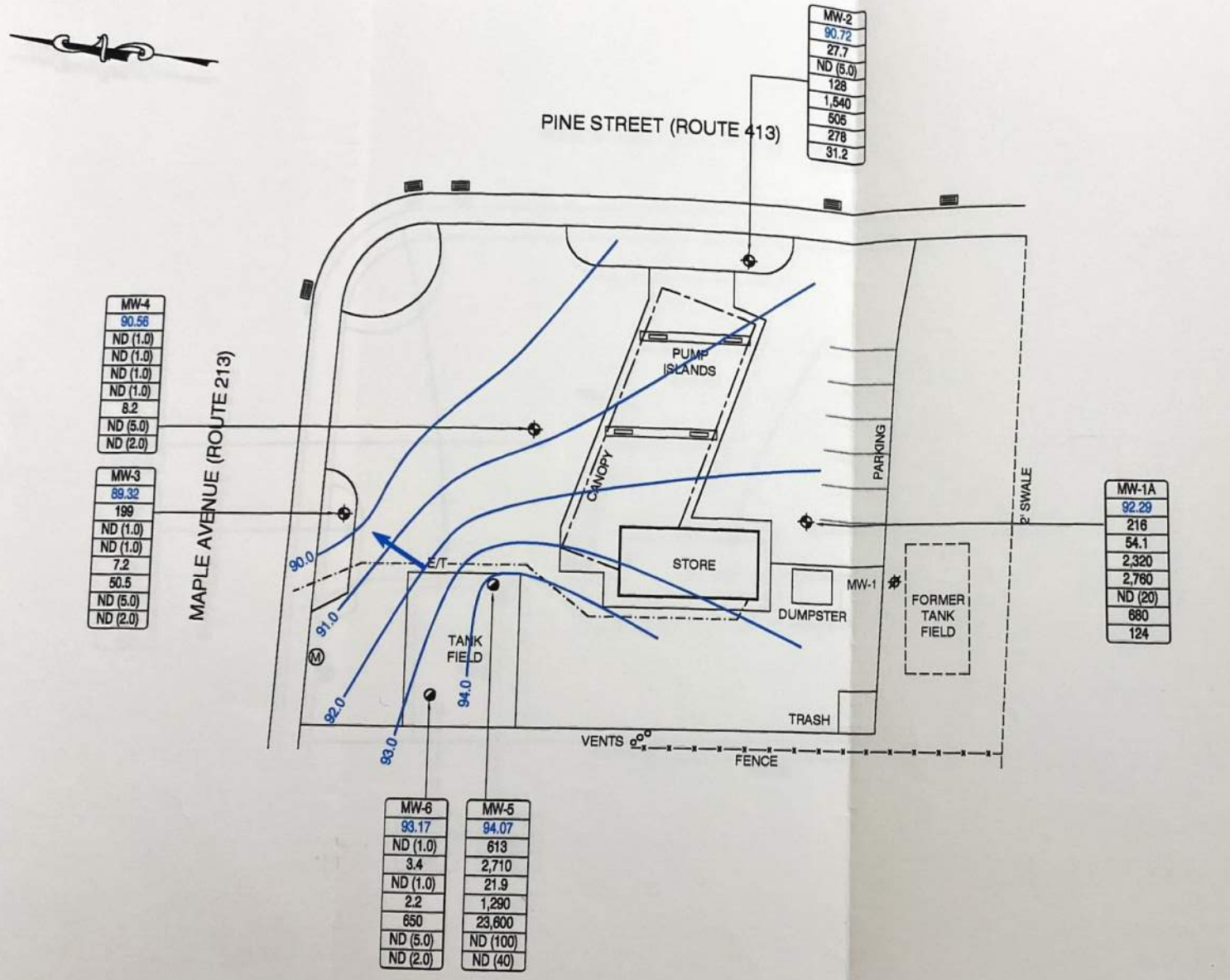
Figure 1: Hydrocarbon Distribution/Water Table Elevation Map (March 13, 2003)
Figure 2: Hydrocarbon Distribution/Water Table Elevation Map (May 30, 2003)

Table 1: Monitoring Well Gauging and Analytical Data
Table 2: Mobile Remediation Event Data

Prepared By:

Matthew B. Myers
Environmental Scientist

Andrew J. Huber
Project Manager



KEY

- MONITORING WELL
- TANK FIELD WELL
- ABANDONED MONITORING WELL
- STORM SEWER INLET
- MANHOLE
- 91.0 — GROUNDWATER CONTOUR (FT)
- APPARENT GROUNDWATER FLOW DIRECTION

CONTOUR INTERVAL = 1.00 FT

MW-1A	WELL IDENTIFICATION
92.29	GROUNDWATER ELEVATION (FT)
216	BENZENE (PPB)
54.1	TOLUENE (PPB)
2,320	ETHYLBENZENE (PPB)
2,760	TOTAL XYLENES (PPB)
ND (20)	MTBE (PPB)
680	NAPHTHALENE (PPB)
124	CUMENE (PPB)

MTBE= METHYL TERTIARY BUTYL ETHER
CUMENE= ISOPROPYLBENZENE
PPB= PARTS PER BILLION
ND= NOT DETECTED (LIMIT OF QUANTITATION IN PARENTHESES)
NS= NOT SAMPLED

DATA OBTAINED : MARCH 13th, 2003

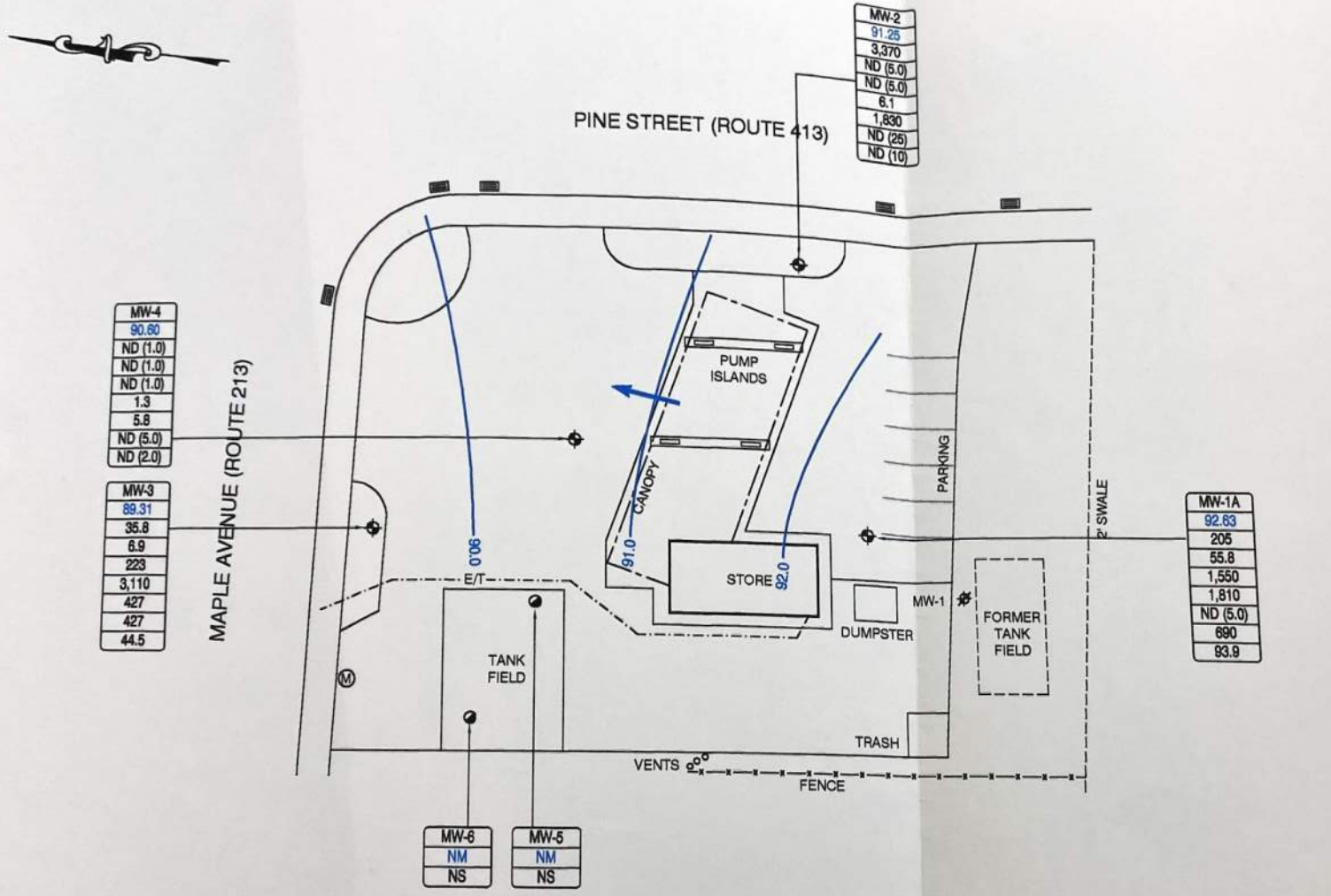
0 15 30 60

SCALE: 1 INCH EQUALS 30 FEET

FIGURE 1 HYDROCARBON DISTRIBUTION / WATER TABLE ELEVATION MAP
MARCH 13th, 2003
FORMER MOBIL SERVICE STATION #15-DME
152 MAPLE AVENUE
LANGHORNE, PENNSYLVANIA

GSC REFERENCE: 0104311SP.dwg	
DRAFTED BY: SETH	DATE: JULY 2003
REVISED BY:	CHECKED BY: MM
SOURCE: POLLUTION ENTERPRISES, INC. SITE PLAN AND GSC FIELD RECONNAISSANCE	

GEOLOGIC SERVICES CORPORATION
Science, Engineering & Technology
1 AAA Drive, Suite 203 • Hamilton, NJ 08691 • (609) 584-5271



KEY

- MONITORING WELL
- TANK FIELD WELL
- ABANDONED MONITORING WELL
- STORM SEWER INLET
- MANHOLE
- 90.0 — GROUNDWATER CONTOUR (FT)
- APPARENT GROUNDWATER FLOW DIRECTION

CONTOUR INTERVAL = 1.00 FT

MW-1A	WELL IDENTIFICATION
92.63	GROUNDWATER ELEVATION (FT)
205	BENZENE (PPB)
55.8	TOLUENE (PPB)
1,550	ETHYLBENZENE (PPB)
1,810	TOTAL XYLENES (PPB)
ND (5.0)	MTBE (PPB)
690	NAPHTHALENE (PPB)
93.9	CUMENE (PPB)

MTBE= METHYL TERTIARY BUTYL ETHER
CUMENE= ISOPROPYLBENZENE
PPB= PARTS PER BILLION
ND= NOT DETECTED (LIMIT OF QUANTITATION IN PARENTHESES)
NS= NOT SAMPLED
NM= NOT MONITORED

DATA OBTAINED : MAY 30th, 2003

0 15 30 60

SCALE: 1 INCH EQUALS 30 FEET

FIGURE 2 HYDROCARBON DISTRIBUTION / WATER TABLE ELEVATION MAP
MAY 30th, 2003
FORMER MOBIL SERVICE STATION #15-DME
152 MAPLE AVENUE
LANGHORNE, PENNSYLVANIA

GSC REFERENCE: 0104311SP.dwg	
DRAFTED BY: SETH	DATE: JULY 2003
REVISED BY:	CHECKED BY: MM
SOURCE: POLLUTION ENTERPRISES, INC. SITE PLAN AND GSC FIELD RECONNAISSANCE	

GEOLOGIC SERVICES CORPORATION
Science, Engineering & Technology
1 AAA Drive, Suite 203 • Hamilton, NJ 08691 • (609) 584-5271

Artcraft Machine & Tool 2011 – 1115 W Gillam Ave

[redacted]

2510-FM-BWM0275 Rev. 2/2006

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WASTE MANAGEMENT

Inspection Date 12/6/11
Time Start 1045
Time Finish 1200

HAZARDOUS WASTE INSPECTION REPORT
CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

Company name Artcraft Machine Company

EPA I.D. Number PAD981113947 Employer I.D. Number (E.I.N.) _____

Address 1115 W. Gillow Ave.

County Bucks Municipality Langhorne ZIP 19047

Name of Inspector Jonathan T. Lorio

Name & Title of Responsible Official Don Artman

Person Interviewed SAA Telephone (215) -7577753

Mailing Address (if different from above) _____

Amount of Hazardous Waste Generated per Month: _____ kg 100 lbs

Waste Determination Completed? ☒ Yes ☐ No Waste On-Site Greater Than 1,000 kg. ☐ Yes ☒ No.

Universal Waste: Large Quantity Handler? ☐ Small Quantity Handler? ☐

Universal Waste Types _____

1. Waste Handling Method:

- ☐ On-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270.
- ☐ Off-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270 or having interim status under Chapter 265a and incorporated sections of 40 CFR Part 265.
- ☒ On-Site treatment & off-site treatment, storage or disposal in compliance with 40 CFR Section 261.5 and 25 PA Code Section 261a.5.
- ☐ Off-Site in a permitted municipal or industrial facility in another state.
- ☐ Off-Site to a facility which beneficially uses or reuses, or legitimately recycles or reclaims its waste.
- ☐ Off-Site to a facility that treats waste prior to beneficial use or reuse, or legitimately recycles or reclaims its waste.

2. Hazardous Waste Transportation: **Self transportation** ☐ **yes** ☒ **no**

If no: Transporter Name Pending Documentation

License Number Pending Documentation

3. Types of hazardous waste generated and destination facility (location & type).

Waste Code	Waste Description	Destination Facility
D001	Parts Washer Fluuds	(Pending Documentation)

☐ White - Operator ☐ Yellow - Regional Copy

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

INSPECTION REPORT COMMENTS

Date of inspection 12-06-2011 **Identification Number** PAD981113947

Company/Facility/Site Name Artcraft Machine Company

On December 6, 2011, a routine conditionally exempt small quantity hazardous waste generator inspection was completed at the Artcraft Machine Company (Artcraft) by Jonathan Lorio, Waste Management Specialist for the Department. Solid Waste Supervisor, Jonathan Bower, was also present. Don Artman represented Artcraft and granted access to the site. During the inspection, the following was observed:

1. The Artcraft facility has several machines that cut and bend metal. A water based coolant is used to aid in this process. The coolant mixes with lubricating oil and discharges into a tray stored underneath the machinery. According to Mr. Artman, these trays are dumped into drums stored outside the machine shop.

2. Fourteen (14) drums were stored on a concrete slab outside the machine shop. Some of these drums were identified by Mr. Artman as containing waste, yet none of the drums were labeled as "residual waste" or a specific type of residual waste. **This is contrary to 25 PA Code 299.121 (d).** Some of the drums contained surface rust. Artcraft personnel are recommended to routinely inspect the condition and labeling of residual waste drums stored onsite for failure. The inspections are recommended to be documented. This action would ensure compliance with 25 PA Code 299.112 (c). No accumulation start dates were observed on the drums storing the coolant waste.

3. The facility also uses a parts washer. Most cleaning is done with a diluted Simple Green solution. More demanding jobs use a hazardous Safety Cleaner solvent. The Safety Cleaner is stored within red drums, and returned to those drums after cleaning. According to Mr. Artman, Safety Kleen collects the Safety Cleaner for disposal once it becomes spent.

4. A records review was conducted. MSDS sheets for the coolant and lubricating oil were provided and reviewed by the Department during the inspection. The MSDS sheet for the Safety Cleaner was also observed, indicating that the waste from that material was hazardous. Hazardous wastes manifests were provided to the Department for review, but these documents dated from 1991 and prior. Artcraft was unable to provide the Department hazardous waste manifests or receipts from the past year, **contrary to The Solid Waste Management Act of Pennsylvania 6018.403 (b) (1).** Artcraft was unable to provide the Department with receipts indicating the disposal of the coolant waste within the past year. 25 PA Code 299.113 (c) requires companies storing residual waste to maintain accurate operational records that

Person interviewed (signature) Mailed to Facility **Date**

Inspector (signature) [signature] **Date** 12-8-11

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

INSPECTION REPORT COMMENTS

Date of inspection 12-06-2011 **Identification Number** PAD981113947

Company/Facility/Site Name Artcraft Machine Company

are sufficiently detailed to clearly and convincingly demonstrate that residual waste not stored at the facility for longer than one year.

- **Two Violations Observed:**

Within 14 days of the receipt of this report, Artcraft should submit to the Department documentation indicating compliance with 25 PA Code 299.113 (c).

Within 14 Days of the receipt of this report, Artcraft should submit to the Department a plan to correct the two violations noted.

Person interviewed (signature) Mailed to Facility **Date**

Inspector (signature) [signature] **Date** 12-8-11

3 7 8 1 2

Start Sheet Scanning

Box No.: 1115 W GILLOW AVE LANGHORNE PA 19047

Agency: DEP

Bureau: WASTE MANAGEMENT WM

Records Retention Code: INSPECTION/ENFORCEMNET(1011)

Region: SOUTHEAST REGIONAL OFFICE

County: BUCKS

Municipality: LANGHORNE BOROUGH

Permit / Project #: PAD981113947

Document Type: INSP RPT

Case Name: ART CRAFT MACHINE & TOOL 2011 2012 INSPECTION REPORT

Year: 2012

File Breakdowns: INSP/ENFORCEMENT

eFacts Facility ID: 527873

Created on 7/8/2020 4:05 PM by KEVIN BAUER

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

[redacted]

2510-FM-BWM0275 Rev. 2/2006

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WASTE MANAGEMENT

Inspection Date 3/29/12
Time Start 3/29/12
Time Finish 4/16/12

HAZARDOUS WASTE INSPECTION REPORT
CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

Company name Artcraft Machine Company

EPA I.D. Number PAD981113947 Employer I.D. Number (E.I.N.) _____

Address 1115 W. Gillow Ave.

County Bucks Municipality Langhorne ZIP 19047

Name of Inspector Jonathan T. Lorio

Name & Title of Responsible Official Don Artman

Person Interviewed SAA Telephone (215) -7577753

Mailing Address (if different from above) _____

Amount of Hazardous Waste Generated per Month: _____ kg 100 lbs

Waste Determination Completed? ☒ Yes ☐ No Waste On-Site Greater Than 1,000 kg. ☐ Yes ☒ No.

Universal Waste: Large Quantity Handler? ☐ Small Quantity Handler? ☐

Universal Waste Types _____

1. Waste Handling Method:

- ☐ On-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270.
- ☐ Off-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270 or having interim status under Chapter 265a and incorporated sections of 40 CFR Part 265.
- ☒ On-Site treatment & off-site treatment, storage or disposal in compliance with 40 CFR Section 261.5 and 25 PA Code Section 261a.5.
- ☐ Off-Site in a permitted municipal or industrial facility in another state.
- ☐ Off-Site to a facility which beneficially uses or reuses, or legitimately recycles or reclaims its waste.
- ☐ Off-Site to a facility that treats waste prior to beneficial use or reuse, or legitimately recycles or reclaims its waste.

2. Hazardous Waste Transportation: **Self transportation** ☐ **yes** ☒ **no**

If no: Transporter Name N/A

License Number N/A

3. Types of hazardous waste generated and destination facility (location & type).

Waste Code	Waste Description	Destination Facility
	Non hazardous oily water	Petroleum Recycling Corp.
		Philadelphia, PA

☐ White - Operator ☐ Yellow - Regional Copy

ER-WM.-129: Rev. 10/95

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

INSPECTION REPORT COMMENTS

Date of inspection 03-29-2012 **Identification Number** PAD981113947

Company/Facility/Site Name Artcraft Machine Company

On March 29, 2012, a follow-up inspection was completed at the Artcraft Machine Company (Artcraft) by Jonathan Lorio, Waste Management Specialist for the Department. Don Artman represented Artcraft and granted access to the site. Reliable Waste Oil Company (RWOC) of Southampton, PA collected samples of solvents and oily water used by the facility on March 21, 2012. The analyses were not completed prior to the inspection. On April 10, 2012, Mr. Artman electronically submitted a manifest to the Department indicating that 1060 gallons of their solvents and wastewater were managed by RWOC as a residual waste. RWOC submitted samples results to the Department concerning this stream. These results indicated that Artcraft's oily water is a residual waste.

- **No Outstanding Violations**

This inspection report is notice of the findings of an inspection conducted by a representative of the Department. This report is formal notification of any violations observed during the inspection. Additional notification of violations may be issued concerning either violations noted herein, or other violations identified as a result of review of laboratory analyses or Department records.

This report does not constitute an order or other appealable action of the Department. Nothing contained herein shall be deemed to grant or imply immunity from legal action for any violation noted herein.

Signature by the person interviewed does not necessarily imply concurrence with the findings on this report, but does acknowledge that the person was shown the report or that a copy was left with the person.

Person interviewed (signature) Mailed to Facility **Date**

Inspector (signature) [signature] **Date** 4-20-12

[redacted]

2510-FM-BWM0275 Rev. 2/2006

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WASTE MANAGEMENT

Inspection Date 1/4/12
Time Start 1:50
Time Finish 2:30

HAZARDOUS WASTE INSPECTION REPORT
CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

Company name Artcraft Machine Company

EPA I.D. Number PAD981113947 Employer I.D. Number (E.I.N.) _____

Address 1115 W. Gillow and Ave.

County Bucks Municipality Langhorne ZIP 19047

Name of Inspector Jonathan T. Lorio

Name & Title of Responsible Official Don Artman

Person Interviewed SAA Telephone (215) -7577753

Mailing Address (if different from above) _____

Amount of Hazardous Waste Generated per Month: _____ kg 100 lbs

Waste Determination Completed? ☒ Yes ☐ No Waste On-Site Greater Than 1,000 kg. ☐ Yes ☒ No.

Universal Waste: Large Quantity Handler? ☐ Small Quantity Handler? ☐

Universal Waste Types _____

1. Waste Handling Method:

- ☐ On-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270.
- ☐ Off-Site in a treatment, storage or disposal facility permitted under Chapter 270a and incorporated sections of 40 CFR Part 270 or having interim status under Chapter 265a and incorporated sections of 40 CFR Part 265.
- ☒ On-Site treatment & off-site treatment, storage or disposal in compliance with 40 CFR Section 261.5 and 25 PA Code Section 261a.5.
- ☐ Off-Site in a permitted municipal or industrial facility in another state.
- ☐ Off-Site to a facility which beneficially uses or reuses, or legitimately recycles or reclaims its waste.
- ☐ Off-Site to a facility that treats waste prior to beneficial use or reuse, or legitimately recycles or reclaims its waste.

2. Hazardous Waste Transportation: **Self transportation** ☐ **yes** ☒ **no**

If no: Transporter Name Pending Documentation

License Number Pending Documentation

3. Types of hazardous waste generated and destination facility (location & type).

Waste Code	Waste Description	Destination Facility
D001	Parts Washer Fluuds	(Pending Documentation)

☐ White - Operator ☐ Yellow - Regional Copy

ER-WM-129: Rev. 10/95

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

INSPECTION REPORT COMMENTS

Date of inspection 01-04-2012 **Identification Number** PAD981113947

Company/Facility/Site Name Artcraft Machine Company

On January 4, 2012, a follow-up inspection was completed at the Artcraft Machine Company (Artcraft) by Jonathan Lorio, Waste Management Specialist for the Department. Don Artman represented Artcraft and granted access to the site. During the inspection, the following were observed:

1. The fourteen (14) residual waste drums observed outside the machine shop during the December 6, 2011 inspection were emptied by the Reliable Waste Oil Company (RWOC) of Southampton, PA on December 22, 2011. These drums were confirmed to be empty, and were stored on their sides during the inspection. Artcraft presented the Department with a manifest confirming the removal of waste fluids within the drums. Artcraft personnel showed residual waste labels to the Department that would be used to identify future containers holding residual waste. These findings *correct the violation to 25 PA Code 299.121 (d)*. The recent disposal of residual waste at the Artcraft facility ensures compliance with 25 PA Code 299.113 (a).

2. Artcraft provided the Department with a log documenting inspections of their outdoor residual waste storage area. This ensures compliance with 25 PA Code 299.112 (c). The Department recommends Artcraft to reference the proper labeling of containers, and to evaluate container integrity within their log.

3. Mr. Artman claimed that RWOC was returning to complete a hazardous waste determination upon the solvents generated on-site. Artcraft is still trying to locate hazardous waste manifests or receipts from the past year.

- One Violation Corrected

Person interviewed (signature) Mailed to Facility **Date** 1-5-12

Inspector (signature) [signature] **Date** 1-5-12

Neshaminy High School – 2001 Old Lincoln Highway

TF-BECB0150 Rev. 3/2013

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

ABOVEGROUND STORAGE TANK INTEGRITY INSPECTION SUMMARY

I. Type of Inspection
- [x] In-service
- [ ] Out-of-service

II. Inspection Date(s)
Completion of this inspection 4/14/2015
Last in-service inspection 4/21/2005
Last out-of-service inspection N/A

FOR DEP USE ONLY
Reviewer
Date
Entered By
Date

III. Facility Information
Facility I.D. Number 09-15159
Facility Name Neshaminy High Sch Transp
Facility Address 2001 Old Lincoln Hwy
Langhorne, PA 19047
Municipality Middletown Twp

IV. Inspector Information
Name Joshua Peters
Certification number 5732
Phone 610-430-8151
Employer JD2 Environmental, Inc.
Employer certification number 1557

V. Tank Identification
DEP Tank ID number 001 A Owner's Tank ID Number 1
Nominal Capacity (**gallons**) 12000
Size: diameter 34' (ft) length/height 96 (ft)
Substance stored Diesel Fuel
Original construction code UL-2085

VI. Fire/Safety Permit
Number N/A
Issuing Authority N/A
Date Issued N/A

- [x] Horizontal Saddle Tank
- [ ] Vertical Tank
- [ ] Elevated Vertical Tank
- [x] Shop Built
- [ ] Field Built

VII. Certified Inspector
I, the DEP Certified Inspector, have inspected the entire above referenced tank system. Based on my observation of the tank system, review of examination and tests results and information provided by the owner, I certify under penalty of law as provided in 18 Pa. C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided by me is true, accurate, and complete to the best of my knowledge and belief. I also certify that this tank system ☐ **can** ☒ **cannot** remain in service or be returned to service without additional evaluation or modification.

Certified Inspector's Signature — Date 6/11/15

VIII. Owner or Owner's Representative I have reviewed the completed inspection report. I certify under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), the information provided by me is true, accurate, and complete to the best of my knowledge and belief.

BARBARA LIPPMANN — Name (Please Print)
ENVIRONMENTAL CONSULTANT FOR NESHAMINY School District — Title
610-587-6014 — Phone Number

Barbara Lippmann — Signature
6/10/15 — Date

Facility ID 09 — 15159 DEP Tank ID 001 A Inspection Date 04/14/2015

IX. Evaluation of Tank System Indicate the condition of the following components by marking the appropriate columns. If unsatisfactory explain deficiency in comment section.

System component	Satisfactory	Unsatisfactory Tank Cannot be Returned to Service	Not Applicable
Foundation and tank supports	☒	☐	
Tank shell	☐	☒	
Tank roof	☒	☐	
Tank bottom/floor	☒	☐	☐
Internal linings & coating, if installed	☐	☐	☒

Method(s) used for nondestructive examination(s) Visual - Tank outter coating is Concrete, cracking in multiple locations

	Satisfactory	Unsatisfactory	Tank Cannot be returned to service	Not Applicable
External deterioration protection	☐	☒		
Appurtenances	☒	☐	☐	
Ancillary equipment (including piping)	☒	☐	☐	
Cathodic protection system, if installed	☐	☐	☐	☒

X. Calculated Information

1. Corrosion/deterioration rate: Tank Shell N/A (in/yr) Tank Bottom _____ (in/yr) Piping _____ (in/yr)
3. Service life based on corrosion rate: Tank _____ (years) Piping _____ (years)

Which method did you use to calculate the tank bottom service life?: ☐ API-653 ☐ Corrosion Rate

What was the retirement thickness for the calculation? (T-min or other endpoint) _____

2. Next inspection scheduled by:
   In-service _____ (mm/dd/yy)
   Out-of-service N/A (mm/dd/yy)
   ☒ Next Inspection Dates to be Determined after Repairs and before tank is returned to service

XI. Observations

1. Contamination observed/suspected: ☒ No ☐ Yes, Department notification form submitted on _____.
2. Does the tank have any perforations? ☒ No ☐ Yes
3. Is the tank system appropriately labeled? ☒ Yes ☐ No

XII. Record Review

1. Written operations and maintenance plan available on site: ☒ Yes ☐ No
2. Spill Prevention Response Plan is current and available on site: ☒ Yes ☐ No ☐ Not required
3. Owner/Operator monthly maintenance inspection record is available for the past twelve months: ☒ Yes ☐ No
4. Is this tank internally lined? ☐ Yes ☒ No ☐ No record available
5. Is a leak test required at the time of this inspection? ☐ Yes ☒ No
   If so, did the test indicate a possible leak? ☐ Yes ☐ No What method was used? _____

2630-FM-BECB0150 Rev. 3/2013
FORM

Facility ID 09 — 15159 DEP Tank ID 001 A Inspection Date 04/14/2015

XIII. Tank Information

(1) Tank Construction
- ☐ A Single wall steel
- ☒ D Double wall steel
- ☐ E Single wall fiberglass
- ☐ F Double wall fiberglass
- ☐ R Single wall molded plastic
- ☐ S Single wall stainless steel
- ☐ 99 Other _____

(3) Aboveground Piping Construction
- ☒ A Steel
- ☐ D Fiberglass
- ☐ F PVC or Plastic
- ☐ L Stainless Steel
- ☐ 99 Other _____

(5) Pipe Release Detection Method
- ☒ G Visual inspection
- ☐ H None
- ☐ 99 Other _____

(7) Overfill Prevention
- ☒ Y Yes
- ☐ N No

(10) Tank Cathodic Protection
- ☐ B Galvanic
- ☐ C Impressed current
- ☒ N None

(16) Emergency Containment
- ☐ Meets permeability requirement
- ☐ Verified by a Registered Professional Engineer
- ☐ Containment present but does not meet requirements
- ☐ No containment structure
- ☒ Outer wall of a double walled tank

(17) Secondary Containment
- ☐ Impermeable layer: _____
- ☒ Space for release detection: Monitored Interstice
- ☐ N None

(24) Normal Vent / Emergency Vent
- ☒ S Satisfactory
- ☐ U Unsatisfactory

XIV. Double Walled Tanks

If this is a double walled tank that relies **solely** on the outer wall for containment, please answer the following questions.

Is there spill prevention (Spill Bucket/Containment Box)? ☐ Yes ☒ No

Are there block valves on all product lines? ☒ Yes ☐ No

Is there a solenoid valve or antisiphon device? ☒ Yes ☐ No ☐ Not applicable

XV. Comments

Describe any tank system deficiencies and note additional information discovered during the inspection. If additional comment sheets are needed, label each sheet with facility and tank identification numbers, inspection date and page number.

The tank is a 12,000-gallon double-wall (DW) steel UL-listed 2085 Eco-vault tank. The AST is located outdoors in a secure fenced area. The AST contains diesel fuel for vehicle fueling. The tank is monitored by a Veeder-Root fuel management system located in the maintenance building.

The tank is equipped with a high level alarm (alarms at 90%), tank digital gauge, emergency vent, and normal vent. Piping is SW Steel aboveground and DW flex underground. Fill is located inside of a curbed containment area. Remote fill is located alongside of tank.

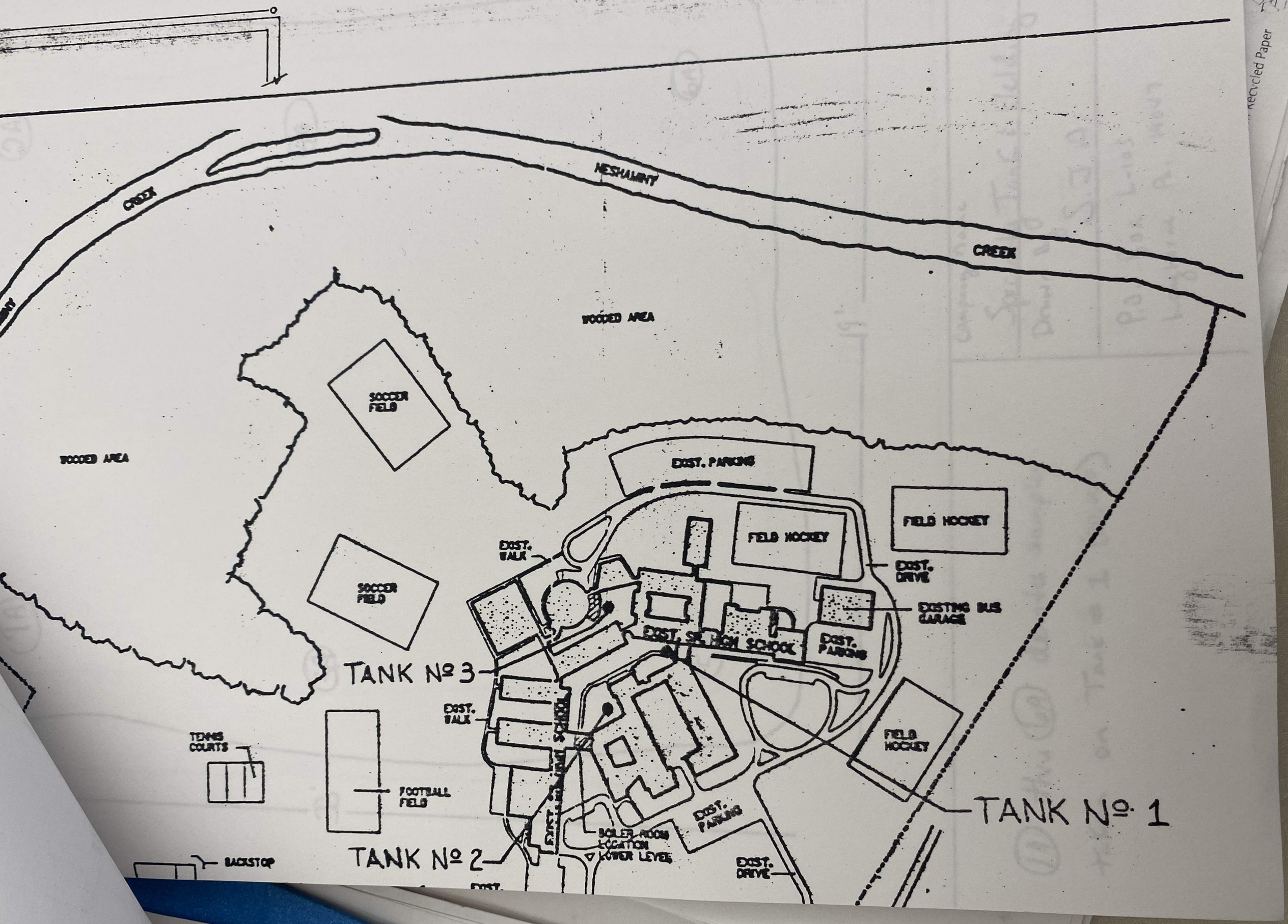
Site maintains weekly tank checks along with monthly inspections. 12 months of inspection records are kept on site.

Remote Fill and Primary vent piping is SW steel.

Tank has some labeling (contents) and would require haz diamons but could use additional labels on other sides of tank.

Dispensers are located next to the tank as well as out in the driveway ~35' from the tank.

Tank outter concrete shell is cracking in multiple locations showing signs of deterioration. The sensors were tested while on site and there is no indication that the inner tank shell has been compromised in any way. The tank is planned to be removed in May of 2015.


NESHAMINY
CREEK
WOODED AREA
SOCCER FIELD
EXIST. PARKING
FIELD HOCKEY
FIELD HOCKEY
EXIST. WALK
EXIST. DRIVE
EXISTING BUS GARAGE
EXIST. SECTION SCHOOL
EXIST. PARKING
TANK Nº 3
EXIST. WALK
TENNIS COURTS
FOOTBALL FIELD
FIELD HOCKEY
TANK Nº 1
EXIST. PARKING
BOILER ROOM LOCATION LOWER LEVEL
TANK Nº 2
BACKSTOP
EXIST. DRIVE

Picernos Gas Station – 452 S Bellevue Ave/Rollins Enterprises – 111 Super Highway

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

UNDERGROUND STORAGE TANK MODIFICATION REPORT

I. FACILITY INFORMATION

Facility I.D. Number: 09-06768
Facility Name: Picernos Gas
Facility Address: 452 S. Bellevue Ave
Langhorne, PA 19047
Municipality: Middletown Twp.
County: Bucks

OFFICIAL USE ONLY

	INITIAL	DATE
CO Review		
Data Entry		
RO Review		

II. TANK INFORMATION

Tank modification is in accordance with manufacturer's specifications and current industry standards. If no, explain all irregularities in the comment section.

☒ Yes ☐ No

Is this modification in response to an inspection?

☐ Yes ☒ No

Tank modification complies with Fire Safety Requirements (for flammable & combustible liquids). If no, explain all irregularities in the comment section.

☐ Yes ☐ No ☒ Not Applicable

Fire/Safety Permit Number _____ Issued By _____ Date _____

This modification activity is?

☒ Minor modification ☐ Major modification
Major modifications include all instances of excavation in the backfill area.

III. INSTALLER INFORMATION

Installer Name	Installer Cert. No.	Certification Category(ies)	Company Name	Company Cert. No.
Stephen S. Muckin Jr.	303	UMX	Bayard Pump & Tank	90
Darrell Norris	3380	UMX	Bayard Pump & Tank	90

FACILITY I.D. # 9 - 6768

IV. TANK SYSTEM COMPONENTS. (Describe only components that have been installed or modified.)

Tank # 1 Tank # 2 Tank # 3

Tank # 1 Tank # 2 Tank # 3

(1) Tank Modification (describe in V. Comments)

- ☐ ☐ ☐ C Cathodic protection (modified)
- ☐ ☐ ☐ 99 Other

(2) Underground Piping Installation or Modification (describe in V. Comments)

- ☐ ☐ ☐ B Cathodic protection added
- ☐ ☐ ☐ Field design by a "corrosion expert"
- _____ Industry Standard used for CP
- ☐ ☐ ☐ H Modification of existing piping
- ☐ ☐ ☐ I Double walled steel piping
- ☐ ☐ ☐ J Double walled fiberglass
- ☐ ☐ ☐ K Double walled plastic
- ☐ ☐ ☐ M Jacketed piping
- ☐ ☐ ☐ 99 Other

(PFLEX) Piping Flexible Connection Installation or Modification (describe in V. Comments)

- ☐ ☐ ☐ B Metallic w/cathodic protection added
- ☐ ☐ ☐ I Placed inside containment
- ☐ ☐ ☐ M Jacket added
- ☐ ☐ ☐ 99 Other

(4) Product Delivery (Pump) System Modification (describe in V. Comments)

- ☐ ☐ ☐ A Suction: Check valve at pump
- ☐ ☐ ☐ B Suction: Check valve at tank
- ☐ ☐ ☐ C Pressure: Submersible pump (STP)
- ☐ ☐ ☐ D Gravity Fed
- ☐ ☐ ☐ 88 Installed/removed siphon bar

(5) Pipe Release Detection Modification (describe in V. Comments)

- ☐ ☐ ☐ A Automatic line leak detector added
- ☐ ☐ ☐ D Interstitial monitoring added
- ☐ ☐ ☐ K Electronic line leak detector added
- ☐ ☐ ☐ L Continuous Interstitial monitor added
- ☐ ☐ ☐ 88 STP shut off added
- ☐ ☐ ☐ 99 Other

(6) Spill Prevention Repair (describe repair, test and type in V. Comments)

- ☐ ☐ ☐ Y Yes

(7) Overfill Prevention Installation or Modification

- ☐ ☐ ☐ S Drop tube shut-off device added
- ☒ ☒ ☒ A Overfill alarm added
- ☒ ☒ ☒ B Ball float valve with extractor added

(12) Tank Release Detection Modification

- ☐ ☐ ☐ E Automatic tank gauge added
- ☐ ☐ ☐ H Interstitial monitor (2 walls) added
- ☐ ☐ ☐ J Groundwater monitor added (attach site evaluation)
- ☐ ☐ ☐ K Vapor monitoring added (attach site evaluation)

(19) Stage I Vapor Recovery Modification

- ☐ ☐ ☐ A Coaxial added
- ☐ ☐ ☐ B 2 Port added

(20) Stage II Vapor Recovery Modification

- ☐ ☐ ☐ A Complete balance system added
- ☐ ☐ ☐ B Complete assist system added
- ☐ ☐ ☐ C Underground piping only added

(21) Tank top Sump Installation or Repair (describe installation and test in V. Comments)

- ☐ ☐ ☐ Y Yes

(22) Dispenser Pan Installation or Repair (describe installation and test in V. Comments)

- ☐ ☐ ☐ 88 New dispenser installed
- ☐ ☐ ☐ Y Under existing dispenser

FACILITY I.D. # 9 -6768

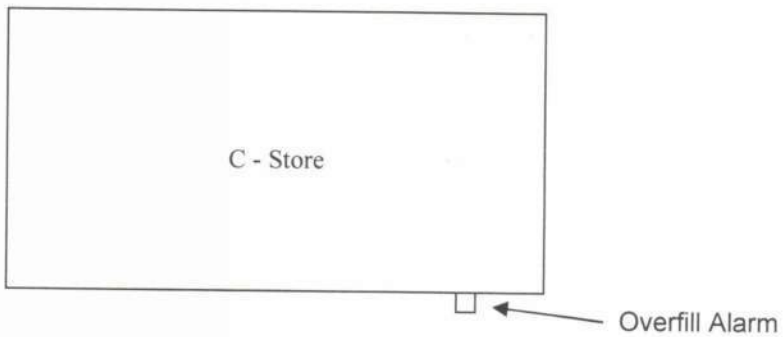
V. COMMENTS (Describe activity completed in detail. Explain "other" modifications. Include site drawing.)

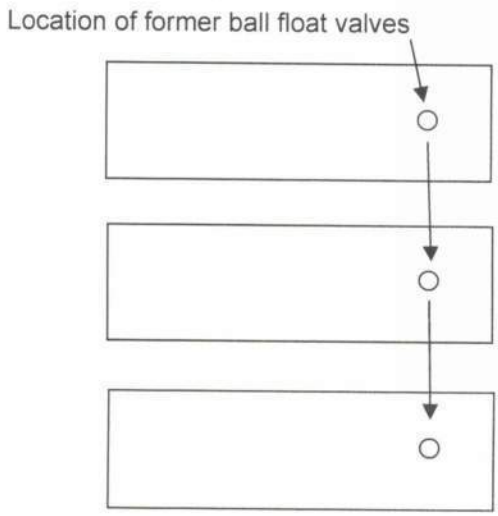
IV. Tank System Components

(7) Overfill Prevention Installation or Modification

A - Overfill Alarm Added Tank 001, 002, 003: This overfill alarm is existing, it is being switched to the current method of overfill prevention.

B - Ball Float Valve With Extractor Added Tank 001, 002, 003: The existing ball floats, and extractor assemblies were removed. The ball float valve in tank 002 became defective.





VI. INSTALLER CERTIFICATION

This Section must be completed by the certified installer(s) for modifications performed on underground storage tank systems. By signing below, the certified installer verifies that the tank handling activity was conducted in compliance with the standards of Act 32 and applicable regulations. The signature also certifies, under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided is true, accurate, and complete to the best of his/her knowledge and belief.

Signature(s)	Date(s) of Signature	Date(s) Work Completed
Stephen A. Mentzer Jr.	6-22-21	6-22-21
	6-22-21	6-22-21

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

September 30, 2021

NOTICE OF VIOLATION

JOHN L PICERNO
PICERNOS GAS LLC
452 S BELLEVUE AVE
LANGHORNE, PA 19047

Facility Operations Inspection PAST DUE as of: 5/30/2021

RE: PICERNOS GAS, FACILITY NO. 09-06768
Middletown Twp, Bucks County

Dear JOHN L PICERNO:

Your Pennsylvania Department of Environmental Protection (DEP) Underground Storage Tank (UST) Facility Operations Inspection (FOI) was due **5/30/2021**. **The FOI is now past due**.

DEP has not received a required inspection for:
Facility ID: 09-06768 with name: PICERNOS GAS

The options for resolving this violation are on page two (2) of this Notice of Violation.
If you require assistance understanding this Notice of Violation, please contact:
Ms. Cheryl Malloy at chemalloy@pa.gov or 717.772.5803

Technical Standards for Underground Storage Tanks, 25 Pennsylvania Code, Chapter 245, Subchapter E, requires that an FOI be conducted at UST facilities within established frequencies. United States Environmental Protection Agency (EPA) regulations require all USTs to be inspected at least once every three years. This EPA inspection requirement applies to all UST facilities; including those facilities where all USTs are registered in "Temporarily Out-of-Use" status.

Failure to have an FOI conducted by a DEP certified third-party inspector with **"IUM"** certification at the proper frequency is a violation of 25 PA Code §245.411, the Storage Tank and Spill Prevention Act, and EPA inspection requirements.

Required by the Storage Tank and Spill Prevention Act, in order to protect public health and prevent pollution of the environment, FOIs are intended to verify UST system and operator compliance with State and Federal requirements, adherence to current codes of practice developed by Nationally recognized associations, tank manufacturer's instructions, design engineer's specifications, suitability of continued service, and the technical and operations requirements contained in the act and regulations. The FOI also offers you a great opportunity to increase your own knowledge of your unique tank systems.

You can correct this violation by completing one of the following:

1. **If your FOI was already completed:**
   If a DEP certified third-party inspector with **"IUM"** certification has recently completed the FOI, please **email a copy of the inspection report to tanks@pa.gov**. Be sure to verify that the report you are submitting to DEP is the proper one. A FOI Report Form has the DEP logo on the top of the first page and contains a total of nine pages

2. **If your UST(s) have been permanently closed or removed:**
   Please submit an **"Storage Tanks Registration / Permitting Application Form"** with the signature of the DEP certified third-party tank handler with **"UMR"** certification that removed or permanently closed the UST system(s)

3. **If the FOI has not been completed:**
   Please schedule an FOI immediately and contact Ms. Cheryl Malloy and provide the following information:
   a. Your Facility Identification Number (09-06768)
   b. The name of the DEP certified third-party inspector with **"IUM"** certification.
   c. The date of the scheduled inspection.

Please note that DEP staff does not conduct Facility Operations Inspections.

For questions regarding the FOI, this Notice of Violation, or to provide the requested information under choice 3, **please contact Ms. Cheryl Malloy at the Division of Storage Tanks in Harrisburg at chemalloy@pa.gov or 717.772.5803.**

Please respond to this letter within the next ten (10) days.

This Notice of Violation is neither an order nor any other final action of DEP. It neither imposes nor waives any enforcement action available to DEP under any of its statutes. If DEP determines that an enforcement action is appropriate, you will be notified of the action.

Thank you for your cooperation in this matter.

Sincerely,

Joshua H Blanco,
Chief, Underground Storage Tank
Compliance and Enforcement Section
Division of Storage Tanks

cc: Facility File
Southeast Regional Office, Storage Tanks, Ms. Sarah McCarthy

2630-FM-BECB0501 Rev. 3/2019
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION REPORT FORM

FOR DEP USE ONLY
Reviewer_____ Date_____
Entered by_____ Date_____

FACILITY INFORMATION

ID Number 09-06768
Name PICERNOS GAS
Location 452 S. BELLEVUE AVE.
Address LANGHORNE PA. 19047
Municipality MIDDLETOWN TWP
GPS Location Lat:_____ Long:_____

Representative Present During Inspection

Name JOHN PICERNO
Phone _____
X Owner ☐ Operator ☐ Employee ☐ None

CERTIFIED INSPECTOR

Name BRIAN FORREST
ID No. 5423
Phone 215-788-7821
E-mail BES3109@COMCAST.NET

Date of First Site Visit (month/day/year)
10/11/21

TANK OWNER (must be a person or an entity)
Name PICERNOS GAS LLC

TANK OPERATOR (if different than owner)
Name _____

Suspected or confirmed contamination observed Yes ☐ (notify proper region within 48 hours) No X

Improperly closed or unregistered tanks present Yes ☐ (provide comment) No X

Fire/safety permit(s) available(if required) Yes ☐ No ☐ N/A ☐

Fire/Safety Permit Number(s) 0988 Issued By MIDDLE TOWN TWP.

Amended registration form required for (check all that apply):

☐ Added tanks ☐ Closed tanks ☐ Change of operational status (in or out of service)
☐ Change in substance stored ☐ Change of owner ☐ Change in tank size

Inspection summary.

Indicate the compliance status of each item below using the following codes:N = Noncompliant; C = Compliant.**Note: Yes, No, *, N/A, blanks,orany other markings are not acceptable statements for these fields.**

	Tank No. 001	Tank No. 002	Tank No. 003	Tank No.	Tank No.
Registration Certificate Display	C	C	C		
Tank Release Detection	C	C	C		
Tank Release Detection Testing	C	C	C		
Piping Release Detection	C	C	C		
Piping Release Detection Testing	C	C	C		
Overfill Prevention	C	C	C		
Overfill Prevention Testing	C	C	C		
Spill Prevention	C	C	C		
Spill Prevention Testing	C	C	C		
Financial Responsibility	C	C	C		
Walkthrough Inspections	C	C	C		
Tank Construction and Corrosion Protection	C	C	C		
Piping Construction and Corrosion Protection	C	C	C		
Operator Training	C	C	C		

I, the DEP Certified Inspector (IUM), have inspected the entire above referenced facility including examining manways, sumps, monitoring wells and dispensers. Based on my personal observation of the facility and documentation provided by the owner, I certify under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided by me is true, accurate and complete to the best of my knowledge and belief.

Certified Inspector's Signature _____ Date 12/7/21

As the representative of the owner or operator, I have reviewed the completed inspection report. I certify under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided by me is true, accurate and complete to the best of my knowledge and belief.

Signature	Title	Date
_____	OWNER	12-10-21

UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION REPORT FORM

Facility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

.TANK SYSTEM INFORMATION. For each tank, fill in the required information using thecodes on Page 2-1.Where multiple codes are allowed and used for a specific tank component, describe the arrangement in Section VIII (COMMENTS). (See FOI form instructions for details.)

		Tank No. 001	Tank No. 002	Tank No. 003	Tank No.	Tank No.
1.	Tank capacity (name plate gallons)	6000	8000	6000		
2.	Substance currently stored (and grade)	REGULAR	REGULAR	SUPER		
3.	Installation date (M/d/yyyy)	1/01/1980	1/01/1980	1/01/1980		
4.	This drone tank is manifolded to tank number	--------	----------	----------		
5a.	Stick reading of product level, in inches, at time of inspection	37.82	30.88	36.94		
5b.	Stick reading of water level, in inches, at time of inspection	0	0	0		
6.	Total secondary containment on this tank system	N	N	N		
7.	Tank construction and corrosion protection [1,3]	E	E	E		
8a.	Primary (inner or single-wall) piping construction [1,2]	E	E	E		
8b.	Secondary (outer) piping construction [1,2]	E	E	E		
9a.	Number of tank top sumps [4]	1	1	1		
9b.	Number of tank top sumps tested tight [4]	0	0	0		
10a.	Number of transition sumps	0	0	0		
10b.	Number of transition sumps tested tight	0	0	0		
11a.	Number of connected dispensers	4	4	4		
11b.	Number of connected dispensers with pans	4	4	4		
11c.	Number of dispenser pans tested tight	0	0	0		
12a.	Piping joints/connections construction at tank [1,6]	I	I	I		
12b.	Piping joints/connections construction at dispenser [1,6]	I	I	I		
13.	Pump (product dispensing) system	C	C	C		
14a.	Number of spill containments (must be permanently installed)	1	1	1		
14b.	Number of spill containments tested tight	1	1	1		
15.	Overfill type (must be permanently installed)	A	A	A		
16.	Current registration certificate displayed/readily available	Y	Y	Y		
17.	Stage I vapor recovery	B	B	B		
18.	Stage II vapor recovery	B	B	B		
19.	This tank supplies an emergency generator	N	N	N		
20.	Tank release detection	E	E	E		
21.	Piping small release detection (0.2 gph monthly or 0.1 gph annually)	B	B	B		
22.	Pressure (line 13 is C or D) piping line leak detector (LLD Function - 3 gph at 10 lbs psi or equivalent within 1 hr)	A	A	A		
23.	LLD function includes a positive turbine pump shutoff [5]	N	N	N		

[1] Use of codes indicating a component is Unknown should be accompanied with comments in Section VIII and must be marked Noncompliant for the appropriate tank system compliance status in the Inspection summary on Page 1.
[2] Indicate manufacturer, model, and generation (if applicable) in Section VIII.
[3] indicate manufacturer and construction in Section VIII.
[4] at tank penetrations that have pipe that routinely contains or conveys product.
[5] LLD function must include positive turbine shutoff for piping systems installed after 11/10/2007 with pressurized piping systems.
[6] Use of code (X – None) or (99 – Other) should include comments in Section VIII.

Site drawing / manifold schematic (not master-drone system):

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION REPORT FORM
Tank System Component Codes

6. Total secondary containment
- Y Yes
- N No

7. Tank construction
- A Single-wall steel, unprotected
- B Single-wall, galvanic anodes
- C Impressed current protection
- E Single-wall fiberglass (FRP)
- F Double-wall fiberglass (FRP)
- G Double-wall Act 100 or equivalent
- H Single-wall Act 100 or equivalent
- I Steel with lined interior
- J Concrete
- O Double-wall, steel primary, galvanic anodes
- P Cathodically protected and lined
- V Double-wall Act 100 or equivalent with Anodes
- W Single-wall Act 100 or equivalent with Anodes
- N Unknown(must provide written comment)
- 99 Other (must provide written comment)

8a. Primary (inner or single-wall)piping construction
- A Bare steel (including only wrapped or coated)
- B Cathodically protected, metallic
- C Copper, unprotected
- D Fiberglass or rigid non-metallic
- E Flexible non-metallic
- F Unknown(must provide written comment)
- G No dispensing piping
- I Stainless Steel
- 99 Other (must provide written comment)

8b. Secondary (outer)piping construction
- N None (Single-walled piping)
- A Bare steel
- B Cathodically protected, metallic
- D Fiberglass or rigid non-metallic
- E Flexible non-metallic
- F Unknown(must provide written comment)
- G No dispensing piping
- I Poly-encased Stainless Steel
- 99 Other (must provide written comment)

12. Piping joints/connections
- A Unprotected metallic component(s) (including only wrapped or coated)
- B Cathodically protected, metallic
- F Unknown (must provide written comment)
- I Completely inside a containment sump
- M Completely jacketed with sealed boot
- N NO jacket, not in contact with the ground
- X None(must provide written comment)
- 99 Other (must provide written comment)

13. Pump (delivery) system
- A Suction, check valve at pump or siphon bar only
- B Suction, check valve at tank
- C Pressure
- D Gravity flow to dispenser/pump
- E None

15. Overfill type (If code S or B, ensure compatible with delivery method)
- S Drop tube shut off device
- A Overfill alarm (provide description and location in comment section)
- B Ball float valve
- E Filled in less than 25 gallon increments
- N None present or not usable

16. Current registration certificate display
- Y Properly displayed - manned
- R Readily available - unmanned
- N Not displayed

17. Stage I vapor recovery
- A Coaxial
- B 2 port
- N Not complete or none

18. Stage II vapor recovery
- A Complete balance system
- B Complete assist system
- C UG piping only; not complete
- D Decommissioned
- N None of the above

19. This tank supplies an emergency generator
- Y Yes
- N No

20. Tank release detection
- D Statistical Inventory Reconciliation (SIR)
- E Certified Automatic Tank Gauge (0.2 gph Leak Test)
- F Manual Tank Gauging (36 Hour), no TTT
- G44 Manual Tank Gauging, 44 Hours
- G58 Manual Tank Gauging, 58 Hours
- H Interstitial Monitoring (2 Walls)
- J Groundwater Monitoring
- K Vapor Monitoring
- N None

21. Piping small release detection (0.2/0.1 gph)
- B Annual Line Tightness Test (pressure)
- C Line Tightness Test - 3 years (suction)
- D Monthly Interstitial Monitoring (includes visual checking)
- E Groundwater Monitoring
- F Vapor Monitoring
- H None
- I Exempt (must provide written comment)
- J Statistical Inventory Reconciliation (SIR)
- K Electronic Line Leak Detector (0.1 or 0.2 gph test)

22. Piping line leak detection (3 gph within 1 hr.)
- A Mechanical Line Leak Detector
- H None
- K Electronic Line Leak Detector (3 gph test)
- L Continuous Interstitial Monitoring with alarm or pump shut off

23. Positive Turbine pump shutoff
- Y Yes
- N Not present

UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION REPORT FORM

Facility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

II.RELEASE DETECTION

Instructions: ***Check the box to indicate that a criterion has been met.***
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

Release Detection Recordkeeping:

- Records may be located at the facility or a readily available alternate site.
- The records include all of the information listed below for chosen release detection methods.
- The inspector has personally reviewed the records.
- If the facility is missing release detection records or if the facility has invalid and/or failing records, enter the dates and results in Section VIII.
- A test with an inconclusive result or failure is an indication of a (suspected) product release and must be investigated within 7 days. Enter the results of any suspected release investigations in Section VIII.
- An empty tank (no more than 1" of product and/or sludge) that is properly registered as temporarily out-of-use is not required to perform release detection. Indicate date emptied in comments.
- Recently installed tank systems must begin performing release detection immediately after receiving product. Indicate date of first product receipt in comments.

TankSystem	*TankSystem*	*TankSystem*	*TankSystem*	*TankSystem*
001	002	003		

Tank Release Detection Recordkeeping:

tank release detection records for the last 12 months the system contained product are available	X	X	X	☐	☐
tank release detection records are all valid and passing	X	X	X	☐	☐
tank release detection records with invalid or failing reports were properly investigated and documented within 7 days, to confirm or disconfirm the occurrence of a release	X	X	X	☐	☐
written certifications or performance claims for the tank release detection method(s) in use are available	X	X	X	☐	☐
written documentation of all calibration, maintenance and repair of tank release detection equipment for the last year is available	X	X	X	☐	☐
all tank release detection equipment is compatible with the substance stored	X	X	X	☐	☐

Tank Release Detection Equipment Testing:

electronic and mechanical components of tank release detection equipment tested within the last year and documentation available	X	X	X	☐	☐

tester name: BRIAN FORREST tester certification number: 5423
date of last test: 10/11/21 result: PASS

PipingRelease Detection Recordkeeping:

piping release detection records for the last 12 months the system contained product are available	X	X	X	☐	☐
piping release detection records are all valid and passing	X	X	X	☐	☐
piping release detection records with invalid or failing reports were properly investigated and documented within 7 days, to confirm or disconfirm the occurrence of a release	X	X	X	☐	☐
written certifications or performance claims for the piping release detection method(s) in use are available	X	X	X	☐	☐
written documentation of all calibration, maintenance and repair of piping release detection equipment for the last year is available	X	X	X	☐	☐
all piping release detection equipment is compatible with the substance stored	X	X	X	☐	☐

Piping Release Detection Equipment Testing:

electronic and mechanical components of piping release detection equipment tested within the last year and documentation available	X	X	X	☐	☐

tester name: BRIAN FORREST tester certification number: 5423
date of last test: 10/11/21 result: PASS

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION REPORT FORM

:acility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

I.RELEASE DETECTION (continued)

Instructions: ***Check the box to indicate that a criterion has been met.***
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

:elease Detection Equipment (Tank and/or Piping):

- The inspector has personally reviewed the tank release detection equipment in use for each tank system.

*Tank*System	*Tank*System	*Tank*System	*Tank*System	*Tank*System
001	002	003		

Automatic Tank Gauging: (Tank only – code E)

ATG manufacturer: VEEDER ROOT ATG model: TLS350 PLUS
Does the automatic tank gauge perform continuous in-tank release detection? X Yes ☐ No

probes and gauge software certified for manifolded tank systems ● when not specifically certified, the siphon must be broken to properly test	X	X	X	☐	☐
equipment is operational	X	X	X	☐	☐

Manual Tank Gauging: (Tank only – code F,G44 or G58)

tank capacity is 1,000 gallons or less	☐	☐	☐	☐	☐
tank installed on or before 11/10/2007	☐	☐	☐	☐	☐
performed weekly	☐	☐	☐	☐	☐
1/8th inch accuracy stick readings	☐	☐	☐	☐	☐
average 2 stick readings before and after test	☐	☐	☐	☐	☐
test length appropriate for each tank ● 36 hours minimum ● 44 hours, 551-1000 gallons, 64" diameter ● 58 hours, 551-1000 gallons, 48" diameter	☐	☐	☐	☐	☐
variation is within standard (both weekly and monthly)	☐	☐	☐	☐	☐

nterstitial Monitoring: (Tank code H; describe monitoring equipment in comments)

interstitial sensors properly placed (per manufacturer's instructions)	☐	☐	☐	☐	☐
monitoring wells (secondary barrier) or ports are clearly marked and secured	☐	☐	☐	☐	☐

Statistical Inventory Reconciliation: (Tank code D and/or Piping code J)

test vendor: version:

data is collected according to the test vendor's instructions	☐	☐	☐	☐	☐
analysis complete and valid results supplied to owner/operator within 30day monitoring period ● valid reports include calculated leak rate, minimum detectible leak rate, leak threshold, probability of detection and probability of false alarm	☐	☐	☐	☐	☐

Groundwater or Vapor Monitoring:(Tank code J or K and/or Piping code E or F; describe well locations and monitoring equipment in comments)

wells are located according to site evaluation; attach page with properly licensed evaluator authentication to the inspection report	☐	☐	☐	☐	☐
wells are properly installed in accordance with site evaluation and regulations	☐	☐	☐	☐	☐
monitoring wells are marked and secured	☐	☐	☐	☐	☐
fill material is sufficiently porous to allow expeditious detection at the monitoring wells	☐	☐	☐	☐	☐
substance stored meets regulatory requirements for type of monitoring	☐	☐	☐	☐	☐

Groundwater monitoring: (Tank code J and/or Piping code E)

monitoring devices can detect 1/8 inch of product or less on water	☐	☐	☐	☐	☐
groundwater is within 20 feet of surface grade	☐	☐	☐	☐	☐
wells are sealed from ground surface to the top of the filter pack	☐	☐	☐	☐	☐
casing is properly slotted: allows entry of product during all groundwater conditions	☐	☐	☐	☐	☐

Vapor Monitoring: (Tank code K and/or Piping code F)

the monitoring device is not rendered inoperative by moisture	☐	☐	☐	☐	☐
background contamination will not interfere with vapor monitoring	☐	☐	☐	☐	☐
vapor monitors will detect increases in concentrations of stored substance	☐	☐	☐	☐	☐

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION REPORT FORM

Facility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

I.RELEASE DETECTION (continued)

Instructions: ***Check the box to indicate that a criterion has been met.***
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

Release Detection Equipment (Piping):

- The inspector has personally reviewed the piping release detection equipment in use for each tank system.

TankSystem	*TankSystem*	*TankSystem*	*TankSystem*	*TankSystem*
001	002	003		

Interstitial Monitoring: (Piping code D and L; describe monitoring equipment in comments)

Secondary is open, enters sump and allows a release to be detected	☐	☐	☐	☐	☐
interstitial sensors properly placed (per manufacturer's instructions)	☐	☐	☐	☐	☐
monitoring wells or ports (when used) are clearly marked and secured	☐	☐	☐	☐	☐

Continuous Interstitial Monitoring: (Piping code L)

system is capable of detecting a 3.0 gph at 10 pounds psi line pressure release from any portion of the piping system within 1 hour (shear valves to submersible turbine pump)	☐	☐	☐	☐	☐

Piping Tightness (Line) Testing: (Piping only – code B or C)

tester name: BRIAN FORREST tester certification number: 5423
test vendor: PETRO TITE version: LINE TESRTE
date of last test: 10/11/21 result: PASS

test conducted at proper frequency ● conducted annually for **pressurized** piping without monthly monitoring ● conducted every 3 years for **suction** piping not meeting code I requirements (below)	X	X	X	☐	☐

Mechanical Line Leak Detector: (PRESSURIZED Piping only – code A)

	TankSystem	TankSystem	TankSystem	TankSystem	TankSystem
	001	002	003		
manufacturer	FE-PETRO	FE-PETRO	FE-PETRO		
model	STP-MLD-G	STP-MLD-G	STP-MLD-G		

Electronic Line Leak Detector: (PRESSURIZED Piping only – code K)

	TankSystem	TankSystem	TankSystem	TankSystem	TankSystem
manufacturer					
model					

	TankSystem	*TankSystem*	*TankSystem*	*TankSystem*	*TankSystem*
electronic line leak detector continuously monitors piping	☐	☐	☐	☐	☐

date of last 3gph test:	3gph test result:	
Is the electronic leak detector performing the "monthly" monitoring function?	☐ Yes	☐ No
date of last 0.2 gph test:	0.2 gph test result:	
Is the electronic leak detector performing the "annual" monitoring function?	☐ Yes	☐ No
date of last 0.1gph test:	0.1 gph test result:	

Exempt Suction System: (SUCTION piping only – code I)

NOTE: No further release detection required on piping meeting all these criteria.

the tank top is lower than the suction pump inlet	☐	☐	☐	☐	☐
the below grade piping slopes uniformly back to the tank	☐	☐	☐	☐	☐
there is no more than one check valve in the piping	☐	☐	☐	☐	☐
the check valve is located close to or inside the suction pump	☐	☐	☐	☐	☐
compliance with above specifications can be readily determined; describe below:	☐	☐	☐	☐	☐
compliance is determined by:					

UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION REPORT FORM

acility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

II.EQUIPMENT TESTING

Instructions: *Check the box to indicate that a criterion has been met.*
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

TankSystem 001	TankSystem 002	TankSystem 003	TankSystem	TankSystem

)verfill Prevention Testing:

overfill testing conducted within the last 3 years and documentation available			X	X	X	☐ ☐
tester name: BRIAN FORREST	date of last test: 10/11/21	result: PASS				

pill Containment Testing:

spill containment testing conducted within the last 3 years and documentation available			X	X	X	☐ ☐
tester name: BRIAN FORREST	date of last test: 10/11/21	result: PASS				
OR						
~~spill containment is double-walled~~			☐	☐	☐	☐ ☐
~~both walls of spill containment~~ are monitored at least monthly and documentation available			☐	☐	☐	☐ ☐
OR						
tank filled in less than 25 gallon increments			☐	☐	☐	☐ ☐

:ontainment Sump Testing: (Piping release code D and/or L):

containment sump testing conducted within the last 3 years and documentation available			☐	☐	☐	☐ ☐
tester name:	date of last test:	result:				
OR						
containment sump(s) is/are double-walled			☐	☐	☐	☐ ☐
both walls of sump(s) are monitored at least annually			☐	☐	☐	☐ ☐

V. ON-SITE INSPECTION

Vater and Maintenance Check:

water in tank did not exceed tank manufacturer's recommendations, product supplier's guidelines, or 2 inches of accumulation in the bottom of the tank	X	X	X	☐	☐
spill prevention equipment is clean and dry	X	X	X	☐	☐
tank top containment sumps are clean and dry	X	X	X	☐	☐
transition containment sumps are clean and dry	X	X	X	☐	☐
under dispenser containment sumps are clean and dry	X	X	X	☐	☐

/.IUM Record Review:

inancial Responsibility:

records showing the system participates in USTIF are available (paid USTIF invoices and/or fuel delivery receipts with USTIF fee)	X	X	X	☐	☐

Valkthrough Inspections:

walkthrough inspection records for the last 12 months the system contained product	X	X	X	☐	☐
monthly and annual walkthrough inspections cover all required equipment	X	X	X	☐	☐
deficiencies noted during the walkthrough inspections were properly addressed	X	X	X	☐	☐

listorical Records:

records documenting the underground tank system installation	X	X	X	☐	☐
records documenting underground tank system modification and upgrade activities	X	X	X	☐	☐

/lodification Reports (if more room is needed, please continue the chart in the comments section):

~~date of modification~~ report	tank system component(s) impacted	certified tank handler	~~tank systems~~ modified				
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐

UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION REPORT FORM

'acility Name PICERNOS GAS Date 10/11/21 Facility ID 09-06768

/I.CORROSION PROTECTION COMPLIANCE CRITERIA

- The UST Cathodic Protection System Evaluation Form(s) (2630-FM-BECB0610) must be attached to this report for the two most recent corrosion protection tests, if testing was conducted after December 22, 2018.

Instructions: ***Check the box to indicate that a criterion has been met.***
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

TankSys tem	*TankSys* tem	*TankSys* tem	*TankSys* tem	*TankSys* tem
001	002	003		

ined Tanks: (Tank only – code I)

tank inspected and lined according to national standard date lined: _____	☐	☐	☐	☐	☐
tank initially inspected 10 years after lining and every 5 years thereafter dates inspected: _____	☐	☐	☐	☐	☐

alvanic and Impressed Cathodic Protection: (Tank code B,C, O, P, V or W and/or Piping; this section is required for Impressed Current CP)

tank structure to soil potential is equal to or more negative than -850 mV, **or** meets other nationally recognized protection standard: specify: _____	☐	☐	☐	☐	☐
most recent tank CP survey (date) _____					
previous tank CP survey (date) _____					
pipe/flex structure to soil potential is equal to or more negative than -0850 mV, **or** meets other nationally recognized protection standard: specify: _____	☐	☐	☐	☐	☐
most recent **pipe/flex**CP survey(date) _____					
previous **pipe/flex** CP survey (date) _____					

mpressed Current Design and Rectifier Output: (Tank code C or P and/or Piping)

system was designed by a corrosion expert	☐	☐	☐	☐	☐
system is turned on and functioning within design limits	☐	☐	☐	☐	☐
any variation of ± 10% of the initial amperage readings have been properly investigated	☐	☐	☐	☐	☐
documentation of last three amp readings (plus volt and runtime when meters available), recorded at least once every 60 days:	☐	☐	☐	☐	☐

most recent:	volts:	amps:	runtime:	date:
60 days prior:	volts:	amps:	runtime:	date:
120 days prior:	volts:	amps:	runtime:	date:

F Cathodic Protection or supplemental anodes were added to an existing tank system, fill in the following (Information is Required for :ompliance):

Date assessed: _____ Date installed: _____

Assessment Method: _____

/II.Operator Training

X list of trained operators designates a class A operator and they have their Class A operator training certificate
X list of trained operators designates a class B operator and they have theirClass B operator training certificate
X list of trained operators designates class C operator(s) and the date of their initial training or last refresher is within the previous 12 months
X written instructions and notification procedures are readily available for class C operators at retail facilities ORare posted in a location visible to the storage tank user at non-retail facilities

)ESCRIBE INFORMAL TRAINING PROVIDED FOR OWNER, CLASS A AND/OR CLASS B OPERATORS – see instructions.

ABC OPERATORES IN PLACE

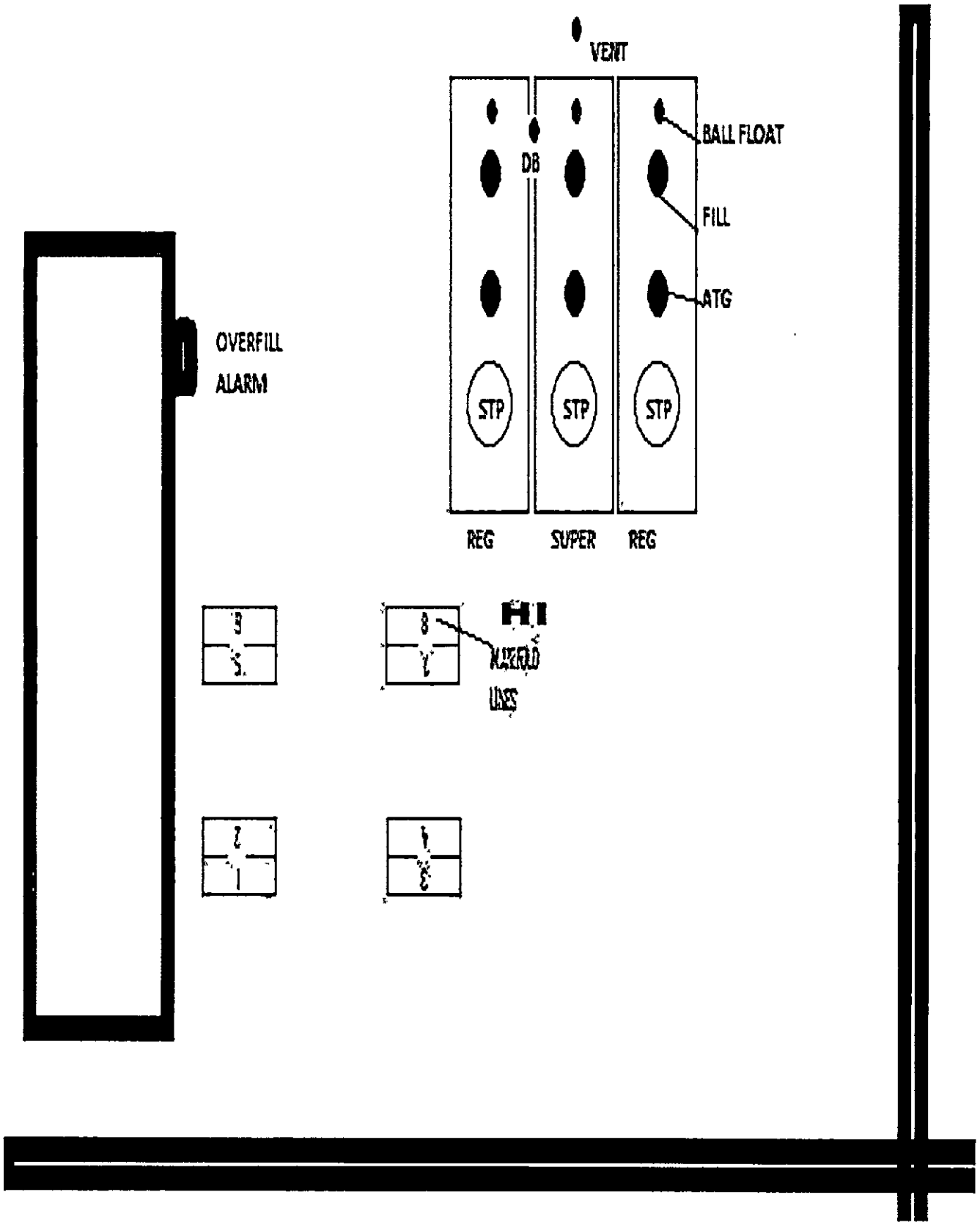
UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION REPORT FORM

Facility Name PICERNOS GAS **Date** 10/11/21 **Facility ID** 09-06768

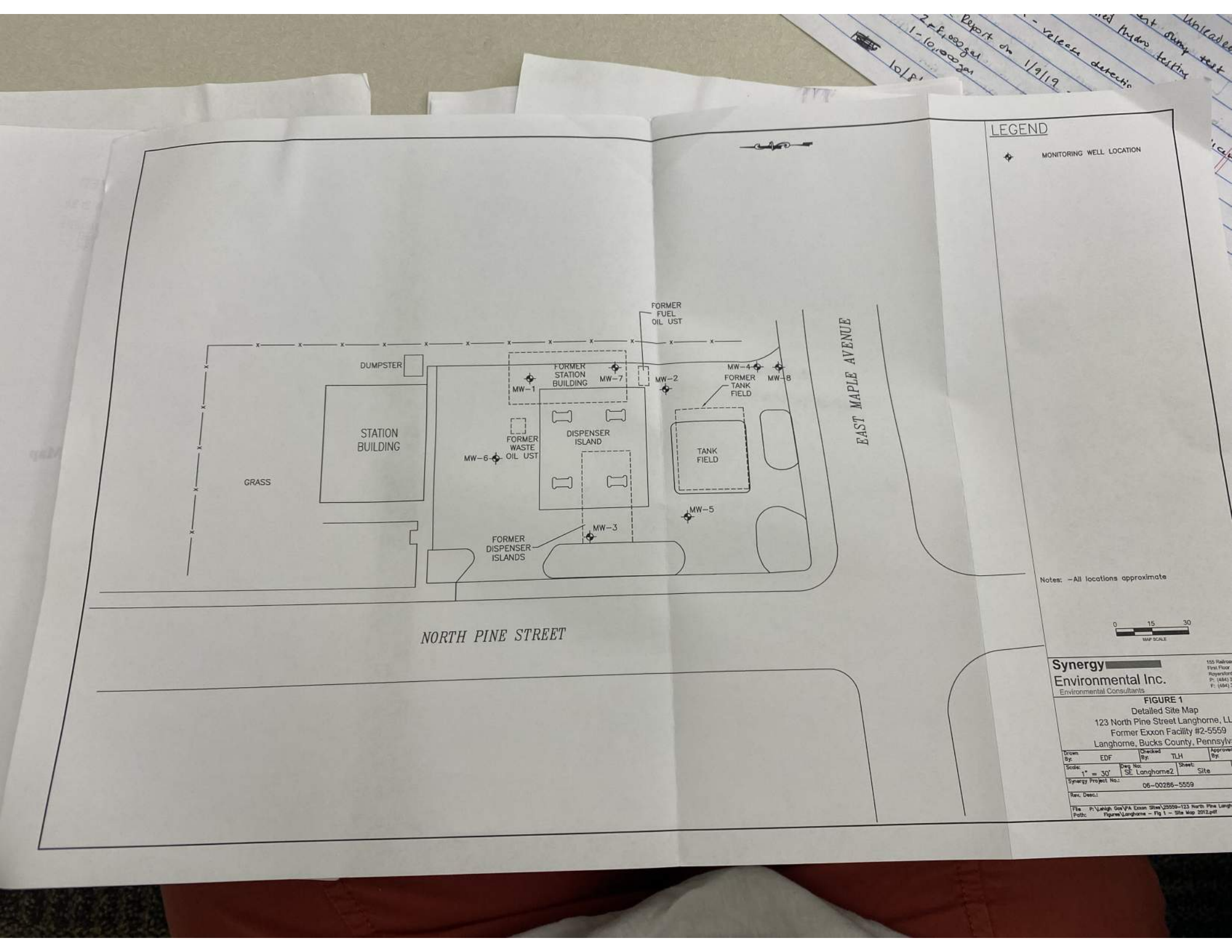
VIII. COMMENTS INCLUDING ACTIONS TO BRING INTO COMPLIANCE(Attach additional sheets where necessary)

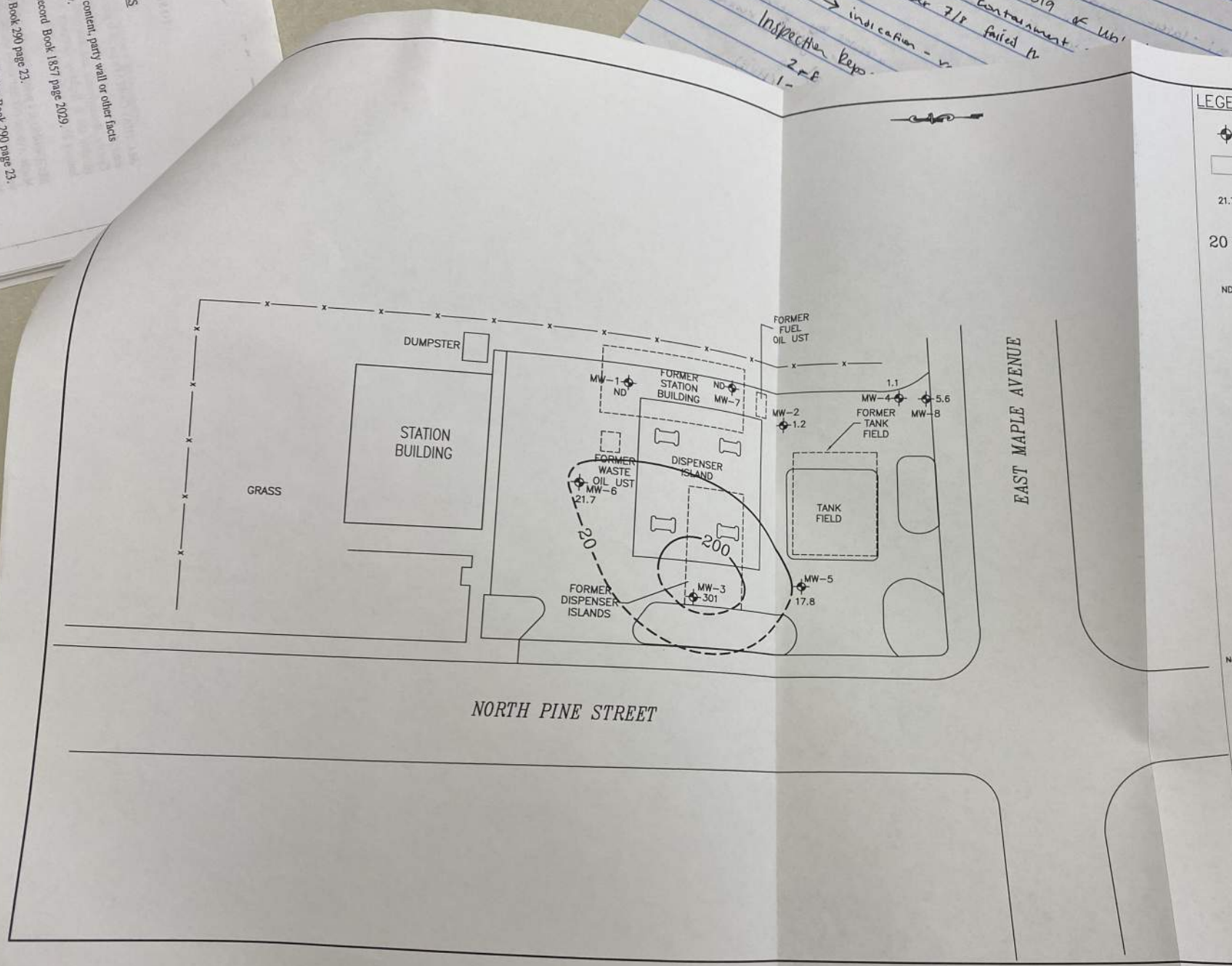
Tank Manufacturer	Tank Construction (i.e. Double-walled Act 100 with Anodes)	
?	SW/FIBER GLASS	
Piping Manufacturer	**Piping Model/Brand**	**Piping Generation (if applicable)**
APT	DW/FLEX PIPE	

1) THE PIPPING FOR THE REGULARS (001,002) IS TIED UNDER DISPENSER #7-8 WITH-IN THE CONTAINMENT SUMP.
2) THE TANKS ARE CLEAR OF WATER WITH MINOR AMOUNTS OF DIRT PRESENT.
3) CLEAN SITE WITH GOOD PAPERWORK.
4) THE SITE HAS A WORKING OVERFILL ALARM SET TO 90% ON THE CORNNER OF THE BUILDING, INFRONT OF THE TANK FIELD. THE SITE WAS CHECKED FOR BALL FLOATS NONE WERE PRESENT.


VENT
BALL FLOAT
DB
FILL
ATG
OVERFILL
ALARM
STP
STP
STP
REG
SUPER
REG
HI

123 N Pine Street


LEGEND
MONITORING WELL LOCATION
FORMER FUEL OIL UST
DUMPSTER
FORMER STATION BUILDING
MW-1
MW-7
MW-2
MW-4
MW-8
FORMER TANK FIELD
STATION BUILDING
FORMER WASTE OIL UST
MW-6
DISPENSER ISLAND
TANK FIELD
GRASS
MW-5
MW-3
FORMER DISPENSER ISLANDS
EAST MAPLE AVENUE
NORTH PINE STREET
Notes: -All locations approximate
0 15 30
MAP SCALE
Synergy Environmental Inc.
Environmental Consultants
FIGURE 1
Detailed Site Map
123 North Pine Street Langhorne, LL
Former Exxon Facility #2-5559
Langhorne, Bucks County, Pennsylv
Drawn By: EDF
Checked By: TLH
Scale: 1" = 30'
Dwg No: SE Langhorne2
Sheet: Site
Synergy Project No.: 06-00286-5559
Rev. Desc.:



LEGEND

- Monitoring Well
- Former UST/Site Feature
- 21.7 — Total MTBE Concentration (micrograms per liter)
- 20 – – – Total MTBE Isoconcentration Line – Dashed Where Approximate
- ND — Not Detected

Notes:
- Base map obtained from Groundwater and Environmental Services Inc.
- All results reported in micrograms per liter

0 15 30
MAP SCALE

Synergy Environmental Inc.
Environmental Consultants

153 Railroad Plaza
First Floor
Royersford, PA 19468
P: (484) 369-5000
F: (484) 369-2000

EXHIBIT B

MTBE Isoconcentration Map: 9-4-13
123 North Pine Street Langhorne, LLC
Former Exxon Facility #2-5559
Langhorne, Bucks County, Pennsylvania

Drawn By:	Checked By:	Approved By:
EDF	TLH	TLH

Scale:	Dwg No:	Sheet:	Date:
1" = 30'	SE Langhorne2	MTBE 3qrt13	10-3-13

Synergy Project No.: 06-00286-5559

Rev. Desc.:

File Path: P:\Lehigh Gas\PA Exxon Sites\25559-123 North Pine Langhorne LLC\J-Drawings\Figures\Langhorne - Ex B - MTBE 3qrt13.pdf

When recorded, return to:

Mr. Dave Hrinak
123 North Pine St. Langhorne, LLC
645 Hamilton Street, Suite 500
Allentown, PA 18101

Environmental Covenant

The County Parcel Identification No. of the Property is: 18-4-123.

GRANTOR: 123 North Pine Street Langhorne, LLC

PROPERTY ADDRESS: 123 North Pine Street, Langhorne Borough, Bucks County, Pennsylvania 19047-1632.

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection ("DEP" or the "Department").

1. **Property affected**.

The property affected (Property) by this Environmental Covenant is located in Langhorne Borough, Bucks County, Pennsylvania.

The postal street address of the Property is: 123 North Pine Street, Langhorne, Pennsylvania, 19047-1632.

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 40.17761 N and -74.917264 W.

The Property has been known by the following name: Former Exxon Facility #2-5559.

The PADEP Facility ID# for the Site is: 09-06905.

The e-FACTS Primary Facility ID is: 582092.

A complete description of the Property is attached to this Environmental Covenant as **Exhibit A**. A map of the Property is attached to this Environmental Covenant as **Exhibit B**.

2. **Property Owner / Grantor / Grantee / Holder**

123 North Pine Street Langhorne, LLC is the owner of the property. The mailing address for the owner is 645 Hamilton Street, Suite 500, Allentown, Pennsylvania 18101. 123 North Pine Street Langhorne, LLC is the GRANTOR and GRANTEE of this Environmental Covenant as that term is defined in Section 2 of UECA, 27 Pa.C.S. §6502.

3. **Description of Contamination & Remedy**

The contamination and remedy are detailed in the *Remedial Action Completion Report (RACR),* prepared by Synergy Environmental Inc. This RACR was approved by the PaDEP on January 24, 2014. The affected property covered by this Environmental Covenant is a single parcel, owned by 123 North Pine Street Langhorne, LLC.

Various investigations have been ongoing at the Site since the removal of a 1,000-gallon waste oil underground storage tank by Handex of Eastern Pennsylvania, LLC (Handex) during December 1991. During May 30, 1995, a letter was issued by the PaDEP requesting that Exxon conduct a preliminary investigation at the Site after the discovery of gasoline impacted soils in a Pennsylvania Electric Company (PECO) excavation located in the northwest corner of the intersection of North Pine Street and East Maple Avenue. The Texaco and Mobil stations located at the intersection were also notified.

A geoprobe investigation was conducted at the Site by Austin James Associated, Inc. (AJA). Five soil borings were installed across the Site. Soil samples, two to three per boring, and groundwater samples were collected from each boring. The soil samples were collected from depths ranging from six to thirteen feet below ground surface (bgs). All the samples were analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) and TPH-gasoline range organics (GRO). Concentrations of these parameters were only detected in the soil and groundwater samples from one of the borings (SB-6). With the exception of MTBE in groundwater from SB-6, all reported concentrations in both soil and groundwater were below the PaDEP Statewide Health Standards (SHS).

During January 2004, a release attributed to the failure of the dry brakes of the containment bucket between the regular grade and plus grade USTs was discovered during Site divestment activities. Soil borings and monitoring wells were installed at the Site and soil and groundwater samples were collected. Samples were analyzed for the PaDEP old short list of target parameters which include: benzene, toluene, ethylbenzene, xylenes, methyl tert-butyl ether (MTBE), isopropylbenzene (cumene), naphthalene, 1,2-dibromomethane (EDB), 1,2-dichloroethane (EDC), fluorene, phenanthrene, and lead. No impacts to Site soils above the applicable Pennsylvania Department of Environmental Protection's (PaDEP's) Residential, Used Aquifer Statewide Health Standards (rSHS) were identified.

Impacts to Site groundwater from the release were documented. AJA submitted a Notification of Reportable Release to the PaDEP. In response, three monitoring wells were installed at the Site. Soil samples were collected from each monitoring well location. The soil samples were analyzed for leaded and unleaded gasoline and used oil parameters. In addition, groundwater

samples were collected subsequent to monitoring well development. The groundwater samples were analyzed for leaded and unleaded gasoline, diesel, and used oil parameters. No concentrations of any of these parameters were found above the PaDEP soil to groundwater medium specific concentrations for the soil samples. Concentrations of benzene, MTBE, and 1,2-dibromoethane (EDB) above their respective MSCs for used residential aquifer were reported in one (benzene) or all (1,2-dibromoethane) of the three monitoring wells.

During May, 2004, GES supervised the advancement of 22 soil borings (SB-1 through SB-19, MW-4, MW-6, and MW-7). GES supervised the installation of three monitoring wells (MW-4 through MW-6). Monitoring well MW-7 was installed under the supervision of GES during June, 2004. A Site Characterization Report and Remedial Action Plan (SCR/RAP), dated September 8, 2004, was prepared by Groundwater and Environmental Services, Inc. (GES) and submitted to the PaDEP. The SCR/RAP proposed Site Specific Standards for MTBE and 1,2-dibromoethane. None of the target parameters have ever been detected in the POC wells at concentrations above their respective rSHS or SSS since quarterly groundwater sampling began. Additionally, the ecological risk assessment did not indicate the presence of any potential receptors at the Site or downgradient from the Site. The SCR/RAP was approved by the PaDEP during March, 2005.

Nine high intensity targeted remediation events were conducted between January 31, 2005 and February 23, 2006. A total of 12,903 gallons of groundwater was extracted from various Site monitoring wells. During July, 2006, Synergy Environmental, Inc. was retained to conduct environmental services at the subject property. An eighth monitoring well was installed during December, 2009. Quarterly groundwater sampling events have been conducted since the monitoring wells were installed. Based on the predominant direction of groundwater flow, monitoring wells MW-4 and MW-8 are the downgradient Point of Compliance (POC) wells for the Site.

Soil analytical results do not indicated any impact to the soils at the Site from benzene, toluene, ethylbenzene total xylenes, MTBE, isopropylbenzene, naphthalene, 1,2-dibromoethane, 1,2-dichloroethane, fluorene, phenanthrene, or total lead. Most of the soil samples collected at the Site did not contain target parameter concentrations above the laboratory analytical reporting limits. Several soil samples did contain reported target parameter concentrations above the laboratory analytical reporting limits, but well below the PaDEP's SHS soil to groundwater and direct contact standards.

Groundwater impacts have been documented at the Site. Benzene, MTBE, 1,2-dibromoethane, 1,2-dichloroethane, naphthalene, and dissolved lead have been detected in select monitoring wells at concentrations above the SHS. However, none of these target parameters, with the exception of MTBE, have been detected above their respective SHS in the POC wells. MTBE has not been detected at concentrations exceeding the previously established SSS in the POC wells during any of the quarterly sampling events. Decreasing or stable trends have been observed in most Site monitoring wells. Decreasing trends have been observed in the POC wells. Groundwater impacted with MTBE is present on the eastern side of the Site including the dispenser area. The groundwater plume area includes monitoring wells MW-3 and MW-6

and is located slightly north of MW-5. The plume does not extend beyond the property boundary. Exhibit B shows the aerial extent of the plume.

As part of the Site-Specific Standard, a Post-Remediation Care Plan is proposed to ensure that no future pathways exist at the Site. Post-remediation care for the Site consists of an environmental covenant establishing certain activity and use limitations for the Property. The activity and use limitations for the Property are set forth in Paragraph 4 of this Environmental Covenant.

4. **Activity & Use Limitations**.

The Property is subject to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

(a) Groundwater at the Property shall not be used for potable purposes.

(b) An impervious surface shall be maintained at the Site until soils beneath the current UST system are shown to demonstrate Statewide Health Standards.

5. **Notice of Limitations in Future Conveyances**.

Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

6. **Compliance Reporting**.

After written request by the Department, the then current owner of the Property shall submit, to the Department and any Holder listed in Paragraph 3, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within 1 month after any of the following events, the then current owner of the Property shall submit, to the Department and any Holder listed in Paragraph 3, written documentation: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

7. **Access by the Department**.

In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

8. **Recording & Proof & Notification**.

Within 30 days after the date of the Department's approval of this Environmental Covenant, the Grantor shall file this Environmental Covenant with the Recorder of Deeds for Bucks County, and send a file-stamped copy of this Environmental Covenant to the Department within 60 days of recording.

9. **Termination or Modification**.

(a) This Environmental Covenant may only be terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this paragraph.

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. §6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department determines that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the current property owner, each holder, and, as practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026. 101 – 6026.908, with an unrestricted use remediation standard for the above-described contamination at the Property. The Department must approve, in writing, of such termination.

(d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the then current owner of the Property and (iii) the Department.

10. **Department's address**.

Communications with the Department regarding this Environmental Covenant shall be sent to:

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

December 21, 2018

TAMMY HESSLER
CROSSAMERICA PARTNERS
600 HAMILTON ST STE 500
ALLENTOWN PA 18101-2130

Facility Operations Inspection Due Date: 2/11/2019

Re: 123 N PINE LANGHORNE, FACILITY NO. 09-06905
LANGHORNE BORO, BUCKS COUNTY

Dear Tammy Hessler:

In order to protect public health and prevent pollution of the environment, Underground Storage Tank Facility Operations Inspections confirm tank system and operator compliance with technical and operational requirements of 25 Pennsylvania Code, Chapter 245 and the Storage Tank and Spill Prevention Act. These Facility Operations Inspections also offer you a great opportunity to increase your own knowledge of your unique tank systems.

The due date for your next Pennsylvania Department of Environmental Protection (PA DEP) Underground Storage Tank Facility Operations Inspection for 123 N PINE LANGHORNE is shown above. The Technical Standards for Underground Storage Tanks, 25 Pennsylvania Code, Chapter 245, Subchapter E, requires that Facility Operations Inspections be conducted at underground storage tank facilities at the following frequencies: Routine inspections every three years, within six to twelve months of a facility ownership change, within six to twelve months of the installation of a new underground storage tank system, and any additional inspections as requested by the PA DEP.

Also, United States Environmental Protection Agency (US EPA) regulations require all underground storage tanks, regardless of tank or permit status, to be inspected at least once every three years. This federal inspection requirement applies to all underground storage tank facilities; including those facilities with all underground storage tanks registered in "Temporarily Out-of-Use" status.

If a Facility Operations Inspection has not yet been performed, please schedule it now with a PA DEP certified third-party inspector with "**IUM**" certification. A certified third-party inspector with "**IUM**" certification must conduct the inspection and submit the inspection form to the PA DEP within sixty days of the date of the inspection. Please be sure to retain a copy of the inspection report for yourself.

In the event that an inspection has recently been completed, please forward a copy of the inspection report to this office. Please be sure to verify that the report you are submitting to the PA DEP is the

proper one. A Facility Operations Inspection report has the PA DEP logo on the top of the first page and contains a total of eight pages.

Additionally, as a reminder, your Facility Operations Inspection due date is displayed on your "Storage Tanks Registration / Permit Certificate." Your inspection due date is shown under the "UST Operations Inspect Due" column.

Information regarding underground storage tanks, including a current list of storage tank certified companies, can be found on our website. Our website can be located by typing www.dep.pa.gov into any internet browser or by typing "PA DEP" into any internet search engine.

From the PA DEP home page, begin by selecting "BUSINESSES" at the top of the home page. Next, locate and click on "LAND" in the drop down box. Then, locate and click on "STORAGE TANKS" at the bottom of the webpage. Next, locate and click on "UNDERGROUND STORAGE TANKS" in the right column. Then, locate and click on "UST INSPECTIONS." Finally, locate and click on "Storage Tank Certified Companies Search" which can be found in the middle of the webpage. This link opens a searchable listing of PA DEP certified tank handling and inspection companies. You will be able to search for certified inspectors by PA DEP Region and PA County, as well as by inspector certification category.

You may select any company on the list with "**IUM**" certification next to it. You will need to contact the company directly to make arrangements for your Facility Operations Inspection to be completed prior to or on the inspection due date. Please note that PA DEP staff does not conduct Facility Operations Inspections.

Once scheduled, please notify Mr. Patrick Sosik of your Facility Name, Facility Identification Number (09-06905), the scheduled inspection date, and the certified inspector's name by calling the Division of Storage Tanks central office in Harrisburg at 717.772.5803.

Please have the required Facility Operations Inspection at your facility completed by the due date specified in this letter. Failure to meet inspection deadlines could result in enforcement and jeopardize future operation of your underground storage tank systems.

Thank you for your cooperation in this matter.

Sincerely,

Randy D. Martin

Randy D. Martin
Chief
Aboveground and Underground Storage Tank
Compliance and Enforcement Section
Division of Storage Tanks

Enclosures

cc: Mr. Thomas Canigiani, Southeast Regional Office, Storage Tanks

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

May 14, 2019

NOTICE OF VIOLATION
REQUEST FOR RECORDS

Ms. Tammy Hessler
Environmental Compliance Manager
CrossAmerica Partners
600 Hamilton Street, Suite 500
Allentown, PA 18101-1537

Re: Storage Tank Program
Request for Records
Facility ID No. 09-06905
123 N. Pine Langhorne
123 N. Pine Street
Langhorne Borough
Bucks County

Dear Ms. Hessler:

On January 9, 2019, Department of Environmental Protection (DEP) certified inspector Mr. Timothy Neely conducted a Facility Operations Inspection at the above referenced facility. An inspection report documenting the findings of that inspection was provided to you (or your representative) and DEP. A preliminary review of the report reveals that the facility is operating in violation of the regulations as described in 25 Pa. Code Chapter 245 Subchapter E. As the facility owner and/or operator, you are obligated to comply with the Commonwealth's storage tank rules and regulations.

To verify that you have addressed the non-compliant issues at this facility, we are requesting that no later than May 31, 2019, you submit the following:

- Documentation verifying testing has been performed as required to confirm liquid tight construction for the piping upgrade that occurred in 2016. Your inspector indicated that no records were available. Please be aware that you must maintain copies of these documents and that they are available for inspection by DEP and certified inspectors. 25 Pa. Code Section 245.435

If you are unable to submit the requested information by the date noted above, we request that you cease operation of the non-compliant underground storage tank systems and empty them of all remaining product and submit the following information:

- Disposal documentation for the product removed from the non-compliant underground storage tanks, and;
- An amended registration form indicating that the tanks are *temporarily out of service.*

Information regarding underground storage tanks, including a
companies, can be found on our website. Our website can be located by typing www.dep.pa.gov into
any internet browser or by typing "PA DEP" into any internet search engine.

From the PA DEP home page, begin by selecting "BUSINESSES" at the top of the home page.
Next, locate and click on "LAND" in the drop down box. Then, locate and click on "STORAGE
TANKS" at the bottom of the webpage. Next, locate and click on "UNDERGROUND STORAGE
TANKS" in the right column. Then, locate and click on "UST INSPECTIONS." Finall
click on "Storage Tank Certified Companies Search" which can be
webpage. This link opens a searchable listing of
companies. You will be
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Facility O

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Thank you

Sincerely,

Sandy

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Mr.

Ms. Tammy Hessler

May 14, 20

Be advised that a thorough review of the inspection could reveal additional issues or violations that need to be addressed. We recommend that you review your inspection report with a DEP certified inspector prior to submitting the requested records.

Please be advised that continued operation of noncompliant tanks may subject you to actions by DEP, including penalties. The timeliness of your response and your cooperation will be a consideration in any DEP action.

This Notice of Violation is neither an order nor any other final action of DEP. It neither imposes nor waives any enforcement action available to DEP under any of its statutes. If DEP determines that an enforcement action is appropriate, you will be notified of the action.

If you have any questions pertaining to storage tank system compliance or this letter, please contact me by email at sgodshall@pa.gov or by telephone at 484.250.5708.

Sincerely,

Scott Godshall

Scott Godshall
Environmental Trainee
Environmental Cleanup and Brownfields

cc: Langhorne Borough
Mr. Timothy Neely, Crompco LLC
Re 30 lb

INSP# 2876858
ENF# 374860

2530-PM-BECB0078 Rev. 8/2012
pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP
BUREAU OF
UNDERGRO
FACILITY INFORMATION
ID Number
Name
Location
Addr

DEP - RECEIVED
SOUTHEAST REGION

JAN 2 2 2019

2530-FM-BECB0501a Rev. 9/2012

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS
STORAGE TANK DIVISION

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

FOR DEP USE ONLY	
Reviewer	
Date	
Entered by	
Date	

FACILITY INFORMATION
ID Number 09 - 06905
Name 123 N Pine Cunghorne
Location 123 N Pine St.
Address Conghorne PA 19047-1632
Municipality Conghorne Boro

Representative Present During Inspection
Name Jahej Kapoor
Phone 215- 702- 8204
☐ Owner ☑ Operator ☐ Employee ☐ None

CERTIFIED INSPECTOR
Name Timothy Neely
ID No. 5455
Phone 484-325-6252
E-mail tim.neely@compco.com
Date of First Site Visit (month/day/year) 1/9/19

OWNER (must be a person)
Name Tammy Hessler

OPERATOR (if different than owner)
Name

Financial Responsibility discussed with owner Yes ☑ No ☐
- Provided by USTIF. Owner must have deductibles available as provided in Subchapter H of the regulations.
- Required of all UST owners except state agencies.

Suspected or confirmed contamination observed Yes ☐ (notify proper region within 48 hours) No ☑
Improperly closed or unregistered tanks present Yes ☐ (provide comment) No ☑
Written instructions/notification procedures are available/posted Yes ☑ No ☐

Amended registration form required for (check all that apply):
☐ Added tanks
☐ Closed tanks
☐ Change in tank size
☐ Change in substance stored
☐ Change of operational status (in or out of service)
☐ Change of owner

Inspection summary.
Indicate the compliance status of each item below using the following codes: N = Noncompliant C = Compliant

	Tank No. 001	Tank No. 002	Tank No. 003	Tank No.	Tank No.
Tank Construction and Corrosion Protection	C	C	C		
Piping Construction and Corrosion Protection	C	C	C		
Spill Prevention	C	C	C		
Overfill Prevention	C	C	C		
Registration Certificate Display	C	C	C		
Tank Release Detection	C	C	C		
Piping Release Detection	C	C	C		
Monthly sump checks	C	C	C		

I, the DEP Certified Inspector (IUM), have inspected the entire above referenced facility including examining manways, sumps, monitoring wells and dispensers. Based on my personal observation of the facility and documentation provided by the owner, I certify under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided by me is true, accurate and complete to the best of my knowledge and belief.

Certified Inspector's Signature — Date 1/9/19

As the representative of the owner or operator, I have reviewed the completed inspection report. I certify under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided by me is true, accurate and complete to the best of my knowledge and belief.

Signature — Title — Date 1/18/19

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

companies, can be found on our website. Our website
any internet browser or by typing "PA DEP" into any internet search engine.

From the PA DEP home page, begin by selecting "BUSINESSES" at the top of the home page. Next, locate and click on "LAND" in the drop down box. Then, locate and click on "STORAGE TANKS" at the bottom of the webpage. Next, locate and click on "UNDERGROUND STORAGE TANKS" in the right column. Then, locate and click on "UST INSPECTIONS." Finally, locate and click on "Storage Tank Certified Companies Search" which can be found in the middle of the webpage. This link opens a searchable listing of PA DEP certified tank handling and inspection companies. You will be able to search for certified inspectors by PA DEP Region and PA County, as well as by inspector certification category.

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UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

Facility Name 123 N Pine Langhorne Date 1/9/19 Facility ID 09 - 069

I. **TANK SYSTEM INFORMATION.** For each tank, fill in the required information and codes from the following list. Where multiple codes are allowed and used for a specific tank component, describe the arrangement in the COMMENTS section. (See FOI form instructions for details.)

	Tank No. 001	Tank No. 002	Tank No. 003	Tank No.	Tank No.	DEP Use
1. Tank capacity (name plate gallons)	8000	10000	8000			
2. Substance currently stored	GAS	GAS	GAS			
3. Installation date (mm/yyyy)	12/1984	12/1984	12/1984			
4. This drone tank is manifolded to tank number	—	—	—			
5. Product level, in inches, at time of inspection	22.50	45.00	90.25			(18)
6. Total secondary containment on this tank system	N	N	N			(1)
7. Tank construction and corrosion protection	E	E	E			(2)
8. Main piping construction and corrosion protection	K	K	K			
9a. Number of tank top sumps ‡	1	1	1			(21)
9b. Number of tank top sumps tested tight ‡	0	0	0			(21)
9c. Spill containment tested tight	N	N	N			
10a. Number of transition sumps	0	0	0			(21)
10b. Number of transition sumps tested tight	0	0	0			
11a. Number of connected dispensers	4	4	4			
11b. Number of connected dispensers with pans	4	4	4			(22)
11c. Number of dispenser pans tested tight	0	0	0			(PFLX)
12a. Piping flexible joints/connectors construction at tank	I	I	I			(PFLX)
12b. Piping flexible joints/connectors construction at dispenser	I	I	I			(4)
13. Pump (product dispensing) system	C	C	C			(6)
14. Spill protection	Y	Y	Y			(7)
15. Overfill type	B	B	B			(8)
16. Current registration certificate display	Y	Y	Y			(19)
17. Stage I vapor recovery	B	B	B			(20)
18. Stage II vapor recovery	B	B	B			
Evaluate the tank system release detection methods carefully before filling in the following rows.						
19. Tank release detection	E	E	E			(12)
20. Piping small release detection (0.2 gph monthly or 0.1 gph annually)	K	K	K			(5)
21. Pressure (line 13 is C or D) piping line leak detector (LLD function)	K	K	K			(5)
22. LLD function includes a positive turbine pump shutoff	Y	Y	Y			(23)

‡ at tank penetrations that have pipe that routinely contains or conveys product.

Site drawing / manifold schematic (not master-drone system):

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

Facility ID 04 - 0690
the following list. Where multiple
RTS section. (See FOI form
No. DEP Use

Tank System Component Codes

6. Total secondary containment
- Y Yes
- N No

7. Tank construction
- A Single-wall steel, unprotected
- B Single-wall, galvanic anodes
- C Impressed current protection
- D Double-wall steel, unprotected
- E Single-wall fiberglass (FRP)
- F Double-wall fiberglass (FRP)
- G Steel with plastic or fiberglass jacket (includes double-wall Act 100)
- H Steel with FRP coating (Act 100 or equivalent)
- I Steel with lined interior
- J Concrete
- N Unknown
- O Double-wall, steel primary, galvanic anodes
- P Cathodically protected and lined
- 99 Other (must provide written comment)

8. Main piping construction
- A Bare steel (including only wrapped or coated)
- B Cathodically protected, metallic
- C Copper, unprotected
- D Fiberglass or rigid non-metallic
- E Single-wall, flexible non-metallic
- F Unknown
- G No dispensing piping (most used oil tanks)
- I Double-wall, metallic primary
- J Double-wall rigid (FRP) primary
- K Double-wall flexible primary
- 99 Other (must provide written comment)

9c. Spill containment tested tight
- Y Yes
- N No

12. Piping flexible joints/connectors
- A Unprotected metallic component(s) (including only wrapped or coated)
- B Cathodically protected, metallic
- C Flexible coupling with protected metallic ends
- F Unknown
- I Completely inside a containment sump, secondary pipe or liner
- M Completely jacketed with sealed boot
- N NO jacket, not in contact with the ground
- X None
- 99 Other (must provide written comment)

13. Pump (delivery) system
- A Suction, check valve at pump or siphon bar only
- B Suction, check valve at tank
- C Pressure
- D Gravity flow to dispenser/pump
- E None

14. Spill protection
- Y Spill containment
- E Filled in less than 25 gallon increments
- N None present or needs repair

15. Overfill type (if code S or B, ensure compatible with delivery method)
- S Drop tube shut off device
- A Overfill alarm (provide description and location in comment section)
- B Ball float valve
- E Filled in less than 25 gallon increments
- N None present or not usable

16. Current registration certificate display
- Y Properly displayed
- N Not displayed

17. Stage I vapor recovery
- A Coaxial
- B 2 port
- N Not complete or none

18. Stage II vapor recovery
- A Complete balance system
- B Complete assist system
- C UG piping only; not complete
- N None of the above

19. Tank release detection
- C Manual Tank Gauging (36 Hour) and Tank Tightness Testing (TTT) every 5 years
- D Statistical Inventory Reconciliation (SIR)
- E Certified Automatic Tank Gauge (0.2 gph Leak Test)
- F Manual Tank Gauging (36 Hour), no TTT
- G44 Manual Tank Gauging, 44 Hours
- G58 Manual Tank Gauging, 58 Hours
- H Interstitial Monitoring (2 Walls)
- J Groundwater Monitoring
- K Vapor Monitoring
- N None
- O Exempt (must provide written comment)

20. Piping small release detection (0.2/0.1 gph)
- B Annual Line Tightness Test (pressure)
- C Line Tightness Test - 3 years (suction)
- D Interstitial Monitoring (monthly – includes visual checking)
- E Groundwater Monitoring
- F Vapor Monitoring
- H None
- I Exempt (must provide written comment)
- J Statistical Inventory Reconciliation (SIR)
- K Electronic Line Leak Detector (0.1 or 0.2 gph test)

21. Piping line leak detection (3 gph within 1 hr.)
- A Mechanical Line Leak Detector (incl. test)
- H None
- K Electronic Line Leak Detector (3 gph test)
- L Continuous Interstitial Monitoring with alarm or pump shut off

22. Positive Turbine pump shutoff
- Y Yes – present and tested
- P Present
- N Not present

and click on "LAND" in the drop down box. Then, locate and click on "STORAGE
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UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

Facility Name 123 N Pine Langhorne Date 1/9/19 Facility ID 09 - 06905

II. Release Detection Reference

- Records may be located at the facility or a readily available alternate site.
- The records include all of the information listed below for chosen release detection methods.
- The inspector has actually seen the records.
- A test with an inconclusive result or failure is an indication of a (suspected) product release.

Instructions: Check the box to indicate that a criterion has been met. Circle the box to indicate that a criterion has not been met. Circle with "N/A" when a criterion is not applicable (provide comment).

Tank System 001	Tank System 002	Tank System 003	Tank System —	Tank System —

Automatic Tank Gauging: (Tank only – code E)

ATG manufacturer: Veeder Root ATG model: Simplicity

Does the automatic tank gauge perform continuous in-tank release detection? ☑ Yes, ☐ No

- valid monthly leak test conducted and documented
- manufacturer's certification of ability to detect 0.2 gph release is available
- probes and gauge software certified for manifolded tank systems
- when not specifically certified, the siphon must be broken to properly test
- maintenance records, for the last year, including calibration, preventative and repair
- equipment is operational

Manual Tank Gauging: (Tank only – code C, F, G44 or G58)

- tank capacity is 2,000 gallons or less
- tank installed before 11/10/2007
- performed weekly
- 1/8th inch accuracy stick readings
- average 2 stick readings before and after test
- test length appropriate for each tank
  - 36 hours minimum
  - 44 hours, 551-1000 gallons, 64" diameter
  - 58 hours, 551-1000 gallons, 48" diameter
- variation is within standard (both weekly and monthly)

Precision Tightness Test (TTT): (Tank only – code C)

method used (after 10/11/1994): _____

date of last test: _____, result: _____

- complete documentation of tightness test available
- performed by UTT certified installer (after 9/28/1996)
- manufacturer's certification of ability to detect 0.1 gph release is available

Interstitial Monitoring: (Tank code H; describe monitoring equipment in comments)

- interstitial area monitored monthly (required for tanks installed after 11/20/2007)
- interstitial sensors properly placed (per manufacturer's instructions)
- monitoring wells (secondary barrier) or ports are clearly marked and secured
- maintenance records, for the last year, including preventative and repair
- equipment manufacturer's performance claims are available
- secondary barrier is compatible with and impermeable to the stored substance

Statistical Inventory Reconciliation: (Tank code D and/or Piping code J)

test vendor: _____ version: _____

- manufacturer's certification of ability to detect 0.2 gph release is available
- data is collected according to the test vendor's instructions
- analysis completed monthly and valid results supplied to owner/operator within 20 days
  - valid reports include calculated leak rate, minimum detectible leak rate, leak threshold, probability of detection and probability of false alarm
- suspected releases properly investigated within 7 days of inconclusive or failed report to confirm or deny the occurrence of a release

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

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II. RELEASE DETECTION REFERENCE (continued) Facility Name 123 N Pine Langhorne

Tank System 001 | Tank System 002 | Tank System 003 | Tank System — | Tank System —

Groundwater or Vapor Monitoring: (Tank monitoring equipment in comments)

UNDERGROUND STORAGE TANK FACILITY
OPERATIONS INSPECTION

Facility ID 09 - 06905

Facility Name 123 N Pine Langhorne Date 1/9/19

II. RELEASE DETECTION REFERENCE (continued)

Tank System	Tank System	Tank System	Tank System	Tank System
001	002	003	—	—

Instructions: *Check the box to indicate that a criterion has been met.*
Circle the box to indicate that a criterion has not been met.
Circle with "N/A" when a criterion is not applicable (provide comment).

Groundwater or Vapor Monitoring: **(Tank code J or K and/or Piping code E or F;** describe well locations and monitoring equipment in comments)

- wells are located according to site evaluation; attach page with evaluator authentication to the inspection report
- wells are properly installed in accordance with site evaluation and regulations
- wells are monitored and results recorded monthly in accordance with site evaluation
- monitoring wells are marked and secured
- fill material is sufficiently porous to allow expeditious detection at the monitoring wells
- substance stored meets regulatory requirements for type of monitoring
- equipment manufacturer's performance claims are available
- equipment maintenance records, for the last year, including calibration, preventative and repair

Groundwater monitoring:

- monitoring devices can detect 1/8 inch of product or less on water
- groundwater is within 20 feet of surface grade
- wells are sealed from ground surface to the top of the filter pack
- casing is properly slotted: allows entry of product during all groundwater conditions

Vapor Monitoring:

- the monitoring device is not rendered inoperative by moisture
- background contamination will not interfere with vapor monitoring
- vapor monitors will detect increases in concentrations of stored substance

Interstitial Monitoring: **(Piping code D and/or L;** describe monitoring equipment in comments)

- interstitial area monitored monthly (required for all totally-contained pressurized piping systems)
- secondary enters sump and allows a release to be detected
- interstitial sensors properly placed (per manufacturer's instructions)
- monitoring wells or ports (when used) are clearly marked and secured
- maintenance records, for the last year, including preventative and repair
- equipment manufacturer's performance claims are available
- secondary barrier (pipe) is compatible with and impermeable to the stored substance
- (Code L only) continuous monitoring used as line leak detector (gravity or pressurized piping) – capable of detecting 3.0 gph release within 1 hour
- (Code L only) system tested for operability within the last year
- (Code L only) monthly "sensor status" (or equivalent) records available

Sumps Checked Monthly

- monthly sump checks for the last 12 months documented
- tank top sumps dry and clean
- transition sumps dry and clean
- dispenser pans/sumps dry and clean

Exempt Suction System: (SUCTION piping only – code I)
NOTE: No further release detection required on piping meeting all these criteria.

- the tank top is lower than the suction pump inlet
- the below grade piping slopes uniformly back to the tank
- there is no more than one check valve in the piping
- the check valve is located close to or inside the suction pump
- compliance with above specifications can be readily determined; describe in comments

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

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UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

Facility Name 123 N Pine Langhorne Date 1/9/19 Facility ID 09 - 06905

II. RELEASE DETECTION REFERENCE (continued)

Tank System 001	Tank System 002	Tank System 003	Tank System —	Tank System —

Instructions: Check the box to indicate that a criterion has been met. Circle the box to indicate that a criterion has not been met. Circle with "N/A" when a criterion is not applicable (provide comment).

Piping Tightness (Line) Testing: (Piping only – code B or C)

test vendor: _____ version: _____

date of last test: _____, result: _____

- ☐☐☐☐☐ test certification of ability to detect 0.1 gph release at 1.5 times operating pressure is available
- ☐☐☐☐☐ performed by UTT certified installer (after 11/10/2008)
- ☐☐☐☐☐ test conducted at proper frequency
  - conducted annually for **pressurized** piping without monthly monitoring
  - conducted every 3 years for **suction** piping not meeting code I requirements
- ☐☐☐☐☐ if test device permanently installed, maintenance records, for the last year, including calibration, preventative and repair

Mechanical Line Leak Detector: (PRESSURIZED Piping only – code A)

manufacturer: _____ model: _____

date last tested: _____, result: _____

- ☐☐☐☐☐ certification of ability to detect a release of 3 gph at 10 psig within 1 hour is available
- ☐☐☐☐☐ operational test of leak detector according to manufacturer's instructions in last 12 months
- ☐☐☐☐☐ maintenance records, in addition to the annual test, for last year, including calibration, preventative and repair

Electronic Line Leak Detector: (PRESSURIZED Piping only – code K)

manufacturer: Veeder Root model: PLLD

date of last 3gph test: 1/9/19 result: Pass

- ☑☑☑☐☐ self checking or system tested for operability within the last year
- ☑☑☑☐☐ certification of ability to detect a release of 3 gph at 10 psig within 1 hour is available
- ☑☑☑☐☐ maintenance records, in addition to annual test, for last year, including calibration, preventative and repair
- ☑☑☑☐☐ continuously monitors piping

Is the electronic leak detector performing the "monthly" monitoring function? ☑ Yes, ☐ No If yes:

date of last 0.2gph test: 12/30/18, 1/7/19, 1/9/19 result: _____

- ☑☑☑☐☐ third-party certification of ability to detect 0.2 gph release is available
- ☑☑☑☐☐ documentation of monthly test available for last year

Is the electronic leak detector performing the "annual" monitoring function? ☐ Yes, ☑ No If yes:

date of last 0.1gph test: _____, result: _____

- ☐☐☐☐☐ third-party certification of ability to detect 0.1 gph release is available

IUM Release Detection Record Review: (All release detection codes)

- An empty tank (less than 1" of product/sludge) or a tank supplying an emergency generator only is not required to perform release detection. Indicate date emptied or that it is an emergency generator tank in comments.
- Recently installed tank systems must begin performing release detection immediately after receiving product. Indicate date of first product receipt in comments.

- ☑☑☑☐☐ tank release detection records for the last 12 months the system contained product are available
- ☑☑☑☐☐ tank release detection records are valid and passing
- ☑☑☑☐☐ piping release detection records for the last 12 months the system contained product are available
- ☑☑☑☐☐ piping release detection records are valid and passing

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

-06905

M-BECB0501a Rev. 9/2012

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

Facility Name 123 N Pine Langhorne Date 1/9/19 Facility ID 09 - 06905

III. CORROSION PROTECTION COMPLIANCE CRITERIA

Tank System 001	Tank System 002	Tank System 003	Tank System	Tank System

Instructions: Check the box to indicate that a criterion has been met. Circle the box to indicate that a criterion has not been met. Circle with "N/A" when a criterion is not applicable (provide comment).

Lined Tanks: (Tank only – code I)

- ☐ ☐ ☐ ☐ ☐ tank inspected and lined according to national standard
  date lined: _____
- ☐ ☐ ☐ ☐ ☐ tank initially inspected 10 years after lining and every 5 years thereafter
  date(s) inspected: _____

Galvanic and Impressed Cathodic Protection: (Tank code B, C, O or P and/or Piping)

- ☐☐ ☐☐ ☐☐ ☐☐ ☐☐ **tank** structure to soil potential greater than 0.85 volts, **or** meets other nationally recognized protection standard: specify: _____
- ___ ___ ___ ___ ___ potential on **tank** current monitoring (date) _____
- ___ ___ ___ ___ ___ potential on **tank** previously monitored (date) _____
- ☐☐ ☐☐ ☐☐ ☐☐ ☐☐ **pipe/flex** structure to soil potential greater than 0.85 volts, **or** meets other nationally recognized protection standard: specify: _____
- ___ ___ ___ ___ ___ potential on **pipe/flex** current monitoring (date) _____
- ___ ___ ___ ___ ___ potential on **pipe/flex** previously monitored (date) _____

Impressed Current Design and Rectifier Output: (Tank code C or P and/or Piping)

☐☐☐ ☐☐☐ ☐☐☐ ☐☐☐ ☐☐☐ system designed by a corrosion expert; system is turned on and functioning within design limits; documentation of last three amp (plus volt and runtime when meters available) readings, recorded at least once every 60 days:

most recent:	volts: ____	amps: ____	runtime: ____	date: ____
60 days prior:	volts: ____	amps: ____	runtime: ____	date: ____
120 days prior:	volts: ____	amps: ____	runtime: ____	date: ____

If Cathodic Protection or supplemental anodes were added to an existing tank system, fill in the following (Information is Required for Compliance):

Date assessed: _____ Date installed: _____

Tank Shell Assessment Method: _____

IV. Operator Training

- ☑ list of trained operators designates a class A operator; includes their training certification
- ☑ list of trained operators designates a class B operator; includes their training certification
- ☑ list of trained operators designates class C operator(s); date of initial training or last refresher is within the previous 12 months
- ☑ written instructions and notification procedures are readily available for class C operators at retail facilities; are posted in a location visible to dispenser operators at other facilities

DESCRIBE INFORMAL TRAINING PROVIDED FOR OWNER, CLASS A AND/OR CLASS B OPERATORS – see instructions.

Sahej Kapoor - A/B operator - 10/17/17

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

2630-FM-BECB0501a Rev. 9/2012

UNDERGROUND STORAGE TANK FACILITY OPERATIONS INSPECTION

Facility Name 123 N Pine Langhorne Date 1/9/19 Facility ID 09 - 06905

☑ IUM checked for water in tank(s) and sump(s) – results below

V. COMMENTS INCLUDING ACTIONS TO BRING INTO COMPLIANCE (Attach additional sheets where necessary)
See Instructions

No water in tanks.

Ball float valves for overfill protection on all tanks

T/R - Automatic Tank Gauging. Veeder Root Simplicity Dom CSLD on all tanks. 12 months passing data available.

P/R - Electronic leak detectors 3gph and .20 monthly. 12 months passing .20 test available. Electronic leak detectors passed 3 gph operability test on 1/15/18 and today, 1/8/19. Annual tightness testing also performed on two dates listed before.

All sumps/pans are dry. Monthly checks through U/R Status reports for both sumps and pans.

Original: Regional Office – Norristown, Wilkes Barre, Harrisburg, Williamsport, Pittsburgh, or Meadville
Copy: Owner
Copy: DEP, Division of Storage Tanks, P.O. Box 8763, Harrisburg, PA 17105-8763
Copy: Inspector

Exxon Service Station (81226)
Phone: (610) 278-7203
FAX: 610-278-7621

123 N Pine St
Langhorne, PA 19047-0000
State ID: 09-06905

Facility/Agency Copy
Site #PA0024 / WO #580828
Wed Jan 9th, 2019

CROMPCO

Date: 2019-01-09
Work Order #: 580828
Location #: PA0024

Remote Fill
Dry Brake
ATG
Emergency Stop
Riser
Anode
Extractor
Road
Block
Fill
STP
CP Junction Box
Fixed Reference Cell
Stage1 w/ Extractor
CP Test Station
Flapper Direction
Tank
Circuit Breaker
Interstitial
Temp Well Installed
Compass
Manway
Vent
Containment Sump
Monitor
Well
DW Fill
Dispenser
Rectifier
Drop Tank
Remote Dry Brake

2830-FM-BECB0575 Rev. 12/2018

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

DEP - RECEIVED
SOUTHEAST REGION
AUG 09 2019

UNDERGROUND STORAGE TANK MODIFICATION REPORT

FOR DEP USE ONLY
Reviewer_____ Date_____
Entered by_____ Date_____

I. FACILITY INFORMATION

Facility I.D. Number: 09-06905
Facility Name: 123 N Pine Langhorne
Facility Address: 123 N Pine Street
langhorne, PA
Municipality: Middleown
GPS Location: Lat: _____ Long: _____

II. ACTIVITY INFORMATION

This modification activity is?
☒ Minor modification
☐ Major modification

Is this modification in response to an inspection?
☐ Yes ☒ No
If Yes: Inspector: _____
Inspection Date: _____

III. TANK INFORMATION

Tank modification is in accordance with manufacturer's specifications and current industry standards. If no, explain all irregularities in the comment section.

☒ Yes ☐ No

Tank modification complies with Fire Safety Requirements (for flammable & combustible liquids). If no, explain all irregularities in the comment section.

☐ Yes ☐ No ☒ Not Applicable

Fire/Safety Permit Number _____ Issued By _____ Date _____

IV. INSTALLER INFORMATION (If additional installers were involved, include their information in VII. Comments)

Installer Name	Installer Cert. No.	Certification Category(ies)	Company Name	Company Cert. No.
David J. SPause	4985	UMX	ECI, LLC	1655

DAVID J. Slause — Installer Contact Name
dslause@eci-llc.net — Contact Email
215 852 8370 — Contact Phone

V. INSTALLER CERTIFICATION

This Section must be completed by the certified installer(s) for modifications performed on underground storage tank systems. By signing below, the certified installer verifies that the tank handling activity was conducted in compliance with the standards of Act 32 and applicable regulations. The signature also certifies, under penalty of law as provided in 18 PA C.S.A. Section 4904 (relating to unsworn falsification to authorities), that the information provided is true, accurate, and complete to the best of his/her knowledge and belief.

Signature(s)

8/6/19
Date(s) of Signature

8/2/19
Date(s) Work Completed

DEP - RECEIVED
SOUTHEAST REGION
AUG 09 2019

FACILITY I.D. # 9 - 6905

VI. TANK SYSTEM COMPONENTS. (Describe only components that have been installed or modified.)

Tank # 1 | Tank # | Tank #

(1) Tank Modification (describe in VII. Comments)

- ☐ ☐ ☐ C Cathodic protection (modified)
- ☐ ☐ ☐ 99 Other

(2) Underground Piping Installation or Modification (describe in VII. Comments)

- ☐ ☐ ☐ B Cathodic protection added
- ☐ ☐ ☐ Field design by a "corrosion expert"
- _____ Industry Standard used for CP
- ☐ ☐ ☐ H Modification of existing piping
- ☐ ☐ ☐ I Double walled steel piping
- ☐ ☐ ☐ J Double walled fiberglass
- ☐ ☐ ☐ K Double walled plastic
- ☐ ☐ ☐ M Jacketed piping
- ☐ ☐ ☐ 99 Other

(PFLEX) Piping Flexible Connection Installation or Modification (describe in VII. Comments)

- ☐ ☐ ☐ B Metallic w/cathodic protection added
- ☐ ☐ ☐ I Placed inside containment
- ☐ ☐ ☐ M Jacket added
- ☐ ☐ ☐ 99 Other

(4) Product Delivery (Pump) System Modification (describe in VII. Comments)

- ☐ ☐ ☐ A Suction: Check valve at pump
- ☐ ☐ ☐ B Suction: Check valve at tank
- ☐ ☐ ☐ C Pressure: Submersible pump (STP)
- ☐ ☐ ☐ D Gravity Fed
- ☐ ☐ ☐ 88 Installed/removed siphon bar

(5) Pipe Release Detection Modification (describe in VII. Comments)

- ☐ ☐ ☐ A Automatic line leak detector added
- ☐ ☐ ☐ D Interstitial monitoring added
- ☐ ☐ ☐ K Electronic line leak detector added
- ☐ ☐ ☐ L Continuous Interstitial monitor added
- ☐ ☐ ☐ 88 STP shut off added
- ☐ ☐ ☐ 99 Other

Tank # 1 | Tank # | Tank #

(6) Spill Prevention Repair (describe repair, test and type in VII. Comments) ‡

- ☐ ☐ ☐ Spill Bucket Insert/Repair
- ☐ ☐ ☐ New Single-Wall
- ☐ ☐ ☐ New Double-Wall

(7) Overfill Prevention Installation or Modification (describe status of previous overfill prevention i.e. removed, remains as backup in VII. Comments)

- ☐ ☐ ☐ S Drop tube shut-off device added
- ☐ ☐ ☐ A Overfill alarm added

(12) Tank Release Detection Modification (include manufacturer and model number in VII. Comments)

- ☐ ☐ ☐ E Automatic tank gauge added/replaced
- ☐ ☐ ☐ H Interstitial monitor (2 walls) added
- ☐ ☐ ☐ J Groundwater monitoring added (attach site evaluation)
- ☐ ☐ ☐ K Vapor monitoring added (attach site evaluation)

(19) Stage I Vapor Recovery Modification

- ☐ ☐ ☐ A Coaxial added/replaced
- ☐ ☐ ☐ B 2 Port added/replaced

(20) Stage II Vapor Recovery Modification

- ☐ ☐ ☐ A Complete balance system added
- ☐ ☐ ☐ B Complete assist system added
- ☐ ☐ ☐ C Underground piping only added
- ☐ ☐ ☐ D Stage II decommissioned

(21) Tank top Sump Installation or Repair (describe installation and test in VII. Comments) ‡

- ☐ ☐ ☐ Y Yes

(22) Dispenser Pan Installation or Repair (describe installation and test in VII. Comments) ‡

- ☐ ☐ ☐ 88 New dispenser installed
- ☒ ☐ ☐ Y Under existing dispenser

‡ New, replaced, and repaired spill buckets, containment sumps, and dispenser pans must be tested for tightness in accordance with the manufacturer's recommendations and/or applicable industry standards.

FM-BECB0575 Rev. 12/2018

AUG 09 2019

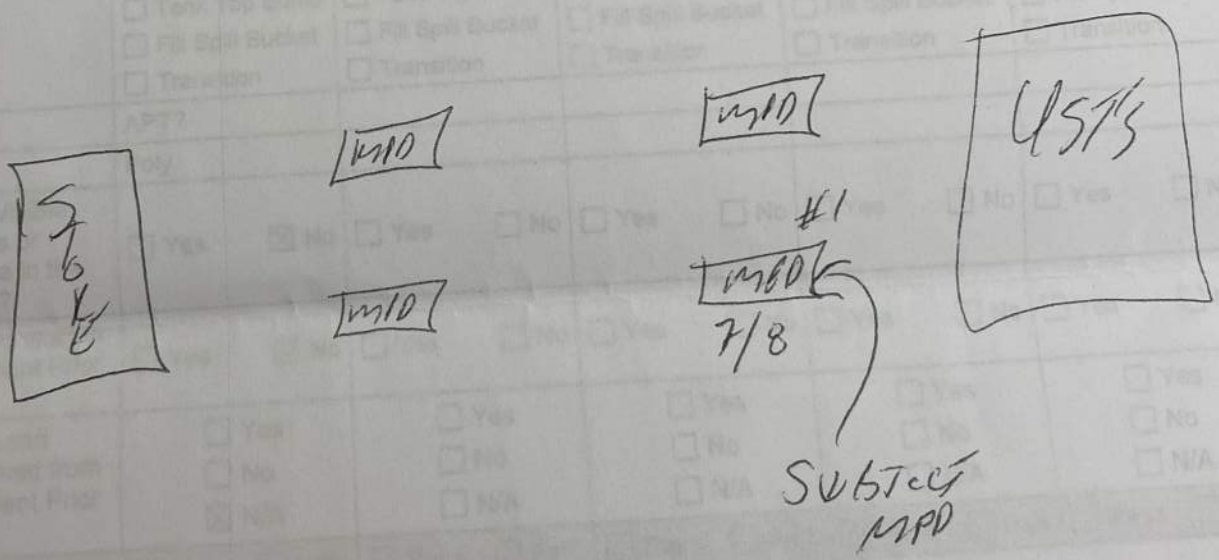
FACILITY I.D. # 9 -06905

VII. COMMENTS (Describe activity completed in detail. Explain "other" modifications.)

The modification report is not complete until all modified or installed components noted in Section VI. have been accurately and completely described in the comments section, below.

UDC Stage II V/R entry boot under MPD 7/8 was repaired and hydro tested in accodance with PEI/RP1200. See attached Sump Integrity Testign Form.

VIII.SITE DRAWING (Include layout, activity locations, and other drawings necessary to illustrate modifications)



Langhorne United Methodist Church – 301 E Maple Avenue

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
1875 New Hope Street
Norristown, PA 19401
December 06, 1989

LANGHORNE UNITED METHODIST CHURCH
301 E. MAPLE AVENUE
LANGHORNE PA 19047

Re: Storage Tank Registration
Facility ID # 09-40422
LANGHORNE BORO
BUCKS

Dear Tank Owner:

The enclosed receipt is notification that the listed tanks at the identified facility have complied with registration and fee payment requirements as specified in Act 32, The Storage Tank and Spill Prevention Act.

Very Truly Yours

Joseph A. Feola

Joseph A. Feola
Regional Water Quality Manager

Enclosure

cc. Div. Permits and Compliance
Re

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES

FIELD OPERATIONS - ENVIRONMENTAL CLEANUP
Suite 6010, Lee Park
555 North Lane
Conshohocken, PA 19428
215 832-6130
1 800 42-TANKS (If In PA)

November 6, 1992

Langhorne United Methodist Church
301 East Maple Avenue
Langhorne, Pa 19057

Re: Facility No. 09-40422
Tank No. 001
Middletown Township
Bucks County

Dear Storage Tank Facility Owner:

This letter serves as a 60 day proof of registration. Your registration form has been forwarded to Central Office for processing and an invoice will be sent to you in the near future. A Registration Certificate and sticker(s) will be sent to you in the near future. Until the invoice is paid and your registration certificate is received, this letter is to be posted in a visible location at the facility.

This letter also serves as notification to your product distributor that you are in compliance with the registration requirements of the Storage Tank and Spill Prevention Act, Section 303, Section 503, and may receive product.

This document expires January 6, 1993.

Very truly yours,

Cynthia L Steele

CYNTHIA L. STEELE
Chief, Storage Tank Section

I am returning your check since you will be billed by HARRISBURG.

DER-RECEIVED
SOUTHEAST REGION

NOV 05 1992

ER-BWQ-11/10/89
BUREAU OF WATER QUALITY MANAGEMENT

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES

REGISTRATION OF STORAGE TANKS

IN ACCORDANCE WITH SECTIONS 303 AND 503 OF THE STORAGE TANK AND SPILL PREVENTION ACT, OWNERS OF REGULATED STORAGE TANKS ARE REQUIRED TO REGISTER THEIR TANKS WITH THE DEPARTMENT AND TO PAY A REGISTRATION FEE.

STATE USE ONLY
DATE RECEIVED:
AMOUNT RECEIVED:

INSTRUCTIONS

Please type or print in ink all items except "Signature" in Section V. This form is to be completed for each FACILITY which has regulated storage tanks. If there are more than 10 underground or aboveground tanks, photocopy the reverse side of this form, and staple continuation sheets to this form.

Section I. Owner Information - Name, business mailing address and phone number of OWNER of the storage tank(s) at the facility. Please include county and Federal Identification Number, if none include your Social Security Number.

Section II. Type of Owner - Mark the appropriate box.

Section III. Facility Information - Name and physical location (not P.O. Box) of FACILITY. Please include county and township in which FACILITY is located. Include the Facility Identification No. if known.

Section IV. Type of Facility - Mark the appropriate box, if applicable.

Section V. Description of Storage Tanks - This section is for recording information about each regulated storage tank at the facility. Information for aboveground tanks is to be recorded in Part A. Information for underground tanks is to be recorded in Part B.

1. Tank Registration Number - The registration numbers to be recorded for underground tanks are "001", "002", "003", etc. The registration numbers to be recorded for aboveground tanks are "001A", "002A, "003A", etc. The "A" has already been printed on the form for your convenience
2. Status - Indicate whether the tank is currently in use, temporarily out of use, or permanently out of use. Permanently out of use means properly closed in place with an inert solid material. Do not include tanks which have been removed.
3. Date of Installation - Specify the month and year the tank was completely installed. For instance, "0190", for January, 1990. If unknown, write "0000".
4. Capacity - Specify the total design or maximum capacity of the tank in GALLONS. If unknown, write "unknown".
5. Substance Currently or Last Stored - Indicate the substance(s), currently or last stored. If a hazardous substance, please indicate CERCLA Name and CAS Number. If Other is indicated, please specify.
6. Tank Has Been Issued Fire Safety Approval or Permit - Indicate whether the tank has been approved or permitted by the Pennsylvania State Police, Fire Marshal Division; or local agency under their jurisdiction for fire safety.
7. Registration Fee - Determine registration fee due PER TANK as indicated below. A registration fee is NOT required for tanks permanently out of use.
   - A. Aboveground tanks
     1. Up to and including 5,000 gallons - $50 per tank
     2. 5,001 to and including 50,000 gallons - $125 per tank
     3. Greater than 50,000 gallons - $300 per tank
   - B. Underground Tanks - $50 per tank

Record the total registration fee due for all aboveground tanks in the space provided (A). Record the total registration fee due for all underground tanks in the space provided (B). Record the total registration fee due for all aboveground and underground tanks in the space provided (A + B). Submit a check or money order, for the total registration fee due, **made payable to: Dept. of Environmental Resources.**

Section VI. Certification - This section is to be completed by the OWNER. Please type or print the name and official title of the OWNER. The OWNER must also sign and record the date the application was examined.

Section VII. Nameplate Information - Complete this section for each aboveground tank greater than 5,000 gallon capacity. Use the same Tank Registration Number as identified in Section VI.

PLEASE SEND COMPLETED ORIGINAL FORM AND CHECK TO:

PA Department of Environmental Resources
Bureau of Water Quality Management
Registration of Storage Tanks
(and the appropriate address below, depending on where your FACILITY is located)

1875 New Hope Street Norristown, PA 19401	90 East Union Street - 2nd Floor Wilkes-Barre, PA 18701	One Ararat Blvd. Harrisburg, PA 17110	200 Pine Street Williamsport, PA 17701	Highland Bldg. - 6th Floor 121 South Highland Mall Pittsburgh, PA 15206	1012 Water Street Meadville, PA 16335
Counties	**Counties**	**Counties**	**Counties**	**Counties**	**Counties**
Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, Philadelphia.	Carbon, Lackawanna, Luzerne, Monroe, Pike, Schuylkill, Susquehanna, Wayne, Wyoming.	Adams, Bedford, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry, York	Bradford, Cameron, Centre, Clinton, Clearfield, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga, Union	Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington, Westmoreland	Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango, Warren

I. OWNER INFORMATION

Owner Name: Langhorne United Methodist Church
Tax Identification No.: 75-1895S-2
Mailing Address: 301 E. Maple Ave.
Langhorne
City: _____ State: PA Zip: 19047
County: Bucks Phone No.: (215) 757-4754

III. FACILITY INFORMATION

Facility Name: Langhorne United Methodist Church
Facility Identification No.: 09-40422
Street Address (P.O. Box not acceptable): 301 E. Maple Ave.
City: Langhorne State: PA Zip: _____
County: Bucks Township: Middletown

II. TYPE OF OWNER (Mark only one)

- ☐ Federal Government
- ☐ State Government
- ☐ Local Government
- ☐ Corporate
- ☑ Private

IV. TYPE OF FACILITY (Mark only one, if applicable)

- ☐ Farm
- ☐ Municipal
- ☐ Residential
- Church

Facility Identification No. 09-40422 Facility Name Langhorne United Meth. Church

V. DESCRIPTION OF STORAGE TANKS (Complete for each regulated storage tank at this location)

A. ABOVEGROUND TANKS

TANK REGISTRATION NUMBER	STATUS	DATE OF INSTALLATION MO YR	CAPACITY (GALLONS)	SUBSTANCE (CURRENTLY OR LAST STORED)	CERCLA NAME AND CAS NUMBER	OTHER SUBSTANCE NAME	FIRE SAFETY PERMIT	REGISTRATION FEE	STATE USE ONLY
A									
A									
A									
A									
A									
A									
A									
A									
A									
A									
TOTAL ABOVEGROUND TANK FEE (A)									

B. UNDERGROUND TANKS

TANK REGISTRATION NUMBER	STATUS	DATE OF INSTALLATION MO YR	CAPACITY (GALLONS)	SUBSTANCE (CURRENTLY OR LAST STORED)	CERCLA NAME AND CAS NUMBER	OTHER SUBSTANCE NAME	FIRE SAFETY PERMIT	REGISTRATION FEE	STATE USE ONLY
001	C	0000	5,000	"E"				50.00	
TOTAL UNDERGROUND TANK FEE (B)								50.00	
TOTAL ABOVEGROUND & UNDERGROUND TANK FEE (A + B)								50.00	

KEY FOR COMPLETION OF SECTION V.

Status

- C Currently in Use
- T Temporarily Out of Use
- P Permanently Out of Use

Substance Currently or Last Stored

- A Gasoline
- B Diesel
- C Gasohol
- D Kerosene
- E Heating Oil
- F New Motor Oil
- G Used Motor Oil
- H Aviation
- I Hazardous Substance
- J Other
- K Unknown
- L Mixture

Fire Safety Permit

- Y Yes
- N No

VI. CERTIFICATION (Read and Sign after completing all sections)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete. This registration is conditioned upon compliance with provisions of the Storage Tank and Spill Prevention Act, with any regulations and orders issued pursuant to this Act, and with the requirements for obtaining a permit required under this Act.

Name and Official Title of Owner	Signature	Date Signed
LANGHORNE UNITED METHODIST CHURCH TRUSTEES	Pres. Trustees	8-29-92

DER-RECEIVED
SOUTHEAST REGION
NOV 05 1992

E-BWQ-33: 11/93

VI. Description of Underground Storage Tanks (Complete for each tank undergoing closure)

Tank Registration Number		001			
Date of Tank Installation (Month/Year)		UNK			
Estimated Total Capacity (Gallons)		6000			
Tank Material of Construction		steel			
Substance(s) Stored Throughout Operating Life of Tank (Check All That Apply)	a. Petroleum				
	Unleaded Gasoline	☐	☐	☐	☐
	Leaded Gasoline	☐	☐	☐	☐
	Aviation Gasoline	☐	☐	☐	☐
	Kerosene	☐	☐	☐	☐
	Jet Fuel	☐	☐	☐	☐
	Diesel Fuel	☐	☐	☐	☐
	Fuel Oil No. 1	☐	☐	☐	☐
	Fuel Oil No. 2	XX	☐	☐	☐
	Fuel Oil No. 4	☐	☐	☐	☐
	Fuel Oil No. 5	☐	☐	☐	☐
	Fuel Oil No. 6	☐	☐	☐	☐
	New Motor Oil	☐	☐	☐	☐
	Used Motor Oil	☐	☐	☐	☐
	Other, Please Specify	_____	_____	_____	_____
	b. Hazardous Substance	☐	☐	☐	☐
	Name of Principal CERCLA Substance	_____	_____	_____	_____
	AND				
	Chemical Abstract Service (CAS) No.	_____	_____	_____	_____
	c. Unknown	☐	☐	☐	☐
Proposed Tank Closure Method (Check Only One)	a. Removal	XX	☐	☐	☐
	b. Closure-in-Place	☐	☐	☐	☐
	c. Change-in-Service	☐	☐	☐	☐
Tank Registration Number					
Date of Tank Installation (Month/Year)					
Estimated Total Capacity (Gallons)					
Tank Material of Construction					
Substance(s) Stored Throughout Operating Life of Tank (Check All That Apply)	a. Petroleum				
	Unleaded Gasoline	☐	☐	☐	☐
	Leaded Gasoline	☐	☐	☐	☐
	Aviation Gasoline	☐	☐	☐	☐
	Kerosene	☐	☐	☐	☐
	Jet Fuel	☐	☐	☐	☐
	Diesel Fuel	☐	☐	☐	☐
	Fuel Oil No. 1	☐	☐	☐	☐
	Fuel Oil No. 2	☐	☐	☐	☐
	Fuel Oil No. 4	☐	☐	☐	☐
	Fuel Oil No. 5	☐	☐	☐	☐
	Fuel Oil No. 6	☐	☐	☐	☐
	New Motor Oil	☐	☐	☐	☐
	Used Motor Oil	☐	☐	☐	☐
	Other, Please Specify	_____	_____	_____	_____
	b. Hazardous Substance	☐	☐	☐	☐
	Name of Principal CERCLA Substance	_____	_____	_____	_____
	AND				
	Chemical Abstract Service (CAS) No.	_____	_____	_____	_____
	c. Unknown	☐	☐	☐	☐
Proposed Tank Closure Method (Check Only One)	a. Removal	☐	☐	☐	☐
	b. Closure-in-Place	☐	☐	☐	☐
	c. Change-in-Service	☐	☐	☐	☐

ER-BWQ-33; 11/93

VI. Description of Underground Storage Tanks (Complete for each tank undergoing closure)

Tank Registration Number		001			
Date of Tank Installation (Month/Year)		UNK			
Estimated Total Capacity (Gallons)		6000			
Tank Material of Construction		steel			
Substance(s) Stored Throughout Operating Life of Tank (Check All That Apply)	a. Petroleum				
	Unleaded Gasoline	☐	☐	☐	☐
	Leaded Gasoline	☐	☐	☐	☐
	Aviation Gasoline	☐	☐	☐	☐
	Kerosene	☐	☐	☐	☐
	Jet Fuel	☐	☐	☐	☐
	Diesel Fuel	☐	☐	☐	☐
	Fuel Oil No. 1	☐	☐	☐	☐
	Fuel Oil No. 2	X☒	☐	☐	☐
	Fuel Oil No. 4	☐	☐	☐	☐
	Fuel Oil No. 5	☐	☐	☐	☐
	Fuel Oil No. 6	☐	☐	☐	☐
	New Motor Oil	☐	☐	☐	☐
	Used Motor Oil	☐	☐	☐	☐
	Other, Please Specify	☐ ___	☐ ___	☐ ___	☐ ___
	b. Hazardous Substance	☐	☐	☐	☐
	Name of Principal CERCLA Substance AND Chemical Abstract Service (CAS) No.	___	___	___	___
	c. Unknown	☐	☐	☐	☐
Proposed Tank Closure Method (Check Only One)	a. Removal	X☒	☐	☐	☐
	b. Closure-in-Place	☐	☐	☐	☐
	c. Change-in-Service	☐	☐	☐	☐

Tank Registration Number					
Date of Tank Installation (Month/Year)					
Estimated Total Capacity (Gallons)					
Tank Material of Construction					
Substance(s) Stored Throughout Operating Life of Tank (Check All That Apply)	a. Petroleum				
	Unleaded Gasoline	☐	☐	☐	☐
	Leaded Gasoline	☐	☐	☐	☐
	Aviation Gasoline	☐	☐	☐	☐
	Kerosene	☐	☐	☐	☐
	Jet Fuel	☐	☐	☐	☐
	Diesel Fuel	☐	☐	☐	☐
	Fuel Oil No. 1	☐	☐	☐	☐
	Fuel Oil No. 2	☐	☐	☐	☐
	Fuel Oil No. 4	☐	☐	☐	☐
	Fuel Oil No. 5	☐	☐	☐	☐
	Fuel Oil No. 6	☐	☐	☐	☐
	New Motor Oil	☐	☐	☐	☐
	Used Motor Oil	☐	☐	☐	☐
	Other, Please Specify	☐ ___	☐ ___	☐ ___	☐ ___
	b. Hazardous Substance	☐	☐	☐	☐
	Name of Principal CERCLA Substance AND Chemical Abstract Service (CAS) No.	___	___	___	___
	c. Unknown	☐	☐	☐	☐
Proposed Tank Closure Method (Check Only One)	a. Removal	☐	☐	☐	☐
	b. Closure-in-Place	☐	☐	☐	☐
	c. Change-in-Service	☐	☐	☐	☐

Texaco 100296 – 110 North Pine Street

November 25, 2009

Tax Parcel: Parcel No. 18-4-112 (including 18-4-111)

This instrument prepared by:

Ronald C. Weaver
SAIC
6310 Allentown Boulevard
Harrisburg, PA 17112

GRANTOR: Daibes Gas 18, LLC
PROPERTY ADDRESS: 110 North Pine Street, Langhorne, Bucks County, PA

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act (UECA), Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517. This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (Department).

1. **Property affected**. The property affected (former Texaco Service Station, current vacant lot) by this Environmental Covenant is located in Langhorne, Bucks County.

The postal street address of the Property is 110 North Pine Street, Langhorne, PA 19047-2141. The County Parcel Identification No. of the Property is 18-4-112 (including 18-4-111). The latitude and longitude of the center of the Property affected by this Environmental Covenant is 40°10'36.93"N and 74° 55'04.44"W.

The Property has been known by the following names: Texaco Service Station (former), currently unoccupied, PADEP Storage Tank Facility ID #09-21090.

A complete description of the Property is attached to this Environmental Covenant as Exhibit A. A map of the Property is attached to this Environmental Covenant as Exhibit B. Also included in Exhibit B are maps depicting soil and groundwater quality across the site as of July 9, 2009.

2. **Property Owner / GRANTOR**. Daibes Gas 18, LLC is the owner of the Property. The mailing address of the Owner is 1000 Portside Drive, Edgewater, NJ 07020.

3. **Holder(s) / GRANTEE**. The following is a "holder," as that term is defined in 27 Pa. C.S. § 6501, of this Environmental Covenant:

Motiva Enterprises LLC, 1100 Louisiana Street, Suite 2200, Houston, TX 77002.

4. **Description of Contamination and Remedy**. The soil and groundwater beneath the property is affected by petroleum hydrocarbon compounds as a result of a subsurface unleaded gasoline release. The remedy approved by the Department on October 15, 2007, is multiple high vacuum extraction events (HVE) and monitored natural attenuation. Three HVE events were performed (November 2007 through January 2008). The periodic monitoring of the hydrocarbon plume to document a stable or decreasing concentration in groundwater, and the validation of the fate and transport model over time are also requirements of the approved remedial action. All pathways to human and environmental receptors are incomplete or have been eliminated, and stable to decreasing groundwater concentrations have been demonstrated. Middletown Township ordinance requires that each occupied property be connected to the public water system where available.

Maps depicting soil and groundwater quality across the site are included in Exhibit B. These maps indicate that unsaturated soils remaining at the site that exceed the Department nonresidential, used aquifer (NR-U), medium specific concentrations (MSCs) are limited to an area just south of the former underground storage tank (UST) basin, beneath the former dispenser island, and in the far southeastern portion of the property. All MSC exceedances meet the site specific standards (SSS) presented as part of the Site Characterization Report (SCR) and approved by the Department.

A map depicting groundwater quality across the site is also included in Exhibit B. This map shows that groundwater at monitoring wells MW-2 and MW-5 exceeded the Department NR-U MSC for methyl tertiary-butyl ether (MTBE) in April and July 2009. Wells MW-2 and MW-5 are located hydraulically downgradient and within approximately 10 feet of the former UST basin and dispenser island, respectively. These concentrations meet the SSS presented as part of the SCR and approved by the Department. The nonresidential SSS has been achieved for the constituents of concern in soil and groundwater that is protective of human and ecological receptors.

5. **Activity and Use Limitations**. The Property is subject to the following activity and use limitations, which the Owner and each subsequent owner of the Property shall abide by:

The groundwater at and under the property shall not be used for drinking, irrigation, or industrial use without treating the water to concentrations meeting the Department MSCs. As the property meets the nonresidential SSS, the property shall remain nonresidential.

Upon approval of the Remedial Action Completion Report (RACR) by the Department, sampling of monitoring wells MW-1, MW-3, and MW-5 will be discontinued. These three wells will continue to be maintained throughout the post-closure monitoring period. Upon approval of the RACR by the Department, a post-closure monitoring plan will be implemented. The post-closure sampling will consist of collecting groundwater samples from MW-2 and MW-5 in the second and fourth quarter of the calendar year for two years after approval of the RACR. The groundwater samples will be analyzed for benzene and MTBE only. The analytical results will be reported to PADEP within one month of receipt by Motiva. If, at the conclusion of the

sampling the results demonstrate the continued attenuation of benzene and MTBE in groundwater, all site wells will either be abandoned or ownership transferred to the current property owner.

If, at the end of the post-closure monitoring period the data does not confirm the continued attenuation of the hydrocarbon compounds, Motiva will develop additional recommendations for submittal to the Department.

On an annual basis, the current property owner and the downgradient and/or adjacent properties at 123 North Pine Street (Exxon Station), 152 Maple Avenue (Getty Station), and Routes 413 and 213 (Woods School) will be contacted to confirm that the groundwater is not being used.

6. **Notice of Limitations in Future Conveyances**. Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting**. By the end of every January following the Department's approval of this Environmental Covenant, the then current owner of the Property shall submit to the Department and any Holder listed in Paragraph 3 written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within one month after any of the following events, the then current owner of the Property shall submit to the Department and any Holder listed in Paragraph 3 written documentation: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

8. **Access by the Department**. In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recordation and Proof and Notification**. Within 30 days after the date of the Department's approval, the Holder(s) shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located, and send a file-stamped copy of this Environmental Covenant to the Department within 60 days of recordation. Within that time period, the Holder(s) also shall send a file-stamped copy to each of the following: each Municipality and County in which the Property is located; any Holder identified in this Environmental Covenant; each person holding a recorded interest in the Property; each person in possession of the Property; and other persons as required by the Department.

10. **Termination or Modification**. This environmental covenant may only be terminated or modified in accordance with Section 9 of UECA, 27 Pa. C.S. § 6509.

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE

March 15, 2010

Mr. Rob Rule
Motiva Enterprises, LLC
P.O. Box 1243
Waynesboro, VA 22980

Re: Storage Tank Program
Remedial Action Completion Report Approval
Texaco Service Station 100296
Facility ID No. 09-21090
Incident Nos. 7489, 7490, and 34291
110 North Pine Street
Langhorne Borough
Bucks County

Dear Mr. Rule:

The Department of Environmental Protection ("Department") has received and reviewed documentation detailing the outcome of remedial actions taken subsequent to releases of regulated substances from the above-named facility. Your releases were confirmed on September 19, 1995, March 27, 2001, and October 26, 2004. Your Remedial Action Completion Report dated August 13, 2009, identifies each of the specific regulated substances involved in your releases and subsequent cleanup.

Our review of the Remedial Action Completion Report confirms you have attained a combination of the nonresidential Site-Specific and Statewide Health Standards in soil and groundwater for the contaminants identified in the report. You have also complied with the procedural requirements of the Department's Corrective Action Regulations as promulgated under the Pennsylvania Storage Tank and Spill Prevention Act. The relief of liability for attaining this cleanup standard is set forth in Chapter 5 of the Land Recycling and Environmental Remediation Standards Act of 1995.

The Department approves the Remedial Action Completion Report, subject to the following conditions. The conditions are filing the enclosed Environmental Covenant with the Recorder of Deeds in the proper County and providing the Department with proof of recordation, within the time frame set forth in the Environmental Covenant.

If you intend to abandon the monitoring wells at your facility, please be advised that all abandoned wells shall be reported to Bureau of Topographic and Geologic Survey ("BTGS"), on forms required by BTGS (and any other forms). If available, the original driller's log should be included along with the details of the well abandonment procedure. A photograph should be taken of the site, and a reference map should be made to locate the abandoned well. It also may be appropriate to survey the exact location of the well. This is especially important for wells associated with contaminated sites. Please provide a copy of your BTGS submission to this office.

This letter does not waive any rights of the Commonwealth of Pennsylvania to take enforcement action under applicable law for the conditions discussed in this letter.

Thank you for your cooperation in working with the Department toward the remediation of this site. If you need additional information or have any questions, please call Mr. John Kime at 484.250.5155.

Sincerely,

Stephan Sinding
Regional Manager
Environmental Cleanup

Enclosure

cc: Mr. Miceli, USTIF
Langhorne Borough
Bucks County Health Department
Mr. Reeves, P.G. - SAIC
Mr. Weaver - SAIC
Mr. Payne, P.G.
Mr. Kime
Ms. Pantelidou, P.G.
Mr. Sepsy
Ms. Warren
Re 30 (joh10ecp)074-5

SOVEREIGN CONSULTING INC.

January 5, 2012

Ms. Sarah Pantelidou
PADEP – Southeast Region
Environmental Cleanup Program
2 East Main Street
Norristown, PA 19401

Re: Post-Remediation Monitoring Annual Report
Former Motiva Service Station
Maple Ave. and Pine St.
Langhorne, PA
PADEP # 09-21090

Dear Ms. Pantelidou:

Sovereign Consulting Inc. (Sovereign), on behalf of Motiva Enterprises, LLC (Motiva) is submitting the attached Post-Remediation Monitoring Annual Report for the above-referenced facility. The Site Plan, included as **Figure 1**, shows the location of the site features, including all site wells. Monitoring wells MW-2 and MW-5 were sampled on June 6, 2011 and October 3, 2011. A summary of the groundwater analytical results are presented in **Table 2**, with the current groundwater analytical laboratory reports included in **Appendix A**. All groundwater monitoring concentrations have met the site specific standards presented in the Site Characterization Report/Remedial Action Plan.

The October 3, 2011 sampling event is the fourth post-remediation monitoring event following the approval of the Remedial Action Completion Report by the PADEP. Mann-Kendall Statistical Analysis was performed on MW-2 and MW-5, the results are included in **Appendix B**. The analysis shows increasing trends in MW-2, therefore Sovereign will continue to sample MW-2 and MW-5 bi-annually for an additional year. At the end of the monitoring period, the data will be evaluated and if the constituents of concern show decreasing trends, MW-1 through MW-5 will be abandoned in accordance with Chapter 7 of the PADEP Groundwater Monitoring Guidance Manual, dated February 1996.

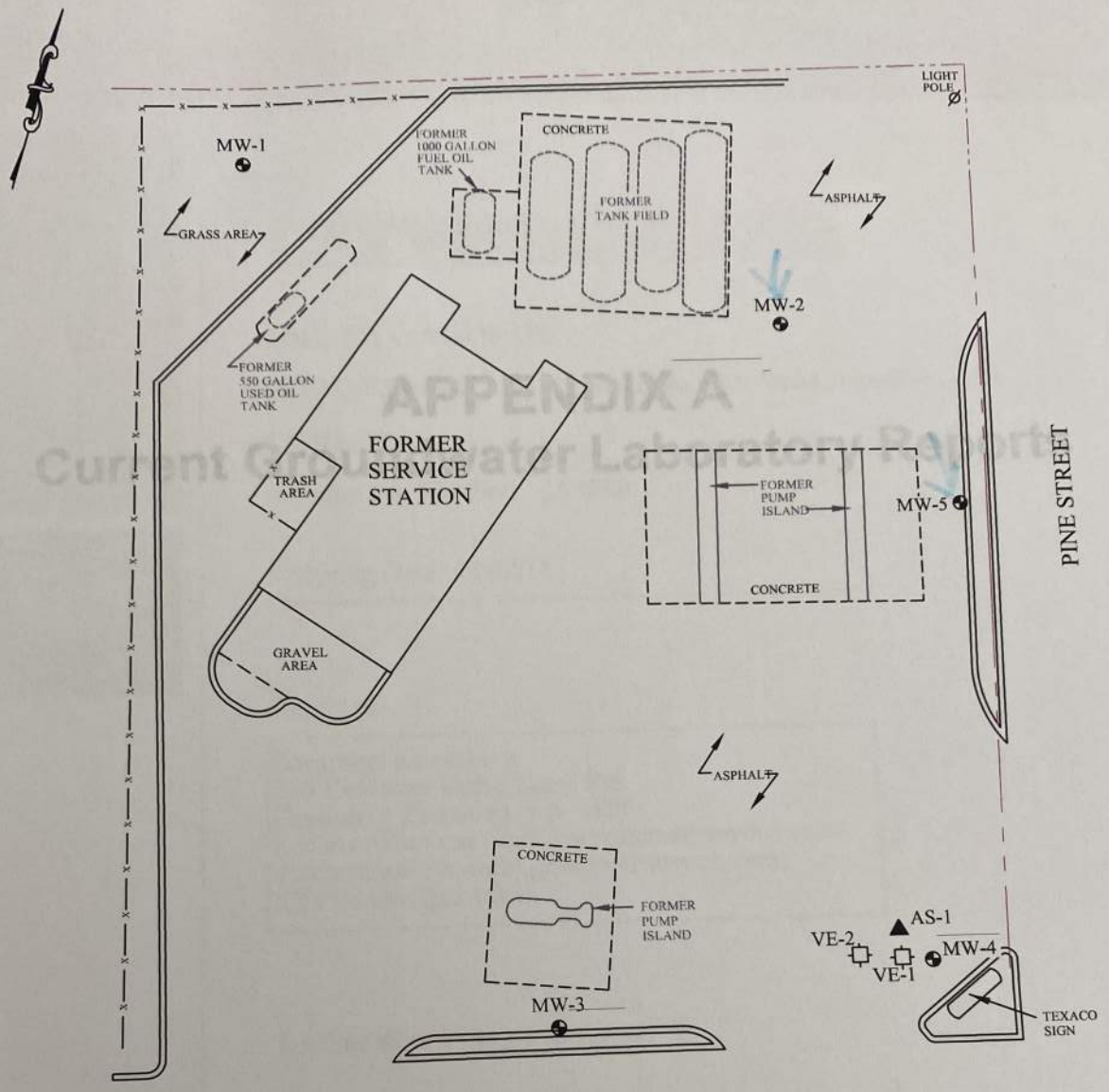
Please contact me at (724) 553-5084, or via email at djakim@sovcon.com if you have any questions.

Sincerely,
Sovereign Consulting Inc.

Douglas E. Jakim, P.G.
Senior Project Manager

cc – Rob Rule (SOPUS)

290 Executive Drive, Suite 300 • Cranberry Twp., PA 16066 • Tel: 724-553-5084 Fax: 724-553-5089



0' 30' 60'

SCALE (ft)

LEGEND

- PROPERTY LINE
- FENCE
- MONITORING WELL LOCATION
- SOIL VAPOR EXTRACTION PILOT WELL LOCATION (INSTALLED MAY 1996)
- AIR SPARGING POINT LOCATION (INSTALLED MAY 1996)

FORMER MOTIVA ENTERPRISES, LLC
110 NORTH PINE STREET
LANGHORNE, PENNSYLVANIA
FACILITY ID# 09-21090

SITE MAP

SOVEREIGN CONSULTING INC.
290 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
Phone:(724)553-5084 Fax:(724)553-5089
www.sovcon.com

Figure: 1

SOVEREIGN CONSULTING INC.

RECEIVED
12 SEP -4 PM 3:10
ECP/WASTE MGMT
DEP-SERO
RECEIVED

August 29, 2012

Pennsylvania Department of Conservation and Natural Resources
Bureau of Topographic and Geologic Survey
3240 Schoolhouse Road
Middletown, PA 17057-3435

Re: Well Abandonment Forms
Former Motiva Service Station #100296
110 S. Pine Street, Langhorne Borough, Bucks County
PADEP Facility ID #09-21090

Dear Madam/Sir:

Please find enclosed the Well Abandonment Forms for 4 monitoring wells sealing at the above referenced location. A fifth monitoring point (MW-1) was destroyed by construction and could not be located. A figure showing the locations of the monitoring wells is attached, along with a photograph demonstrating a grouted well location at the site.

If you have any questions, please contact me at (609) 259-8200.

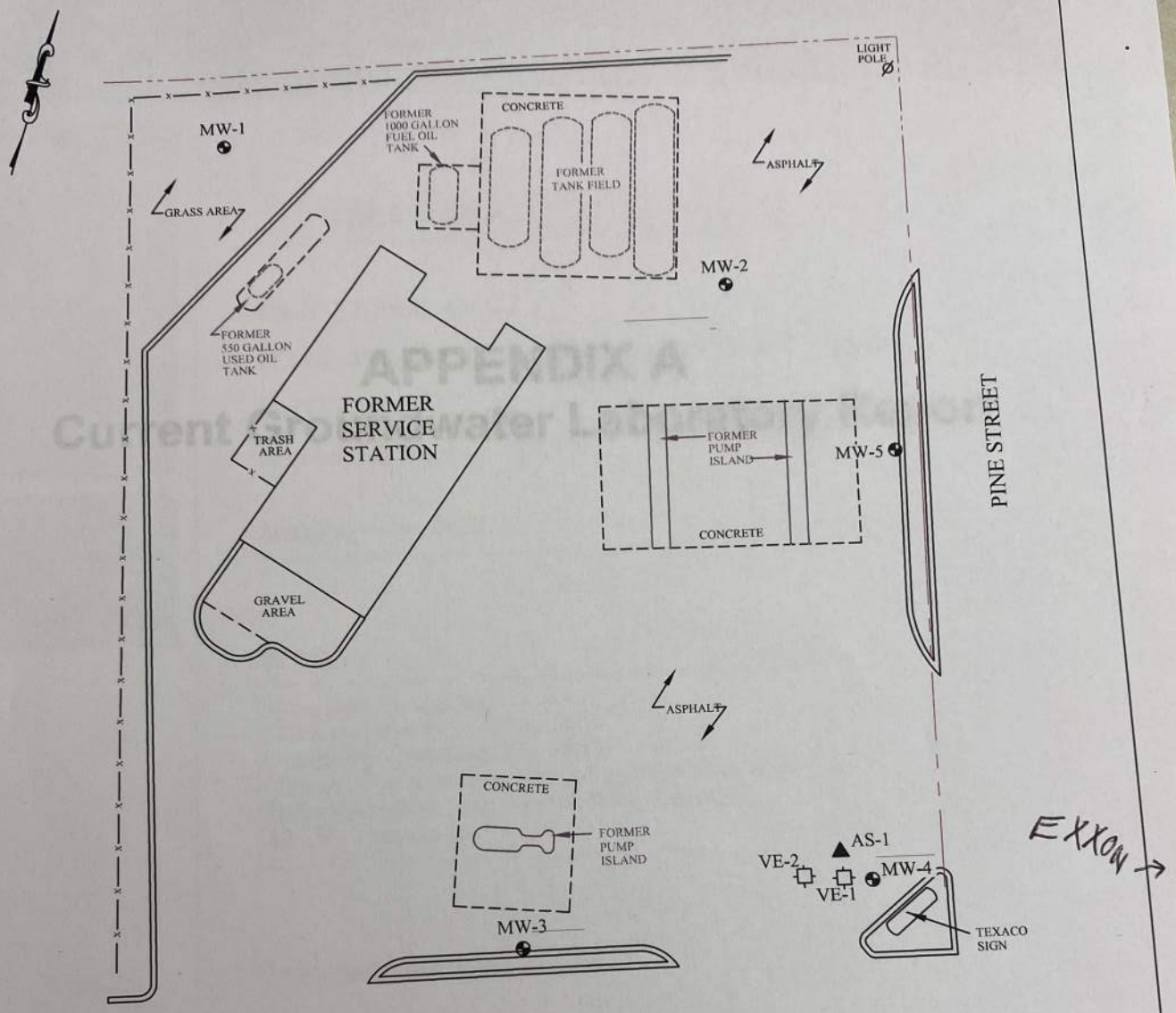
Sincerely,
Sovereign Consulting Inc.

Richard P. Cerbone, P.G.
Senior Project Manager
PG License #000108G

C: Rob Rule, SOPUS
Sarah Pantelidou, PADEP w/o attachments

Enclosures

111-A N. Gold Drive • Robbinsville, NJ 08691 • Tel: 609-259-8200 • Fax: 609-259-8288



0' 30' 60'

SCALE (ft)

LEGEND

PROPERTY LINE

FENCE

MONITORING WELL LOCATION

SOIL VAPOR EXTRACTION PILOT WELL LOCATION (INSTALLED MAY 1996)

AIR SPARGING POINT LOCATION (INSTALLED MAY 1996)

FORMER MOTIVA ENTERPRISES, LLC
110 NORTH PINE STREET
LANGHORNE, PENNSYLVANIA
FACILITY ID# 09-21090

SITE MAP

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Figure: 1