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Date: October 14, 2021

Our Ref: 3004026

Subject: Former Philadelphia Coke Co. Facility

PADEP eFACTS Site ID#609978

4501 Richmond Street

Philadelphia, Philadelphia County, Pennsylvania

Response to Public Comments on the Remedial Investigation Report and Cleanup Plan

Dear Ms. Pantelidou,

On behalf of Philadelphia Coke Co., Inc. (PCC), this letter compiles and responds to public comments and questions on the Remedial Investigation Report and Cleanup Plan (RI/CP) for the above-referenced site (“the Site”). The public comment period on the RI/CP was from July 12, 2021 to August 31, 2021. The comments were received: (1) from the project website (<http://www.4501richmondstreet.com/>); (2) during the August 10, 2021 public meeting; and (3) via e-mails distributed to National Grid, the Philadelphia Department of Public Health (DPH), the United States Environmental Protection Agency (EPA), the Pennsylvania Department of Environmental Protection (PADEP), and BP Bridesburg LLC (BPB; the Site’s prospective Developers). Responses to comments or questions related to the Remedial Investigation (RI) or environmental cleanup are presented in this letter as per the framework of the Public Involvement Plan (PIP) for the Site. None of the comments or responses require a modification to the RI/CP. However, this letter and the attachments herein will serve as an addendum to the RI/CP. This comment-response letter was completed in accordance with:

- A February 6, 2019 letter from the DPH acknowledging receipt of the Notice of Intent to Remediate (NIR) and requesting (through the provisions of Act 2) that supplemental meeting material, including the presentation, attendance list, and questions and answers be provided to the PADEP, with a copy to the City of Philadelphia (the City).
- The PIP and a July 8, 2021 Outreach Plan submitted to the DPH.
- The July 12, 2021 Fact Sheet distributed to the community, PADEP, EPA, and DPH.
- The August 10, 2021 public meeting presented virtually to the public.

Each public comment is repeated below followed by PCC’s response. Section I of the letter begins with a response to the petition written and distributed by the Philadelphia Clean Air Council. A list of people who sent the petition is provided in Attachment 1. Section II of the the letter presents and responds to each comment received from the project website, excluding spam messages. Section III of the letter presents the questions received during the August 10, 2021 public meeting. A transcript of the public meeting, including an Errata sheet providing corrections/clarifications, is provided as Attachment 2. The transcript contains the answer to questions that were

given during the public meeting. These questions are repeated here, but the answers have been refined to be more direct and provide additional information, as appropriate. The names of the commenters can be provided upon request. Finally, it is important to note that many of the comments received have more to do with the development plan, as opposed to the environmental issues under Act 2.

I. Petition Written and Distributed by the Philadelphia Clean Air Council

(List of signers available as Attachment 1)

From 1929 to 1982, Philadelphia Coke Co., Inc. baked coal into metallurgical coke at 4501 Richmond St. in the Bridesburg neighborhood of Northeast Philadelphia. Manufacturing metallurgical coke results in immense air and water pollution, specifically from dangerous heavy metals like lead.

The EPA conducted an environmental cleanup at the site from 1982 to 1993. The 63 acre waterfront site is now the largest swatch of greenspace in Bridesburg (by far) and is home to many trees, deer and other wildlife. BP Bridesburg LLC is now proposing to redevelop the site by constructing two large warehouses and leaving only 8 acres of greenspace. This is completely contrary to the City of Philadelphia's goals to expand tree coverage, improve drainage and expand and maintain waterfront recreational access. The proposed development will include 8 acres of waterfront greenspace, but the environmental impact of the 55-acre shipping warehouse complex will severely diminish the recreational experience at this space and the connecting trail. The redevelopment proposal will also further degrade already poor regional air quality and stormwater management.

The site has significant benzene contamination as well as "arsenic, lead and isolated pockets of residual tar or oil-like material", according to internal documents. At an August 10th public meeting on the proposed redevelopment, the site's owners publicly stated that they did not plan on removing any contaminated soil at the site and will simply pave over the site to keep current pollutants underground. This is unacceptable and is a clear example of putting developer profits above public health and the environment. Completely clear cutting and paving the site is simply the cheapest, most environmentally destructive remediation strategy available. Replacing 55 acres of waterfront, forested greenspace in favor of two large shipping warehouses will drastically increase the risk of flooding in Bridesburg because a significant portion of the site is in the 100-year floodplain.

Please reevaluate this plan to undo decades of environmental improvements in Bridesburg.

The EPA funded a rigorous analysis of several large brownfield sites in the Lower Frankford Watershed authored by the Philadelphia City Planning Commission that forcefully recommended that this site be redeveloped in consideration of local public health, particularly regarding air pollution and stormwater management. This analysis concluded that trees and greenspace at these sites must be preserved: "As brownfields are redeveloped, especially the catalyst sites and sites along the waterways, the opportunities to maintain and/or increase vegetative and tree canopy are important for improving all of these aspects of the community." Please require the site's owner to reconsider its remediation and cleanup efforts to ensure improved air quality and stormwater management, rather than creating more air pollution and impervious surfaces on this vital greenspace.

Response

We appreciate the comment and the community's thoughtfulness concerning the Site. As indicated in the comment above, facility operations focused on the production of metallurgical coke by the Philadelphia Coke Co., Inc. from January 1929 to May 1982. A very significant clean-up occurred from 1982 to 1993, which included the

excavation and removal of 39,000 tons of impacted soils (approximately 1,300 truckloads¹ that were transported to a permitted landfill for disposal) and the offsite treatment of 439,800 gallons of water from excavation dewatering, leading to PADEP's Certification of Closure under the Resource Conservation and Recovery Act (RCRA). The Certification of Closure is a document certifying that there are no outstanding closure responsibilities associated with the RCRA Corrective Action program. In addition to the above RCRA Site Closure activities, the following cleanup activities were performed between 1991 and 2001 with regulatory oversight: (1) excavation and disposal of subsurface piping and bioremediation of impacted soil in the former Fuel Blending Area; and (2) removal of seven underground gasoline and diesel storage tanks from the Site. Groundwater monitoring was performed at the Site on a quarterly basis for 14 years, from April 1985 through November 1998, under EPA's RCRA program until PADEP provided approval to terminate the groundwater monitoring in a July 26, 1999 letter. EPA separately looked at the Site in 2013 and concluded that people are not exposed to residuals in soil or groundwater under current site conditions. This information and additional details on the Site History are presented in the Remedial Investigation Report and Cleanup Plan, which is publicly available at the Frankford Library, Councilman Bobby Henon's Office, and online at <http://www.4501richmondstreet.com/>. Additionally, the RCRA Certification of Closure documentation and the PADEP Groundwater Monitoring Termination Letter are available on the project website.

The proposed Site-cleanup and redevelopment is being performed in accordance with the PADEP Land Recycling Program (Act 2) and its enabling regulations, 25 PA Code, Chapter 250. The proposed cleanup is to Site-Specific Standards, which is a risk management approach. For the purposes of this Site, the proposed Site-Specific Standard will be the "pathway-elimination" approach, in accordance with 25 PA Code, Chapter 250.401. The findings of the remedial investigation demonstrate that concentrations of benzene, arsenic, and lead are well below PADEP's non-residential medium-specific concentrations (MSCs) for direct contact with subsurface soil. However, some constituents in the surface soil exceed PADEP's non-residential MSC for direct contact with surface soil. Therefore, capping the soil is an effective remedy. The proposed cleanup will eliminate potential exposure to residuals and be accomplished in a reasonable period of time.

The Site will be developed in accordance with applicable technical approvals, permits, and regulations. Stormwater management will be coordinated with the Philadelphia Water Department and PADEP. The proposed facilities will be designed with consideration for regional rainfall and climate trends.

The short-term risks of the proposed cleanup are minimal to the community and construction workers. Short-term risks will be further reduced by onsite monitoring of the earthwork for compliance with approved plans and permits. The overall effectiveness and implementability of the remedy have been proven in numerous applications. Commercially-available equipment and established construction practices will be used. The long-term health and economic benefits from implementing the selected remedy are derived from isolating residual impacted soil and returning the property to a functional use.

The Developer is working with the City, community leaders, and local non-profit partnerships to assess potential recreational use of the easternmost portions of the Site. This area would be accessible by the Port Richmond Trail, Bridesburg Riverfront Park, and improved pedestrian pathways along Orthodox and Buckius Streets.

¹ Value based on the assumption that 30-ton capacity trucks were used, not based on documentation.

II. Comments Received Through the Website

Comment #1 – 7/19/2021

Hope this finally goes through. An one street is not the whole entire community.

Response #1

Noted and thank you for the comment. The Fact Sheet developed to announce the availability of the Remedial Investigation Report and Cleanup Plan and the schedule for a Public Meeting (held August 10, 2021) was initially sent to an e-mail distribution list managed and maintained by Councilman Bobby Henon's Office. This e-mail list remains active and can be joined by anyone in the community who expresses interest in the Site to Bobby Henon's staff. As noted in the Fact Sheet, Site information is publicly available at the Frankford Library, Councilman Bobby Henon's Office, and online at <http://www.4501richmondstreet.com/>. During the public comment period for the Remedial Investigation Report and Cleanup Plan, the referenced website included a place for interested parties to sign-up for a second e-mail distribution list (specific for people interested in the environmental investigation and cleanup) and a place for interested parties to enter comments about the completed investigations and proposed cleanup. The e-mail distribution list was open for anyone to join.



Comment #2 – 7/20/2021

I have copied and pasted an e-mail that I have sent to Courtney @ Bobby Henon's office and still have not received a reply from December. This is absolutely horrible how people were not informed.

--- Original message -----

Hello Courtney:

I have a few questions that I would like to have answered. I have been disputing my Real Estate taxes on my property for years. I live right across the street from where this property is located. I would like to know if building a warehouse right here is going to hurt my property value? What will the city do to help me as a taxpayer? They keep raising my property taxes to look at a warehouse. I would rather continue to look at an overgrown lot than deal with this potential nightmare.

On top of that I already feel like I live on I-95 with all of the traffic and construction already in this area. Let alone an increase in the amount of traffic that a warehouse will bring in the neighborhood, next to a playground and Elementary School. What will they propose to ensure the people that live in this neighborhood are not going to lose their parking spots in an already congested area to their workers?

If this property was considered contaminated and unsuitable for building residential housing, then why is it okay to make it a warehouse? What will the hours of operation be for this business? Will it be another nightmare like the Amazon warehouse right up the street??

Why aren't they utilizing some vacant buildings in North Philly to create jobs there? The city won't raise their property taxes in North Philly but continue to raise taxes here.

Concerned Citizen of Bridesburg,

Response #2

Thank you for the comment. The comments addressed in this response letter are related to the remedial investigation and proposed cleanup plan. Questions concerning taxes and property values should be referred to your local tax assessor, tax representative, or other City official. Questions concerning future traffic patterns, facility parking, and facility operating hours should be referred to the Site Developer, BP Bridesburg LLC (BPB).

The answer to the question: *If this property was considered contaminated and unsuitable for building residential housing, then why is it okay to make it a warehouse?* Is addressed below:

The Site was purchased by BPB to be developed for non-residential use, and therefore the Cleanup Plan was prepared for that use. Redevelopment of the Site for residential use would be allowed under Act 2 with cleanup measures appropriate for residential use.



Comment #3 – 8/31/2021

I don't like for our future people to be exposed to these things in the water or in our air from 4501 Richmond.

Response #3

The proposed cleanup plan eliminates potential future exposure to residual impacted soil or groundwater at the Site through a combination of engineering and institutional controls. Engineering controls proposed for the Site include capping impacted soils with asphalt pavement, concrete, and building structures, and/or placement of clean soil to prevent direct contact exposure for workers and visitors. Proposed institutional controls include, among other things, use of a deed restriction/environmental covenant prohibiting: (1) residential use of the property; (2) Site groundwater use; and (3) disturbance of capped impacted soils without following the procedures of a Post-Remediation Care Plan. These controls will be maintained and enforced to protect against any potential future exposures.

III. Comments Received at the Public Meeting

Comment #1

Is someone from Air Management Services here? If not why?

Response #1

The meeting was convened at the request of the Philadelphia Department of Public Health (DPH) and was open for anyone to attend. Staff from Air Management Services do not appear to have attended the meeting, but the meeting was attended by the Philadelphia DPH. If there are questions regarding the potential for air emissions related to implementation of the Cleanup Plan, it is suggested that you contact the Philadelphia DPH or Air Management Services.



Comment #2

What kind of Air Monitoring will be done? If so, who will be doing it? Where will they be located? Will the public be able to see the readings?

Response #2

Site development will be performed in accordance with a dust control permit issued as per Section IX of the Philadelphia’s Air Management Services Regulations set forth by the Philadelphia Department of Public Health’s Air Pollution Control Board (Philadelphia AMS Regulations) and other applicable permits and regulations. Accordingly, construction will be performed in accordance with Philadelphia AMS Regulations. These regulations specify tracking fugitive dust via a visual standard, but also allow for the Philadelphia Department of Public Health to require quantitative air monitoring as per Section IX(F) of the regulation. Any required air monitoring specifications will be developed as part of the dust control permit and related correspondence with the permitting agency.



Comment #3

What numerical amounts were found of Benzene and PAHs and lead? Will those be released to the public? And what will the land be used for? The levels of concern for non-residential is vastly different for residential.

Response #3

Concentrations of benzene, polycyclic aromatic hydrocarbons (PAHs), lead, and other constituents in soil, groundwater, and soil gas are presented in the Remedial Investigation Report and Cleanup Plan (RI/CP), which is publicly available at the Frankford Library, Councilman Bobby Henon’s Office, and online at <http://www.4501richmondstreet.com/>. The digital file of the RI/CP is bookmarked for ease of use. Soil analytical results are presented in Tables 7 through 13, groundwater analytical results are presented in Tables 15 through 18, and soil gas results are presented in Table 19 of the RI/CP.

The proposed future land use will be non-residential. Most of the property will be used for warehousing and distribution, and the easternmost portion will remain undeveloped with potential recreational use in the future. Accordingly, analytical results in the RI/CP are compared to PADEP’s applicable non-residential medium-specific concentrations (MSCs), which do differ from the residential MSCs.



Comment #4

Will they let the surrounding neighbors know who they can contact if this site safety plan is not followed? What they can do to protect themselves from dust entering their homes?

Response #4

Site development will be performed in accordance with a health and safety plan as well as dust control permit, site security plan, traffic control plan, and other applicable permits and regulations. Site control practices such as stabilized construction entrances, wetting, and tire washes will be deployed to minimize fugitive dust generation and offsite tracking of materials. If there are specific questions or concerns raised during the construction of the

proposed facility, the public may contact the relevant Departments within the City, such as the Department of Licenses and Inspections for dust-related concerns or the Department of Transportation, Infrastructure and Sustainability for traffic related concerns.

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Comment #5

Hello this is Yvonne Stephens from the BCAA, how are you going to control whatever is going to be disturbed into our community.

Response #5

Residual impacted soil will remain onsite and will be covered by an engineering control consisting of asphalt pavement, concrete, and building structures, and/or placement of clean soil to prevent direct contact exposure for workers and visitors. Soil containing residual impacts is not anticipated to be removed and hauled offsite, and therefore disturbance of soil with residual impacts will be limited. During construction, site controls such as silt fencing, silt socks, stabilized construction entrances, wetting, tire washes, and street sweeping will be conducted to minimize fugitive dust generation and soil movement offsite.

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Comment #6

A site this large probably requires an AMS Dust Control permit, and dust control plan. You should review the AMS Dust Control Regulations

Response #6

Noted and thank you for the comment. Work will be performed in accordance with all applicable permits and regulations. Site development will be performed in accordance with a dust control permit issued as per Section IX of the Philadelphia Air Management Services Regulations set forth by the Philadelphia Department of Public Health's Air Pollution Control Board.

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Comment #7

The eastern portion is where the lead was found, correct? Will this be a makeshift park?

Response #7

Correct, lead was found in surface soil and shallow subsurface soil in the portion of the Site between the inactive railroad tracks and the Delaware River. Prior to any transfer of ownership to a City or non-profit entity, the area will be remediated (i.e., via a soil cover and deed restriction) by the Developer. The details of what this space might be used for are not known at this time. The Developer is working with City and non-profit partners to identify community needs to determine how this area might benefit local neighbors. However, the final use of this area will likely be determined by community partners and not by the Developer. We recommend anyone looking to provide input reach out to both Councilman Bobby Henon's office and Riverfront North.



Comment #8

How much publicly available green space will there be, including but not limited to the bike path?

Response #8

The Developer is working with the City to assess the amount of additional greenspace beyond the riverfront trail that can be provided for community benefit. Those discussions are ongoing and the Developer hopes to have clarity from the City towards the end of this year.



Comment #9

Not everyone can get online. Will a handout be given out to address some of the concerns or issue?

Response #9

Hardcopies of the August 10, 2021 presentation slides, a transcript of the meeting, and this comment-response letter will be publicly available at the Frankford Library, Councilman Bobby Henon's Office, and online at <http://www.4501richmondstreet.com/>.



Comment #10

Never touch on arsenic levels found on the property... The arsenic levels I refer to where in the brown mark area.... Close to homes on Garden St?

Response #10

Arsenic has been identified in surface soil at concentrations greater than the PADEP's non-residential medium specific concentrations (MSCs) for direct contact with surface soil. Locations where arsenic exceeds applicable MSCs appear to be randomly distributed across the Site and are at levels typically observed in urban fill, which is found throughout the City of Philadelphia. The proposed cleanup, including the construction and maintenance of a soil cover consisting of asphalt pavement, concrete, and building structures and/or placement of clean soil, will eliminate potential exposures to soil containing arsenic.

For more information on areas and concentrations of arsenic found in soil, please refer to the Remedial Investigation Report and Cleanup Plan that is publicly available at the Frankford Library, Councilman Bobby Henon's Office, and online at <http://www.4501richmondstreet.com/>.



Comment #11

Will there be testing to ensure the levels stay low?

Response #11

The extensive sampling performed as part of the Remedial Investigation, which included approximately 540 soil samples and 112 groundwater samples provides adequate data coverage across the Site to delineate and characterize environmental conditions. That sampling was performed after approximately 39,000 tons of impacted soil considered as potential “source” material (i.e., containing residual tar and/or other byproducts from former manufacturing operations) had been removed from the property and transported for offsite treatment/disposal as part of the Site closure several years earlier. The Remedial Investigation did not identify the presence of source material remaining onsite that could result in any potential increases in soil or groundwater impacts. Therefore, no additional sampling or testing is proposed.

The redevelopment plan minimizes soil excavation. Therefore, potential exposure to residuals onsite are not anticipated to increase during Site redevelopment and will be eliminated upon completion of the Site redevelopment.



Comment #12

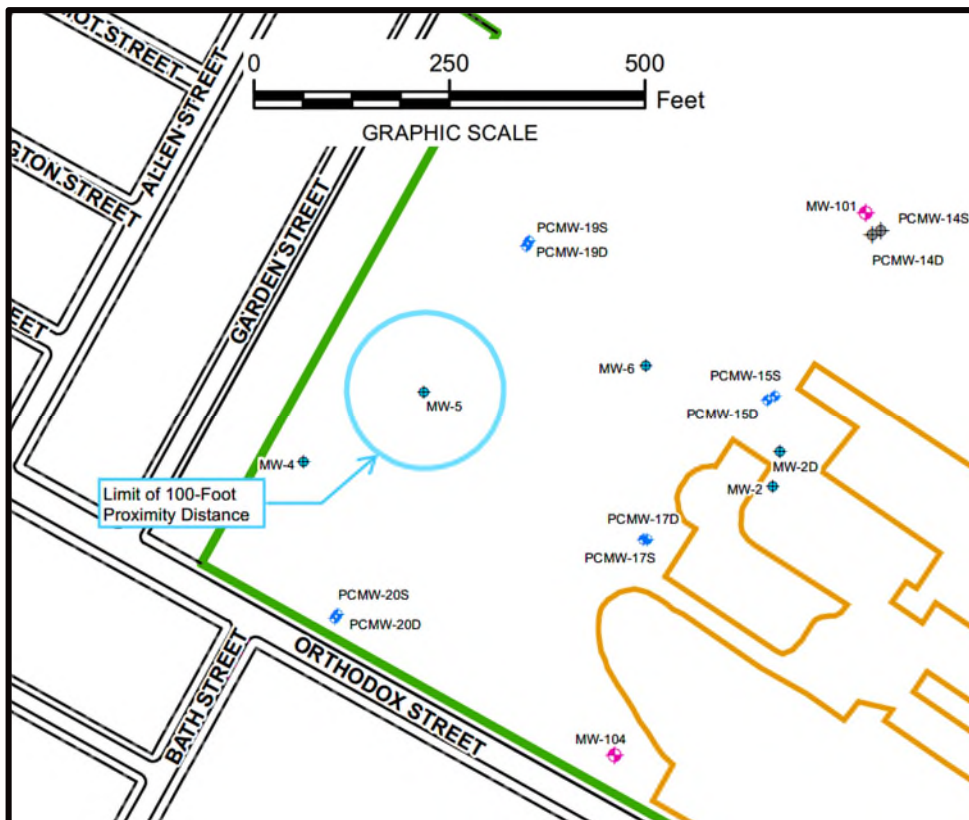
Also in the slides on groundwater well sites, you noted concerns at two sites real close to homes on Garden St, but didn't elaborate on it.

Response #12

In general, groundwater impacts were not observed in point-of-compliance wells (wells closest to the property boundaries, downgradient from impacted areas), and fate and transport modelling demonstrates that the limited residual groundwater impacts are not migrating offsite. Fate and transport modelling uses the groundwater flow direction and mathematically estimates the concentration of groundwater impacts constituent-by-constituent at a distance from a groundwater monitoring well (such as at the Site boundary).

Trichloroethene (TCE) was detected in a groundwater sample from MW-5 at a concentration of 6.1 micrograms per liter ($\mu\text{g/L}$), which is slightly higher than the 5 $\mu\text{g/L}$ residential and non-residential medium specific concentration (MSC). MW-5 is located approximately 140 feet from the western property boundary and is shown in Figure 1 on the next page. Fate and transport modelling indicates that TCE at MW-5 is not migrating offsite at concentrations higher than applicable MSC. To evaluate vapor intrusion (VI) potential, PADEP guidance specifies a 100-foot proximity distance from impacted monitoring wells for non-petroleum constituents, such as TCE, as the area of potential VI concern. Based on a 100-foot proximity distance from MW-5, the area of VI potential related to TCE at MW-5 does not extend to any offsite structures.

Figure 1 – Monitoring MW-5 Location and 100-Foot Proximity Distance



Comment #13

Has the two studies found that “natural” remediation has occurred on this site?

Response #13

It is common to see natural attenuation of groundwater impacts following source material removal. At this Site, the source material removal took place during the site closure performed as per the EPA’s Resource Conservation and Recovery Act (RCRA). From 1988 to 1993, approximately 39,000 tons of soil was removed from the property as part of the Site closure.

Concentrations of readily biodegradable constituents, like benzene and trichloroethene, have been decreasing in the Site groundwater since the RCRA cleanup action was performed. For most soil sampling locations that were sampled during both phases of the remedial investigation (RI), concentrations of biodegradable constituents were generally detected at lower concentrations during the supplemental RI (2018 to the present) than during the initial RI (2003 through 2006). The decreases in concentrations of these compounds are likely, in some part, due to natural attenuation.

Sarah Pantelidou, PG
Pennsylvania Department of Environmental Protection
October 14, 2021

However, natural attenuation is not being relied upon as the cleanup action for the Site. The proposed cleanup action actively builds upon the earlier extensive remediation work conducted and eliminates potential exposure pathways to residual site impacts through a combination of engineering and institutional controls (i.e., soil cover and deed restriction).

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Comment #14

And just so you are aware, you must obtain a dust control permit before engaging in earthworks. Earthworks are defined as the clearing, grubbing, or earth disturbances of any land in excess of 5,000 square feet. I'm not sure how long the lines are that need to be run, but just so you are aware.

Response #14

Noted and thank you for the comment. Site development will be performed in accordance with a dust control permit issued as per Section IX of the Philadelphia Air Management Services Regulations set forth by the Philadelphia Department of Public Health's Air Pollution Control Board and other applicable permits and regulations (e.g., Erosion and Sedimentation Control Plan).

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We appreciate the public's review and comments on the RI/CP. We await PADEP's approval of the RI/CP, provided under separate cover. PCC and BPB look forward to conducting the site cleanup as soon as regulatory approvals are in-place. Please do not hesitate to contact me at 302.884.6919 (daniel.sheehan@arcadis.com) if you have any questions or need additional information.

Sincerely,
Arcadis U.S., Inc.



Daniel P. Sheehan, PE, BCEE
Principal Engineer

Email: daniel.sheehan@arcadis.com
Direct Line: 302.884.6919

CC: C. David Brown, PG, PADEP
Kevin Bilash, USEPA
Leigh-Anne Rainford, Department of Public Health, Environmental Engineering Section, City of Philadelphia
Cheryl Bettigole, MD, MPH, Acting Health Commissioner, City of Philadelphia
Palak Raval-Nelson, PhD, MPH., Director, Environmental Health Services, City of Philadelphia
Brian M. Stearns, PE, National Grid
Mike Guerin, National Grid
Dan Sheehan, PE, Arcadis

Sarah Pantelidou, PG
Pennsylvania Department of Environmental Protection
October 14, 2021

Matt Lesley, PG, Arcadis
Jim Marshall, Bridge Industrial

Enclosures:

Attachment 1 – List of People Who Signed the Petition

Attachment 2 – August 10, 2021 Public Meeting Transcript and Errata Sheet

Attachment 1

List of People Who Signed the Petition

Former Philadelphia Coke Co. Facility
PADEP eFACTS Site ID#609978
Philadelphia, Pennsylvania

Name(s)	Address	Phone Number
Tammy Kobylinski	4530 Salmon St Philadelphia, PA 19237	610-740-8348
Kathleen Glatts	4636 Salmon St Philadelphia, PA 19137	817-933-2624
Mason Starkey	4640 Edgemont St Philadelphia, PA 19137	302-317-6543
Daniel Kedziora	4445 Belgrade St Philadelphia, PA 19137	267-439-7656
Rebecca Keating	714 N Franklin St Philadelphia, PA 19123	609-227-1048
Debbie Figaniak	4714 Almond St Philadelphia, PA 19137	267-709-4597
Kathryn White	2632 Eddington St Philadelphia, PA 19137	215-470-4578
Robert Paczewski	2632 Buckius St Philadelphia, PA 19137	267-671-7567
Brenda Ross*	4409 Garden St Philadelphia, PA 19137	215-478-3710
Maria Winans	2612 Pratt St Philadelphia, PA 19137	267-716-3330
George Robinson	3101 Hadley St Philadelphia, PA 19137	215-870-8206
Kevin Davis	4737 Richmond St Philadelphia, PA 19137	215-635-6965
Christiana Del Vecchio	4640 Edgemont St Philadelphia, PA 19137	302-423-2641
Megan Tracey*	2767 Orthodox St Philadelphia, PA 19137	267-320-5664
Amanda Ruffner	1251 N Howard St Philadelphia, PA 19122	814-715-1505
Dave Saxton	4415 Garden St Philadelphia, PA 19137	267-441-3884
Joseph Toner	4404 Garden St Philadelphia, PA 19137	215-744-8860
Joseph Specht	4722 Mercer St Philadelphia, PA 19137	215-239-4370
Sarah Ross	2137 Plum St Philadelphia, PA 19137	215-478-3710
Brian Winans	2612 Pratt St Philadelphia, PA 19137	267-716-3330
Nicole Graham	2513 Lefevre St Philadelphia, PA 19137	267-258-6556
Anthony Diorio	4777 Garden St Philadelphia, PA 19137	215-760-6502
Sam Heidorn	2790 Pratt St Philadelphia, PA 19137	928-308-0788
Tracey Schrufer	2915 Kirkbride St Philadelphia, PA 19137	267-258-9407
Megan Eskuchen	2735 Kirkbride St Philadelphia, PA 19137	215-317-7249
Jennifer Acker	2636 Haworth St Philadelphia, PA 19137	215-906-2999
Margaret Williams	2816 Wilmot St Philadelphia, PA 19137	267-253-8663
Jerry Houck	18 Orchard Ln Marlton, NJ 08053	215-800-8669
Wendy Farrell Peterson	2873 Gillingham St Philadelphia, PA 19137	267-247-2405
Michael Cloud	208 Cinnaminson Ave Palmyra, NJ 08065	267-301-0392
Maryann MacEwan	4522 Almond St Philadelphia, PA 19137	267-934-1780
Michael Shaw*	2872 East Bristol St Philadelphia, PA 19137	215-432-4726

Name(s)	Address	Phone Number
Bruce F Rerikow Sr	2601 Eddington St Philadelphia, PA 19137	215-519-5409
Sandra Schwinger	4416 Salmon St Philadelphia, PA 19137	267-245-6756
Larry Holmes	4400 Garden St Philadelphia, PA 19137	215-901-9969
Gerry Rooney	4608 Richmond St Philadelphia, PA 19137	215-289-5632
Mary Ann Lawrence	4417 Garden St Philadelphia, PA 19137	215-287-9444
Michael Donapel	4418 Garden St Philadelphia, PA 19137	215-289-4144
Peter Wolanin	1620 E Berks St Philadelphia, PA 19125	215-739-3861
William Lawrence	4441 Salmon St Philadelphia, PA 19137	215-437-2030
Theresa Worstall	4412 Garden St Philadelphia, PA 19137	215-530-5850
Joseph Lawrence	2632 Eddington St Philadelphia, PA 19147	267-994-6538
Norman Rau	2758 Plum St Philadelphia, PA 19137	215-237-3086
David Heayn-Menendez	3645 Lancaster Ave Philadelphia, PA 19104	267-973-4462
Amanda Bossard	2942 Almond St Philadelphia, PA 19134	215-531-0822
Lisa Litostanski*	4410 Garden St Philadelphia, PA 19137	215-535-7514
Laurie Gipson	4475 Garden St Philadelphia, PA 19137	267-258-0509
Michelle Minch	4813 Garden St Philadelphia, PA 19137	267-934-5585
Donna Chmielewska	4472 Garden st Philadelphia, PA 19137	215-850-4915
Eileen Shoemaker	3728 Lilac Ln Philadelphia, PA 19136	215-303-2672
Natalie Short	1321 Marlborough St Philadelphia, PA 19125	148-446-7652
Ashley Zehnder	2642 Buckius St Philadelphia, PA 19137	215-490-3772
Frankie Figaniak Jr	4714 Almond St Philadelphia, PA 19137	267-808-9847
Kat Spence	4465 Garden St Philadelphia, PA 19137	484-319-5906
Jill Carpino	4469 Garden St Philadelphia, PA 19137	267-973-9105
Sharon Flynn	4524 Salmon St Philadelphia, PA 19137	215-626-6302
Ashley McCutcheon	4458 Garden St Philadelphia, PA 19137	215-290-5703
James Minch	4813 Garden St Philadelphia, PA 19137	215-779-4743
Deborah McGee	4481 Richmond St Philadelphia, PA 19137	215-971-0630
Jackie Singer	2758 Plum St Philadelphia, PA 19137	609-760-4701
George Groves	4231 E Thompson St Philadelphia, PA 19137	121-539-9764
Edward Kubis	4424 Garden St Philadelphia, PA 19137	267-240-9015
Kathleen Smith	4457 Garden St Philadelphia, PA 19137	215-805-1085
Linda Rubiano	6107 Chestnut Ave Pennsauken, NJ 08109	201-993-8043

Former Philadelphia Coke Co. Facility
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Philadelphia, Pennsylvania

Name(s)	Address	Phone Number
Debi Sewell	2846 Orthodox St Philadelphia, PA 19137	215-743-6794
Patti Wall	4425 Salmon St Philadelphia, PA 19137	215-744-0253
Brian Yoak	4381 Salmon St Philadelphia, PA 19137	267-303-7380
Tara Walsh	2825 Solly Ave Philadelphia, PA 19152	215-837-8603
Adam Viscontto*	4477 Livingston St Philadelphia, PA 19137	267-591-6525
Amy Lennon	4453 Garden St Philadelphia, PA 19137	215-431-0472
Elizabeth Heath	3132 Friendship St Philadelphia, PA 19149	215-624-2155
Rosemarie Conry	2820 Kirkbride St Philadelphia, PA 19137	267-539-7473
Mike Lawrence	4445 Salmon St Philadelphia, PA 19137	215-350-4656
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Thomas Maquire	4456 Amond St Philadelphia, PA 19137	215-868-8194
Robert Leader	2638 Haworth St Philadelphia, PA 19137	215-906-7046
Peg Osborn	4433 Garden St Philadelphia, PA 19137	215-582-7138
Patricia Murtha	4555 Edgeworth St Philadelphia, PA 19137	215-519-1893
Nicole Talarico	1350 E. Susquehanna Ave Philadelphia, PA 19125	856-332-1078
Nick Markee	4370 Edgemont St Philadelphia, PA 19137	215-989-3327
Nancy Green	440 Roxborough Ave Philadelphia, PA 19128	267-443-8203
Melissa Maher	4483 Garden St Philadelphia, PA 19137	215-292-6333
Mathew Dydak	2781 Pratt St Philadelphia, PA 19137	215-668-3165
Matt Edgar	2921 Disston St Philadelphia, PA 19149	215-708-2329
Marybeth Livewell	2032 Hartel Ave Philadelphia, PA 19152	267-303-7645
Mary Trindle	4480 Garden St Philadelphia, PA 19137	267-432-0498
Mary Schweizer	2505 Lefevre St Philadelphia, PA 19137	215-470-1064
Mary Donahue	4524 Salmon St Philadelphia, PA 19137	215-744-1080
Margaret Webb	4343 Bermuda St Philadelphia, PA 19124	267-663-9161
Luke Stakelbeck	4423 Garden St Philadelphia, PA 19137	267-601-1407
Linda Viscontto	4477 Livingston St Philadelphia, PA 19137	267-591-6493
Catherine Kelly	4401 Garden St Philadelphia, PA 19137	215-919-9932
Casimir Janczewski	4486 Richmond St Philadelphia, PA 19137	215-744-0804
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Name(s)	Address	Phone Number
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Kathy Smith	4430 Garden St Philadelphia, PA 19137	267-718-2299
Kathleen Viscontto	4476 Livingston St Philadelphia, PA 19137	267-338-5489
Kathleen Slusher	2745 Kirkbride St Philadelphia, PA 19137	215-305-1028
Joseph Carpino	4469 Garden St Philadelphia, PA 19137	267-639-0546
John Hewitt	4743 Richmond St Philadelphia, PA 19137	267-237-5501
Jillian McCabe	4437 Garden St Philadelphia, PA 19137	267-968-8042
Jennie Gibbon	4474 Salmon St Philadelphia, PA 19137	225-743-1617
Jeff Szymanski	4455 Garden St Philadelphia, PA 19137	267-621-8835
Jeanne Faugl	4625 Salmon St Philadelphia, PA 19137	813-924-6527
Jason Devlin	4443 E Thompson St Philadelphia, PA 19137	215-667-0821
Janice Ricci	122 E 11th Ave Wildwood, NJ 08260	215-535-4432
Jamie Handlon	4637 East Thompson St Philadelphia, PA 19137	267-750-9213
Gail Formosa	2549 Gullingham St Philadelphia, PA 19137	215-537-1702
Gabrielle Chest	4461 Garden St Philadelphia, PA 19137	215-776-1209
Felicia Devito	4339 Almond St Philadelphia, PA 19137	267-237-4510
Ellie McCaffrey	4357 Almond St Philadelphia, PA 19137	215-200-9314
Eleanor Charlton	4485 Garden St Philadelphia, PA 19137	267-593-9553
Eileen Smith	4477 Garden St Philadelphia, PA 19154	215-480-9783
Edward Ross*	4409 Garden St Philadelphia, PA 19137	215-478-3710
Doug Herren	2132 N Hancock St Philadelphia, PA 19122	215-478-2220
Donna Chest	4459 Garden St Philadelphia, PA 19137	215-776-1381
Diane Dailey	4408 Garden St Philadelphia, PA 19137	215-285-5457
Dennis Stone	4448 Garden St Philadelphia, PA 19137	267-971-6922
Dennis Sarzynski	4219 E. Thompson St Philadelphia, PA 19137	215-300-6951
Danielle Pressman	2541 Gillingham St Philadelphia, PA 19137	215-289-8666
Constance Nowicki	4464 Almond St Philadelphia, PA 19137	215-882-3981
Colleen Ward	2823 Plum St Philadelphia, PA 19137	215-535-0157
Christina Leszczynski	4447 Garden St Philadelphia, PA 19137	267-499-5435
Chris Becker	4426 Garden St Philadelphia, PA 19137	267-259-2479
Carole Treston	726 South 7th St Philadelphia, PA 19147	215-990-0163
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Former Philadelphia Coke Co. Facility
PADEP eFACTS Site ID#609978
Philadelphia, Pennsylvania

Name(s)	Address	Phone Number
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Signatures Received After August 31, 2021		
Shawn Fallon	4815 Almond St Philadelphia, PA 19137	215-681-6714
Stephen Williams	2731 Kirkbride St Philadelphia, PA 19137	215-941-7076
Diane Shortall	3429 Almond St Philadelphia, PA 08260	267-250-9354
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Marcella Lipski	2651 Juniata St Philadelphia, PA 19137	215-380-1999
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Lisa and Robert Janiszewski	4465 E Thompson St Philadelphia, PA 19137	215-733-9408
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Lynn Kennedy	2862 Orthodox St Philadelphia, PA 19137	215-776-6797

Note:
* indicates that the individual signed the petition more than once

Attachment 2

August 10, 2021 Public Meeting Transcript and Errata Sheet

- - -
FORMER PHILADELPHIA COKE PLANT
CLEANUP PLAN PUBLIC MEETING
(VIA VIDEOCONFERENCE)

AUGUST 10, 2021

6:00 P.M.
- - -

MAGNA LEGAL SERVICES
(866) 624-6221
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1 MR. LUNANUOVA: Good evening
 2 everyone and welcome to the public
 3 meeting to discuss the
 4 environmental investigation and
 5 cleanup plan for the former
 6 Philadelphia Coke property located
 7 at 4501 Richmond Street in
 8 Bridesburg. My name is Drew
 9 Lunanuova and I will be helping
 10 out with the logistics of this
 11 virtual public meeting.

12 I'll turn the mic over to
 13 the presenters in a moment, but a
 14 few housekeeping details before we
 15 get started. The presenters will
 16 field questions as time permits at
 17 the end of the presentation. The
 18 presentation given by the panelist
 19 should roughly take about 30
 20 minutes.

21 If you have any questions,
 22 use the question and answer icon
 23 at the bottom of your screen.
 24 So you will see on the bottom of

1 your screen, there will be a
 2 button that says Q&A. You have
 3 the ability to click on that
 4 screen and type in whatever
 5 questions you may want to ask
 6 regarding this public meeting.

7 Please remember that this
 8 meeting is about environmental
 9 work that has been and will be
 10 done at the property. It is not
 11 about property development issues.

12 For sound quality, your
 13 microphone will be on mute, so
 14 please use the Q&A icon if you do
 15 have any questions.

16 I will now turn the program
 17 over to Mike Guerin, the manager
 18 of real estate and workplace
 19 strategy of National Grid, the
 20 current property owner.

21 Mike, the floor is yours.

22 MR. GUERIN: Good evening.
 23 Thank you for setting this up.
 24 We appreciate the opportunity to

1 speak to the Philadelphia and
 2 Bridesburg community this evening.
 3 I'm Mike Guerin, as we mentioned,
 4 from National Grid. I'm the
 5 manager of real estate here in the
 6 United States.

7 I'm really looking forward
 8 to the opportunity we have tonight
 9 to share our presentation with you
 10 regarding the cleanup activity to
 11 date on the Richmond Street site
 12 as well as some of the information
 13 regarding our most recent filings.

14 Tonight's presentation will
 15 be primarily guided by Mr. Dan
 16 Sheehan of Arcadis and the Arcadis
 17 professional team that has been
 18 supporting National Grid right
 19 along here at the site.

20 Other attendees who are with
 21 us this evening, and we appreciate
 22 their support, include Mr. Jim
 23 Marshall from Bridge Industrial
 24 Group. That's our buyer

1 developer.

2 We have local community
 3 representation, including Kevin
 4 Bilash from the USEPA. We have
 5 members of the City of
 6 Philadelphia that have a displaced
 7 committee.

8 We expect that those
 9 representations are from
 10 Councilman Henon's office and we
 11 appreciate both Bobby Henon and
 12 Courtney Voss's attendance going
 13 forward.

14 I believe we will have a
 15 designated local community
 16 representative from the Bridesburg
 17 community. We welcome them to
 18 this event as well.

19 As we've indicated right up
 20 front, National Grid, we are the
 21 current owner of this very
 22 important parcel here in
 23 Philadelphia. We are committed
 24 and remain committed to investing

1 in and guiding the cleanup of the
2 site, and we are happy tonight to
3 share the proposed remedy with you
4 all.

5 Just as a reminder, the
6 meeting is focused on the
7 environmental work to date and the
8 remedy, and the questions that are
9 raised during the meeting and
10 submitted in writing after the
11 meeting will also be addressed as
12 a follow up and shared.

13 There will be a question and
14 answer summary that will be shared
15 with the Pennsylvania DEP, and it
16 will be made available for public
17 review. We also will post this
18 presentation in the library that
19 we've established for site-related
20 documented.

21 Again, I appreciate folks'
22 support this evening and
23 attendance, and I'm happy to hand
24 you back to Dan Sheehan from

1 Arcadis.

2 MR. SHEEHAN: Thank you,
3 Mike.

4 Good evening everyone.

5 Here's our presentation at length
6 for today.

7 First, we will talk about
8 the site background, specifically
9 the operational history, cleanup
10 activities of the site. Then I
11 will briefly touch on the
12 regulatory programs under which we
13 are working for the site
14 investigation and cleanup.

15 That will be followed by
16 discussions of investigation site
17 conditions and associated cleanup
18 that will be implemented to ensure
19 public health and safety and
20 protection of the environment.
21 That will be followed with a wrap
22 up summary and the anticipated
23 schedule for future work.

24 Following that, we will open up

1 the floor to everyone for a Q&A
2 session.

3 Okay. Here you see an
4 aerial photograph of the site in
5 its current condition. It extends
6 from the residential neighborhood
7 to the northwest and down to the
8 Delaware River. You see the
9 commercial areas on both the North
10 and South site.

11 Here's a general location of
12 the 63-acre property and another
13 aerial photograph showing more
14 detail in the current site and the
15 neighboring properties. There's
16 the river, the commercial
17 industrial sites on either side,
18 Bridesburg Park, and the
19 community.

20 Site history. The site was
21 operated -- it was a manufactured
22 gas plant until the mid 1920s.
23 Manufactured gas was used for
24 lighting and heating, similar to

1 what we use nature gas for these
2 days. Following that, it was used
3 for the coke production for a
4 period of over 50 years, which was
5 ended in 1982.

6 Essentially the plant was
7 combined with bindstone and iron
8 ore in a high temperature furnace
9 to create the iron and steel.

10 In addition to the coking
11 operations, a portion of the
12 property was used to blend fuel
13 oils from 1969 to 1989. From the
14 Delaware River, it was restored in
15 storage tanks onsite and
16 subsequently blended to meet local
17 customer needs.

18 After closure of the coking
19 operations, all the related
20 structures were demolished and
21 environmental investigation
22 cleanup activities were completed
23 from 1982 until 1993.

24 At that time, a certificate

1 of closure was issued by the US
 2 Environmental Protection Agency,
 3 which I'll refer to as EPA
 4 throughout the presentation. The
 5 primary waste required cleanup
 6 included residual tars, iron
 7 oxide, and tank sledges.

8 Certificate of closure
 9 essentially certifies that there
 10 are outstanding closure
 11 responsibilities associated with
 12 the corrective action program of
 13 the site.

14 The site remained idle and
 15 undeveloped until 2003 when the
 16 -- prospective buyer developed the
 17 property. As a result, a site
 18 investigation was initiated and
 19 conducted to determine the nature
 20 and extent of any of the residuals
 21 remaining on the property after
 22 the remedial activities that I
 23 mentioned above. Unfortunately,
 24 that deal fell through at the time

1 and the committees were terminated
 2 in 2006.

3 In 2007, the National Grid
 4 acquired Keyspan Energy and the
 5 result became the owner of the
 6 property. Finally, in 2018,
 7 additional investigation
 8 activities were undertaken to
 9 assess the current site condition.
 10 That was based on the respective
 11 purchase and development of the
 12 site by the Bridge team.

13 Here are a couple photos
 14 showing the site when it was in
 15 production in the 1960s and the
 16 current condition. As you can see
 17 here, all of the structures have
 18 been demolished and the site is
 19 primarily covered in vegetation.

20 As I mentioned earlier, the
 21 requisite closure was completed
 22 back in the 1980s, early '90s.
 23 Nonhazardous waste including
 24 coke produce (phn) and cold tar

1 and hazardous waste including tank
 2 sledges and iron oxide will be
 3 removed from the location showing
 4 yellow and taken for off site
 5 disposal.

6 In total, 39,000 tons of
 7 soil were excavated at that time
 8 and nearly 400,000 gallons of
 9 water of those excavations was
 10 shipped offsite for treatment.
 11 Storage tanks, piping, and
 12 equipment, and other structures
 13 were also removed and taken off
 14 site.

15 So all in all, you can see
 16 that a lot of waste and tools were
 17 taken off of the site during the
 18 '80s and the early '90s.

19 In addition to the cleanup
 20 activities that I just discussed,
 21 groundwater samplings were
 22 performed for an extensive period
 23 of time back in the '80s and '90s.

24 For roughly 13 years,

1 groundwater samples were collected
 2 on a quarterly basis and those
 3 were located in the areas near the
 4 excavation areas.

5 In 1999, the Pennsylvania
 6 Department of Environmental
 7 Protection approved the end of the
 8 sampling including -- were
 9 localized in nature and have been
 10 significantly reduced in
 11 concentration since the beginning
 12 of the monitoring period.

13 The reduction of groundwater
 14 concentrations is attributable to
 15 the removal of the source material
 16 in the soil as I discussed in the
 17 previous slide.

18 Several years later in 2013,
 19 an environmental indicator report
 20 was prepared summarizing its
 21 findings and conclusions of the
 22 status of the site with regard to
 23 environmental impacts.

24 These indicator forms were

Page 14

1 prepared and signed by EPA
2 determining that both current
3 human exposure of migration of
4 contaminated groundwater were
5 under control at that time.
6 In summary, the people were
7 not exposed to the residuals in
8 the soil and groundwater at the
9 site or the adjacent properties
10 under the current site condition.
11 Now, I'll touch base briefly
12 on the environmental programs we
13 are working under. The first is
14 Pennsylvania's recycling program.
15 That is commonly referred to as
16 the Act 2 program. The staff has
17 been administered by the
18 Pennsylvania Department of
19 Environmental Protection.
20 Next is Resource
21 Conservation and Recovery Act
22 (RCRA) and the Toxic Substance
23 Control Act (TOSCA), which are
24 both administered by the US

Page 16

1 recent investigation occurred in
2 two time periods. The initial
3 event, which we will refer to as
4 the initial RI, occurred into
5 2003 to 2006. The supplemental
6 event has recently been completed.
7 I'll summarize the
8 investigation events that were
9 completed during these timeframes
10 and the conclusions thereof in the
11 next set of slides.
12 The objectives of these
13 remedial investigations are to
14 identify and delineate the
15 environmental conditions, to
16 assess potential risks to help the
17 environment associated with those
18 condition, and ultimately to
19 develop a cleanup plan that
20 mitigates or eliminates these
21 potential risks and support site
22 redevelopment.
23 So here's a figure of
24 locations where we collected soil

Page 15

1 Environmental Protection Agency.
2 This essentially means that
3 the Pennsylvania DEP would be the
4 lead agency with respect to
5 investigation and cleanup with
6 support of the USEPA.
7 So what's the Act 2 program?
8 It's a program that's established
9 by the Commonwealth that
10 encourages private sector cleanup
11 of contaminated, vacant, or
12 otherwise other utilized
13 properties and return them to
14 productive use.
15 It's also a partnership
16 among the site owner, developer,
17 regulators, and the public to
18 provide the investigation
19 requirements and methodologies,
20 cleanup requirements and options,
21 and opportunities for public
22 involvement such as this lead.
23 As I mentioned on the
24 earlier timeline slides, the most

Page 17

1 samples in the initial RI in 2003
2 and 2006. We evaluated those
3 results, and in 2018 we collected
4 these additional samples to fill
5 in data gaps and to confirm the
6 findings that were observed in the
7 earlier investigation.
8 Over 500 soil samples have
9 been collected during this event.
10 In addition, we collected 21 soil
11 gas samples that were used to
12 assess any vapors that might be
13 rising through the impacted soil
14 and groundwater.
15 All of these samples were
16 sent to an analytical laboratory
17 and were analyzed for a wide array
18 of regulated contaminants. So as
19 you can see, the soil properties
20 were thoroughly investigated here
21 to date.
22 Here, you see the primary
23 areas of the property where soil
24 residuals exist. The areas in

Page 18

1 orange are impacted shallow soils.
2 That is residuals that remain in
3 the top two feet of soil. These
4 residuals are organic compounds
5 that are typically found in
6 industrial sites.
7 The area in blue has been
8 found to be impacted with lead at
9 levels above standards. Again,
10 this is only in the surfacing
11 soils.
12 The extinguish of the
13 regulatory standards indicates
14 that they may represent
15 unacceptable human health risks in
16 the absence of any clean up and
17 therefore need to be addressed by
18 an approved cleanup plan, which
19 I'll present shortly.
20 Takeaways from this slide
21 are that the residual's concern
22 are stable in nature and located
23 near the structures on the site
24 and are found only in surface

Page 20

1 to be perched groundwater set
2 along the property showed impacts
3 at three primary locations.
4 The compounds found here
5 were consistent with those found
6 at former industrial sites. At
7 each of these locations, the
8 compounds were not found in the
9 adjacent wells.
10 So all of those wells that
11 you see around the highlighted
12 wells, the levels were not found
13 to be elevated in those. So it
14 indicated that the groundwater
15 impact was localized and not
16 migrating elsewhere either on or
17 off site.
18 The levels of groundwater
19 impacts have decreased
20 significantly from the initial RI
21 in 2006 to the present. Impacted
22 groundwater is not migrating
23 off site.
24 Regarding soil gas

Page 19

1 soils of those areas.
2 Here we are in the
3 groundwater. Here are the
4 groundwater wells installed in the
5 initial investigation. Here are
6 the wells that were installed in
7 the supplemental investigation.
8 In all, 33 shallow wells and
9 13 deep wells were installed
10 across the property providing
11 complete coverage assessing the
12 groundwater conditions and the
13 groundwater movement across the
14 site.
15 These wells were also
16 sampled for a dark sleet (phn) of
17 regulated compounds for assessing
18 groundwater quality. Here's the
19 summary of the groundwater
20 findings.
21 The deep groundwater was not
22 found to be impacted at levels
23 exceeding standards. The shallow
24 groundwater, which is considered

Page 21

1 investigation, the used data
2 collected from the 21 soil gas
3 samples that were collected in the
4 initial RI as well as the soil and
5 groundwater samples that were
6 collected during the subsequent
7 one.
8 The data was evaluated to
9 assess the potential for harmful
10 vapors entering into future
11 buildings onsite. Since there are
12 no buildings currently onsite,
13 vapor intrusion is not currently
14 an issue of concern. But we
15 needed to determine what measures
16 need or needed to be taken to
17 prevent vapor intrusion, if any,
18 for the planned onsite buildings.
19 Based on the data, we
20 determined that the areas of each
21 of those circles represent
22 potential areas of concern with
23 respect to future vapor intrusion.
24 Items of note here are the

Page 22

1 results of the soil gas -- the
2 regulatory standards. However,
3 soil and ground impacts in these
4 locations represent the potential
5 for future vapor intrusion.
6 Based on the isolated stable
7 nature of those impacts on the
8 site, vapor intrusion is not of
9 concern for the adjacent offsite
10 properties.
11 Now we'll get to the cleanup
12 plan to address those items of
13 concern that we identified in the
14 soil and groundwater and the soil
15 vapor.
16 As I mentioned, we're
17 working under the Pennsylvania
18 Act 2 program. The program allows
19 for the remedial party to choose
20 one or more of the following
21 remediation standards.
22 The background standard,
23 which is used -- other properties
24 are impacting yours. You have not

Page 24

1 1980s, as I mentioned, the
2 management units were removed.
3 39,000 tons of impacted soil were
4 excavated and disposed of off
5 site.
6 In-situ bioremediation was
7 performed for soils. In the 1990s
8 to 2001, the underground storage
9 tank and residual oil for the
10 pipes.
11 These activities essentially
12 resulted in remedial readily
13 identifiable sources of site
14 impacts. However, the residuals
15 of the main onsite still needed to
16 be addressed at the our specific
17 cleanup approach.
18 The site specific remedy is
19 one that eliminates potential
20 future exposure to the residuals
21 of concern and will be coordinated
22 through the site redevelopment.
23 It is a very common approach
24 to use not only Statewide but in

Page 23

1 caused or contributed to those
2 impacts. A Statewide health
3 standard, which is generic for any
4 kind of properties such as
5 residential or nonresidential
6 properties with current or unknown
7 future uses.
8 The third is a site specific
9 standard, which is a risk
10 management approach based on the
11 intended future use of the
12 property. The standard can be
13 accomplished through exposure
14 elimination and/or involvement of
15 a site specific numerical standard
16 using a risk assessment.
17 The standard that we've
18 selected for the property is a
19 site specific standard through
20 exposure pathway elimination.
21 Before I get into the
22 planned cleanup activities, I just
23 want to recap extensive cleanup
24 work that's been to date. In the

Page 25

1 many parts of the company and it
2 allows for productive reuse of
3 industrial sites.
4 Engineering controls are
5 physical measures used to prevent
6 possible exposure. In our case,
7 the residuals in the soil will be
8 covered by a combination of a
9 clean soil layer, asphalt, and
10 building structures to physically
11 prevent contact with the impacted
12 soil.
13 The potential for soil vapor
14 intrusion in the future buildings
15 will be mitigated by installing
16 engineered vapor barriers beneath
17 the buildings that are designed
18 for that exact purpose.
19 Regarding the institutional
20 controls, these are documents and
21 plans to prevent anyone from
22 accessing these controls in the
23 future.
24 For this site, we will be

Page 26

1 restricting its use to only
2 nonresidential purposes, and we
3 will also be restricting any use
4 of the site groundwater as well as
5 servants of those areas with the
6 engineering controls.
7 In addition, a
8 post-remediation care plan will be
9 prepared to ensure that the
10 engineering controls remain in
11 place and continue being effective
12 in mitigating any potential
13 exposure over time. It will
14 specify the inspection maintenance
15 requirements that are associated
16 with those controls.
17 So here are some examples of
18 the soil covers. The buildings,
19 the parking lots, and driveways as
20 well as the grass covers will all
21 serve as engineered controls to
22 prevent physical contact and
23 exposure to the underlying
24 residuals.

Page 28

1 developed, but will be preserved
2 for open space and recreational
3 use, the details of which will be
4 forthcoming from the developer as
5 this is being coordinated with the
6 City.
7 Examples of environmental
8 practices that are being utilized
9 during construction will be the
10 use of our health and safety plan
11 which outlines the safe work
12 practices of the construction
13 workers.
14 Dust control measures such
15 as wetting for dust depression,
16 use of gravel construction access
17 ways. Tire wash sweeping will
18 also be used as well as the use of
19 soil erosion and sediment control
20 measures such as silt fencing you
21 see here. These are routinely
22 required at construction sites.
23 So our final topic is a
24 brief wrap up of our investigation

Page 27

1 In the case of the grass
2 cover, for instance, the thickness
3 of the clean soil layer needs to
4 be at least two-feet thick.
5 Here's a development plan
6 showing you the layout of the
7 distribution shown in white. The
8 parking driveway area is shown in
9 grey and the surrounding green
10 spaces which of course are shown
11 in green. They will each serve to
12 prevent the incidental contact of
13 the residual soils.
14 As we note from the drawing,
15 we wish to enforce that the site
16 will remain undeveloped in the
17 future.
18 Touching more here on the
19 eastern portion of the site. It
20 consists of approximately 8 acres
21 of land and waterfront and is
22 located between the existing
23 railroad and the river.
24 This area will not be

Page 29

1 work and cleanup plans as well as
2 the anticipated schedule for the
3 future activities.
4 As we've shown, the sites
5 have been extensively investigated
6 over a long period of time and the
7 residuals of concern, the soil and
8 the groundwater, have been shown
9 to be generally limited and
10 isolated and stable.
11 No exposure to pathways
12 currently exist as the site is not
13 occupied, but engineering and
14 institutional controls will be
15 needed to address potential future
16 properties associated with the
17 site redevelopment.
18 For the cleanup plan,
19 significant amount of the site
20 cleanup was completed from 1982 to
21 2001 from remedial buildings and
22 waste management structures as
23 well as the contaminated soil.
24 In consistence with the

1 Act 2 regulations and
2 institutional controls that we've
3 discussed, they will be
4 implemented to protect a human
5 healthy environment under the
6 plan site development.

7 The remedial investigation
8 report was submitted to the
9 Pennsylvania DEP on July 15. We
10 are accepting public comments
11 related to the environmental
12 matters until the end of August at
13 which time we will address the
14 comments and responses and submit
15 those to the Pennsylvania DEP in
16 an addendum to the cleanup site.
17 Any required changes of the plan
18 will be made at that time as well.

19 Following the regulatory
20 review process and frugal period,
21 it will be initiated some time
22 this fall. Site development work
23 will likely occur some time next
24 spring.

1 The report and the cleanup
2 plan are also available for review
3 at the Frankford Library and the
4 Councilman's office or are
5 available on this project website.

6 We will respond to the
7 individual asking the questions
8 via e-mail as long as they are
9 related to environmental concerns.
10 The questions and responses will
11 be assembled and provided to DEP
12 in the cleanup plan addendum and
13 any modifications will be made at
14 that time.

15 That concludes our
16 presentation. At this point, I
17 will turn it over to my associate,
18 John Brussel, to moderate the
19 question and answer session.

20 Thank you very much.
21 MR. BRUSSEL: Thanks, Dan.
22 We received some questions in the
23 Q and A here. The first one is,
24 "Is someone from Air Management

1 Here's a list of contacts
2 associated with the projects.
3 Sarah Pantelidou is the project
4 manager for Pennsylvania DEP.
5 Kevin Bilash is the contact for
6 US EPA. Leigh Anne Rainford is
7 with the Philadelphia Department
8 of Public Health as well as Mike
9 Guerin who is with the property
10 owner, National Grid. Jim
11 Marshall is the site developer
12 with Bridge Industrial.

13 Please feel free to reach
14 out to them, their e-mail
15 addresses, with any of your
16 questions or concerns related to
17 the site.

18 As I mentioned in the
19 schedule slide, you have until the
20 end of August to submit any
21 questions on the investigation
22 report and cleanup plan. You can
23 submit those on our project
24 website listed here.

1 Services here? If not, why?"
2 So I was just looking
3 through the panelist list. We did
4 invite -- actually, the meeting
5 was convened at the request of the
6 City Department of Public Health.
7 So the hazardous waste technical
8 committee, I think there was some
9 discussion about some folks
10 attending. I'm not sure if anyone
11 is on.

12 As far as Air Management
13 Services, I don't know the answer
14 to that question. If there's
15 other questions that come up as
16 folks are reviewing the remedial
17 investigation report and cleanup
18 plan, you can reach out to us but
19 also reach out to the
20 representatives from the City of
21 Department of Public Health of
22 Air Management, et cetera. So
23 hopefully that helps in answering
24 that question.

1 The next question, "What
 2 kind of air monitoring will be
 3 done? If so, who will be doing it
 4 and where will they be located?
 5 Will the public be able to see the
 6 readings?" That would refer to
 7 the cleanup kind of in concert
 8 with the redevelopment.

9 My understanding, Dan,
 10 correct me, the air monitoring
 11 during construction isn't a
 12 mandatory element, but it's
 13 something that is tracked in terms
 14 of the visible standard. There
 15 will be best practices. It will
 16 be implemented during the
 17 construction such as wetting of
 18 surfaces.

19 There will also be we call
 20 them stabilized construction
 21 entrances. As Dan showed on the
 22 slide, what it means is a gravel
 23 kind of run out so the dirt on the
 24 truck tires will stay basically

1 onsite. Tires will be washed.
 2 We're avoiding onsite tracking and
 3 creating of dust on the roads.

4 There may be a little bit
 5 that gets out on the roads, so
 6 there's plans for doing street
 7 sweeping. There's wetting that
 8 goes along with that sweeping to
 9 control the dust.

10 Anything else to add there,
 11 Dan?

12 MR. SHEEHAN: No.

13 MR. BRUSSEL: All right.
 14 Moving along to the next question
 15 here, and this refers to the
 16 groundwater slide that Dan showed.

17 The question was, "What
 18 numerical amounts were found of
 19 benzene and PAHs in lead? Will
 20 those be released to the public?"

21 There's more parts to that,
 22 so I will answer the first here.
 23 As far as the benzene and PAHs in
 24 lead concentrations, I would refer

1 you to the remedial investigation
 2 report and cleanup plan, which is
 3 available on the project website,
 4 4501RichmondStreet.com.

5 It will take a little bit of
 6 time to download because it's
 7 about 130 megabytes, but there is
 8 a bookmark section and feature in
 9 that. Table 15 is the start of
 10 the groundwater results and they
 11 are presented location by location
 12 and by date that the samples were
 13 collected. So you can see in
 14 there what the actual values are.

15 Then there's part two of
 16 that question. "What will the
 17 land be used for? Levels of
 18 concern for nonresidential are
 19 vastly different from
 20 residential."

21 So I think that's kind of
 22 referring a little bit maybe to
 23 the soil analytical data now.
 24 The future land use is going to be

1 of a commercial/industrial
 2 scenario with a distribution and
 3 warehousing facility.

4 Yes, the standards are
 5 different for nonresidential
 6 versus residential where you are
 7 not contemplating children playing
 8 in lawns or doing vegetable
 9 gardening, that sort of thing.

10 What basically will happen
 11 though as part of that
 12 development, in the slide that Dan
 13 showed there was a graphic showing
 14 the building and the pavement and
 15 the grass. So you'll have the
 16 building structure that's covering
 17 areas where there may be some
 18 residual impacts and surface soil.
 19 They are not everywhere onsite.

20 Then for the pavements, same
 21 thing. Where there's the
 22 vegetative areas, that's going to
 23 be imported clean fill that's
 24 brought onsite. They will be

1 finished with hydroseeding or
2 seeding mulch to restore that area
3 with grass. And then there's
4 landscaping that the Bridge
5 Development team has planned for
6 that. Hopefully that answers that
7 question.

8 Scrolling down, "Will they
9 let the surrounding neighbors know
10 who they can contact if the site
11 safety plan is not followed? What
12 can they do to protect themselves
13 from dust entering their homes?"

14 First part of this,
15 contractors will be working
16 onsite. Yes, they will have a
17 health and safety plan that they
18 need to follow that's specific for
19 this site and this property.

20 As far as if there's
21 residency or something that's a
22 question, there's the opportunity
23 to communicate back to those
24 involved in this project. The

1 website will be available for some
2 time; but also as you saw, the
3 contact information for some of
4 the regulators.

5 Kevin Bilash from EPA is on
6 the call this evening. So there's
7 the opportunity to reach out to
8 EPA or PADEP or the local
9 officials at the City at the
10 Department of Public Health to
11 voice concerns if you are seeing
12 something that's a concern.

13 Anything else there to add,
14 Dan?

15 MR. SHEEHAN: No. I would
16 say that that's right. They can
17 talk first to the folks that issue
18 the permits from the City and the
19 Pennsylvania DEP.

20 MR. BILASH: Okay. Next
21 question. You've identified your
22 name, so I guess it's okay to
23 share. Yvonne Stevens from BCAA
24 asked, "How are you going to

1 control whatever is going to be
2 disturbed into our community?"

3 Kind of a broad question.
4 Where there's those residual
5 impacts, obviously, yeah, the
6 source remedy has already taken
7 place to address the grossly
8 impacted media. We're dealing
9 with residual impacts and we want
10 to keep them onsite and contained
11 under the soil covers. So that's
12 part of it.

13 In the progress, as Dan has
14 shown here on the slide, there's
15 things like storm water runoff
16 that is often a focus of concern.
17 Expecting that the developer will
18 be using things like the silt
19 fence that's shown here,
20 oftentimes there's other products
21 that are used like silt socks or,
22 like, a straw wattle. The days of
23 using hay bales, maybe they could
24 be used, but that's less favored

1 nowadays than in the past.

2 So there's measures like
3 that to keep storm water onsite,
4 and anticipate there will be some
5 grading as well that happens as
6 part of this project. It will be
7 intended to help in managing storm
8 water.

9 So each of these other
10 things, the tire wash and such,
11 the road sweeping, to keep the
12 surrounding neighborhood clean.

13 MR. SHEEHAN: John, I think
14 it's important to note as well
15 that you don't anticipate removing
16 and hauling offsite any of this
17 contaminated material at this
18 time.

19 The plans are basically to
20 cover it as opposed to moving it
21 around and disturbing it and
22 taking it offsite. So it really
23 minimizes the potential for any of
24 that contaminated soil to move

1 outside where it currently exists.

2 MR. BILASH: Okay. Next
3 question. "A site this large
4 probably requires an AMS dust
5 control permit and dust control
6 plan. You should review the
7 AMS dust control regulations."

8 Dan and Jim?

9 MR. SHEEHAN: Yeah. That's
10 a development process. Those
11 practices and permits required for
12 any of the construction work will
13 be obtained during site
14 development.

15 MR. BRUSSEL: Next question
16 is focused on the eastern part of
17 the property. "That's where the
18 lead was found, correct?" The
19 answer is yes. You show that in
20 the one graphic with kind of the
21 broad brush of color. It was a
22 sampling locations out in that
23 area. The question is, "Will this
24 be a makeshift park?"

1 It will be a planned park.

2 The Bridge Development team is
3 committed to doing the clearing
4 that's necessary to import and
5 provide two feet of clean cover.
6 It will basically serve as a
7 barrier to the modestly lead
8 impacted soil that's beneath.

9 So that cover will be all
10 inclusive in that area from the
11 railroad tracks that Dan had
12 showed earlier extending out to
13 the waterfront. Then there's
14 expectation ultimately depending
15 on coordination, you know, the
16 landscaping or path or however
17 that is worked out in the future.

18 Next question, "How much
19 publically available green space
20 will there be including but not
21 limited to the bike path?" I
22 think you answered that in one of
23 the slides. It's about eight
24 acres, but that does include an

1 underwater portion.

2 Jim Marshall might be a
3 better person to answer that.
4 I think that's three or so acres.
5 It looks like from what I've seen,
6 in other publications this area
7 kind of adjoins a larger area
8 that's planned for a park
9 immediately to the south there on
10 the outside of that green dash
11 line kind of going lower on the
12 screen.

13 So that's the green space
14 that would be publically
15 available. There will be green
16 space onsite from the plans.
17 There was one further back, Dan,
18 that you had that showed around
19 the buffer, around the property.
20 Some vegetation over towards
21 Garden Street. Again, on the
22 north part of the property,
23 there's some green space.

24 So it's a mix of green space

1 and pavement. It will be a
2 planned development in terms of
3 planted trees and such.

4 MS. VOSS: This is Courtney
5 Voss from Bobby Henon's office at
6 City Council. First, thank you
7 for an excellent presentation.

8 I just wanted to say
9 regarding the park component and
10 the additional acreage that may be
11 publically available, I think
12 there's still a lot of work that
13 needs to be done in partnership
14 with the developer. We're going
15 to need 100 percent buy in from
16 the City of Philadelphia to make
17 that additional component
18 available in a way that is
19 consistent with what we have
20 planned for the Bridesburg Park.

21 I just wanted to put that
22 out there, that there's still a
23 lot that has to be worked through
24 and a lot of partnership building

1 and, frankly, money that has to be
2 figured out so we can maintain
3 that on an ongoing basis and make
4 that available to the public.

5 I wanted to put that out
6 there publically just so that
7 peoples' expectations -- that are
8 aware of where we are at in that
9 process.

10 MR. BRUSSEL: Thanks for
11 adding that, Courtney.

12 Next comment, "Not everyone
13 can get online. Will the handout
14 be given out to address some of
15 the concerns at issue?"

16 This presentation, we will
17 post this on the website where
18 there's other materials. So go to
19 4501RichmondStreet.com. That will
20 be there. Also, the questions
21 that we have here, Madelina is
22 taking notes and is our
23 administrator providing the list
24 of questions to us.

1 So we will put these in
2 writing, the responses as well,
3 and they will be made available to
4 the public.

5 Next comment, "We didn't
6 touch upon arsenic levels found on
7 the property." I do believe, yes,
8 that's correct. There is some
9 arsenic in soil. That's not
10 uncommon with the handling of coal
11 and the former MGP and the coking
12 facility. The data is all
13 available in the remedial
14 investigation report that's posted
15 online.

16 Next question, "Will there
17 be testing done to ensure the
18 levels stay low?" With respect to
19 -- I guess that can be looked at
20 in different ways. Testing of
21 soil or groundwater. With regards
22 to the soil, the 500 plus soil
23 samples that have been collected
24 to date are intended to kind of be

1 the program that has driven and
2 guides the remedial decisionmaking
3 and remedial action.

4 That said, there won't be a
5 lot of excavation on the property.
6 The plan is more or less to build
7 up. We're not looking at
8 basements in this building.
9 There will be some trenching to
10 put in utilities, water, gas,
11 electric, and sewer, storm and
12 sanitary.

13 If there's something that is
14 different or unexpected, there
15 would be some sampling that's done
16 to make sure that that soil is
17 managed accordingly onsite. If by
18 chance we found something that
19 requires offsite disposal, that
20 would be managed accordingly.

21 With respect to groundwater,
22 as Dan had showed, there has been
23 some extensive groundwater
24 sampling back in the early '80s

1 and into the '90s. Then we did
2 some follow-up groundwater
3 sampling as part of the remedial
4 investigation, that supplemental
5 remedial investigation.

6 That data kind of confirmed
7 there, the earlier data, that
8 we're looking good at the property
9 boundaries. There's some
10 exceedances of the medium specific
11 concentrations as they are called
12 in Pennsylvania, and the shallow
13 aquifer, the deeper aquifer, is
14 un-impacted by the site.

15 We do not envision at this
16 point doing further groundwater
17 sampling. The Pennsylvania DEP
18 will have to weigh in on that.
19 Once there's approval, the wells
20 would be decommission. As far as
21 other testing --

22 MR. SHEEHAN: Let me
23 interrupt. One of the things that
24 we've seen from the groundwater

1 selected back in the '80s and '90s
2 and subsequently in 2003 to 2006
3 and more recently in 2018 and '19
4 is that there's been a significant
5 reduction and trailing downward in
6 the concentrations that are in the
7 groundwater to the point where
8 they are somewhat negligible at
9 this time.

10 That's what we typically
11 expect when we took those big
12 soil sources out back in the
13 '80s and '90s. There is nothing
14 essentially to feed any
15 contamination in the groundwater.

16 Whatever is there, either
17 attenuates or deludes such that
18 it's very low, and the trend that
19 we've ever seen on these
20 concentrations is downward.

21 MR. BRUSSEL: Again, there
22 will be storm water, erosion, and
23 sediment control measures that are
24 put in place to prevent the runoff

1 an additional cover to prevent
2 infiltration of rain water into
3 the soil which, in some cases, can
4 mobilize things down in the
5 groundwater.

6 Conditions are only to
7 improve further based on the
8 plan development.

9 MR. BRUSSEL: "Also, the
10 slides on groundwater well
11 locations noted concerns at two
12 sites that are close to the homes
13 on Garden Street but didn't
14 elaborate on it."

15 If you pull up that slide,
16 Dan. There you go. That's
17 probably referring to the MW5
18 monitoring well 5. That was in
19 the shallow groundwater TCE, which
20 is also known as
21 trichloroethylene. That's a
22 degreaser. That's common in
23 industrial sites.

24 So that's a slight

1 from going offsite during
2 construction. Then also one of
3 the objectives will be to get
4 things vegetated after the work is
5 done.

6 Go ahead, Dan.

7 MR. SHEEHAN: Another
8 important factor is that the
9 nature of these compounds that
10 remain onsite are that they are
11 relatively usable in soil.

12 Obviously the site has been
13 open all of this time for the last
14 30 years or so. It gets brown
15 water infiltration. That's not
16 causing any of the soil impacts to
17 go to groundwater. So we wouldn't
18 expect any changes in that. It's
19 likely to remain at impact in the
20 soil that we're covering.

21 As a matter of fact, it
22 covers -- the buildings and the
23 driveways and the parking areas
24 and the likes basically serve as

1 exceedance of the MSC, the 6.1
2 versus 5.0. We did some fate and
3 transport evaluation to look at
4 that and, yeah, that is isolated
5 to the site property.

6 Then the other locations are
7 some wells north and south and
8 those do not have exceedances. If
9 I can squint, PCMWS, there's a 19S
10 and 19D. So a shallow and deep
11 cluster, as we call it. Two
12 different zones that are there.
13 Then MW20S and 20D to the south.

14 MR. SHEEHAN: As John
15 mentioned, we do the fate and
16 transport modeling to basically
17 determine and kind of track where
18 the contamination will go and
19 calculates what levels will be
20 there if it goes offsite.

21 We know the direction and
22 the concentration of anything that
23 might go offsite. Based on those
24 -- and as I mentioned before, the

1 continued decrease in trends that
2 we are seeing in concentration.

3 MR. BRUSSEL: The next one I
4 think is -- I'll interpret that
5 related to groundwater.

6 "Have the two studies found
7 that natural remediation has
8 occurred on the site?" This can
9 be interpreted somewhat for soil,
10 but I think -- it's kind of
11 typical of remedial sites that we
12 see.

13 I spend a lot of time
14 working on manufactured gas plant
15 sites. They're kind of similar in
16 nature. After the source removal
17 cleanup is taken, which is shown
18 outlined in orange here, it's not
19 uncommon to see shortly
20 thereafter. Groundwater moves
21 relatively slowly. It's on the
22 order of feet per year not feet
23 per day or anything like that.
24 So that's largely likely

1 clearing, grubbing, or earth
2 disturbance of any land in excess
3 of 5,000 square feet. I'm not
4 sure how long the lines are that
5 need to be run, but just so you
6 are aware."

7 So acknowledged there.
8 That's the last one that I'm
9 seeing here. Feel free to enter
10 any additional comments. Or if
11 you are not able to type, I would
12 direct your attention to the
13 website, 4501RichmondStreet.com.
14 There's a question function there
15 where that will get directed to
16 Jerry Healy (phn) who is on the
17 line and he will be monitoring
18 those and we will compile those
19 questions as well as what we have
20 here.

21 We welcome participation
22 questions, comments. We are
23 planning to have the commentary
24 open for another three weeks

1 responsible for what we are
2 seeing, as Dan mentioned, those
3 decreases in concentrations.

4 Anything further, Dan --
5 MR. SHEEHAN: In the
6 compounds like the lead in some of
7 these PAHs and so forth, they
8 don't necessarily degrade very
9 quickly. Certainly lead doesn't.
10 It's an element, so it doesn't
11 change.

12 Other compounds like the
13 benzene and the TCE, they are
14 biodegradable. So that could be
15 also another mechanism of why
16 these levels have been
17 contributing to the decrease in
18 the groundwater concentrations.

19 MR. BRUSSEL: And the next
20 one is circling back on the dust
21 control permit. "You must obtain
22 a dust control permit before
23 performing or engaging in earth
24 work. Earth work is defined as

1 through the end of August. I
2 think we may have just gotten one
3 more.

4 This one is, "Will the
5 document be published on the
6 website?" So, yeah. We have
7 several documents that are on the
8 website. The most recent and kind
9 of the featured document in
10 addition to the fact sheet, which
11 was provided as -- it's a nice
12 three-paged summary that kind of
13 hits the highlights of the
14 presentation that Dan gave today.

15 Stepping it up from that, we
16 will put these slides out so you
17 will be able to see them, the
18 33-some-odd slides. Then remedial
19 investigation report and cleanup
20 plan is a more voluminous
21 document.

22 There's a nice executive
23 summary that will give you a
24 little bit more information than

1 you heard in this meeting. Then
2 there's 110 to 120 pages of kind
3 of a narrative that can get you
4 into the details.

5 Again, it's a bookmark
6 document. There's a number of
7 figures that help kind of
8 illustrate the findings. The data
9 tables, all of the data, are
10 shared. That goes back to the
11 2003 RI forward.

12 So I'll call it all kind of
13 the contemporary data that is
14 derived in the decision-making
15 that is shared there. So you can
16 see what we use to make decisions
17 here for the site.

18 Any other questions? I
19 think that's the last that I am
20 seeing. I appreciate all of the
21 questions. These are excellent
22 questions.

23 Anything else, Dan or Mike?
24 MR. SHEEHAN: Mike, do you

1 want to wrap it up?

2 MR. BRUSSEL I think Mike
3 might be on mute.

4 MR. GUERIN: I'm happy to do
5 that. So first, Dan, thank you
6 for taking us through the
7 presentation tonight and, John,
8 for helping organize the
9 questions. We appreciate that.

10 We appreciate the attendance
11 of all of our community members
12 here in Bridesburg. It's very
13 important to us. As Dan
14 indicated, how good the questions
15 are. We appreciate the
16 engagement, and we remain
17 committed to sharing the responses
18 as we've already indicated with
19 the community at the website that
20 we shared.

21 We encourage you to forward
22 a lot of questions as indicated as
23 a follow up to today's
24 presentation. We are excited to

1 have this level of engagement with
2 the community and also to be
3 bringing the property forward to
4 remedy. It's an exciting outcome
5 for us.

6 With that, I'm going to
7 thank everyone for participating,
8 and I wish you all a good evening.
9 Thank you.

10 - - -
11 (Whereupon, the public
12 meeting concluded at approximately
13 6:59 p.m.)
14 - - -

15
16 PANELISTS:
17 DANIEL SHEEHAN
18 JOHN BRUSSEL
19 MICHAEL GUERIN
20 KEVIN BILASH
21
22
23
24

1 CERTIFICATE

2
3
4 I HEREBY CERTIFY that the
5 information in this transcript is a true
6 record of the public meeting.
7
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9

10 Madelina Cocca, a
11 Court Reporter and Notary Public
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21
22
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A	
ability 3:3	aerial 8:4,13
able 34:5 56:11 57:17	agency 10:2 15:1,4
absence 18:16	ahead 51:6
accepting 30:10	air 32:24 33:12,22 34:2,10
access 28:16	allows 22:18 25:2
accessing 25:22	amount 29:19
accomplished 23:13	amounts 35:18
acknowledged 56:7	AMS 42:4,7
acquired 11:4	analytical 17:16 36:23
acreage 45:10	analyzed 17:17
acres 27:20 43:24 44:4	and/or 23:14
Act 14:16,21,23 15:7 22:18 30:1	Anne 31:6
action 10:12 48:3	answer 2:22 6:14 32:19 33:13 35:22 42:19 44:3
activities 7:10 9:22 10:22 11:8 12:20 23:22 24:11 29:3	answered 43:22
activity 4:10	answering 33:23
actual 36:14	answers 38:6
add 35:10 39:13	anticipate 41:4,15
addendum 30:16 32:12	anticipated 7:22 29:2
adding 46:11	appreciate 3:24 4:21 5:11 6:21 58:20 59:9,10,15
addition 9:10 12:19 17:10 26:7 57:10	approach 23:10 24:17,23
additional 11:7 17:4 45:10,17 52:1 56:10	approval 49:19
address 22:12 29:15 30:13 40:7 46:14	approved 13:7 18:18
addressed 6:11 18:17 24:16	approximately 27:20 60:12
addresses 31:15	aquifer 49:13,13
adjacent 14:9 20:9 22:9	Arcadis 4:16,16 7:1
adjoins 44:7	area 18:7 27:8,24 38:2 42:23 43:10 44:6,7
administered 14:17 14:24	areas 8:9 13:3,4 17:23,24 19:1 21:20,22 26:5 37:17,22 51:23
administrator 46:23	array 17:17
	arsenic 47:6,9
	asked 39:24
	asking 32:7
	asphalt 25:9
	assembled 32:11
	assess 11:9 16:16 17:12 21:9
	assessing 19:11,17
	assessment 23:16
	associate 32:17
	associated 7:17 10:11 16:17 26:15 29:16 31:2
	attendance 5:12 6:23 59:10
	attendees 4:20
	attending 33:10
	attention 56:12
	attenuates 50:17
	attributable 13:14
	August 1:13 30:12 31:20 57:1
	available 6:16 32:2 32:5 36:3 39:1 43:19 44:15 45:11 45:18 46:4 47:3 47:13
	avoiding 35:2
	aware 46:8 56:6
	B
	back 6:24 11:22 12:23 38:23 44:17 48:24 50:1,12 55:20 58:10
	background 7:8 22:22
	bales 40:23
	barrier 43:7
	barriers 25:16
	base 14:11
	based 11:10 21:19 22:6 23:10 52:7 53:23
	basements 48:8
	basically 34:24 37:10 41:19 43:6 51:24 53:16
	basis 13:2 46:3
	BCAA 39:23
	beginning 13:11
	believe 5:14 47:7
	beneath 25:16 43:8
	benzene 35:19,23 55:13
	best 34:15
	better 44:3
	big 50:11
	bike 43:21
	Bilash 5:4 31:5 39:5,20 42:2 60:20
	bindstone 9:7
	biodegradable 55:14
	bioremediation 24:6
	bit 35:4 36:5,22 57:24
	blend 9:12
	blended 9:16
	blue 18:7
	Bobby 5:11 45:5
	bookmark 36:8 58:5
	bottom 2:23,24
	boundaries 49:9
	Bridesburg 2:8 4:2 5:16 8:18 45:20 59:12
	Bridge 4:23 11:12 31:12 38:4 43:2
	brief 28:24
	briefly 7:11 14:11
	bringing 60:3
	broad 40:3 42:21
	brought 37:24
	brown 51:14
	brush 42:21
	Brussel 32:18,21 35:13 42:15 46:10 50:21 52:9 54:3 55:19 59:2 60:18
	buffer 44:19
	build 48:6
	building 25:10 37:14,16 45:24 48:8
	buildings 21:11,12 21:18 25:14,17 26:18 29:21 51:22
	button 3:2
	buy 45:15
	buyer 4:24 10:16
	C
	calculates 53:19
	call 34:19 39:6 53:11 58:12
	called 49:11
	care 26:8
	case 25:6 27:1
	cases 52:3
	caused 23:1
	causing 51:16
	Certainly 55:9
	certificate 9:24 10:8 61:1
	certifies 10:9
	CERTIFY 61:4
	cetera 33:22
	chance 48:18
	change 55:11
	changes 30:17 51:18
	children 37:7
	choose 22:19
	circles 21:21
	circling 55:20
	City 5:5 28:6 33:6 33:20 39:9,18 45:6,16
	clean 18:16 25:9 27:3 37:23 41:12 43:5
	cleanup 1:11 2:5 4:10 6:1 7:9,14,17 9:22 10:5 12:19 15:5,10,20 16:19 18:18 22:11 23:22 23:23 24:17 29:1

29:18,20 30:16 31:22 32:1,12 33:17 34:7 36:2 54:17 57:19 clearing 43:3 56:1 click 3:3 close 52:12 closure 9:18 10:1,8 10:10 11:21 cluster 53:11 coal 47:10 Cocca 61:10 coke 1:10 2:6 9:3 11:24 coking 9:10,18 47:11 cold 11:24 collected 13:1 16:24 17:3,9,10 21:2,3,6 36:13 47:23 color 42:21 combination 25:8 combined 9:7 come 33:15 comment 46:12 47:5 commentary 56:23 comments 30:10,14 56:10,22 commercial 8:9,16 commercial/indu... 37:1 committed 5:23,24 43:3 59:17 committee 5:7 33:8 committees 11:1 common 24:23 52:22 commonly 14:15 Commonwealth 15:9 communicate 38:23 community 4:2 5:2 5:15,17 8:19 40:2	59:11,19 60:2 company 25:1 compile 56:18 complete 19:11 completed 9:22 11:21 16:6,9 29:20 component 45:9,17 compounds 18:4 19:17 20:4,8 51:9 55:6,12 concentration 13:11 53:22 54:2 concentrations 13:14 35:24 49:11 50:6,20 55:3,18 concern 18:21 21:14,22 22:9,13 24:21 29:7 36:18 39:12 40:16 concerns 31:16 32:9 39:11 46:15 52:11 concert 34:7 concluded 60:12 concludes 32:15 conclusions 13:21 16:10 condition 8:5 11:9 11:16 14:10 16:18 conditions 7:17 16:15 19:12 52:6 conducted 10:19 confirm 17:5 confirmed 49:6 Conservation 14:21 considered 19:24 consistence 29:24 consistent 20:5 45:19 consists 27:20 construction 28:9 28:12,16,22 34:11 34:17,20 42:12 51:2	contact 25:11 26:22 27:12 31:5 38:10 39:3 contacts 31:1 contained 40:10 contaminants 17:18 contaminated 14:4 15:11 29:23 41:17 41:24 contamination 50:15 53:18 contemplating 37:7 contemporary 58:13 continue 26:11 continued 54:1 contractors 38:15 contributed 23:1 contributing 55:17 control 14:5,23 28:14,19 35:9 40:1 42:5,5,7 50:23 55:21,22 controls 25:4,20,22 26:6,10,16,21 29:14 30:2 convened 33:5 coordinated 24:21 28:5 coordination 43:15 correct 34:10 42:18 47:8 corrective 10:12 Council 45:6 Councilman 5:10 Councilman's 32:4 couple 11:13 course 27:10 Court 61:10 Courtney 5:12 45:4 46:11 cover 27:2 41:20 43:5,9 52:1 coverage 19:11 covered 11:19 25:8	covering 37:16 51:20 covers 26:18,20 40:11 51:22 create 9:9 creating 35:3 current 3:20 5:21 8:5,14 11:9,16 14:2,10 23:6 currently 21:12,13 29:12 42:1 customer 9:17	deeper 49:13 defined 55:24 degrade 55:8 degreaser 52:22 Delaware 8:8 9:14 delineate 16:14 deludes 50:17 demolished 9:20 11:18 DEP 6:15 15:3 30:9 30:15 31:4 32:11 39:19 49:17 Department 13:6 14:18 31:7 33:6 33:21 39:10 depending 43:14 depression 28:15 derived 58:14 designated 5:15 designed 25:17 detail 8:14 details 2:14 28:3 58:4 determine 10:19 21:15 53:17 determined 21:20 determining 14:2 develop 16:19 developed 10:16 28:1 developer 5:1 15:16 28:4 31:11 40:17 45:14 development 3:11 11:11 27:5 30:6 30:22 37:12 38:5 42:10,14 43:2 45:2 52:8 different 36:19 37:5 47:20 48:14 53:12 direct 56:12 directed 56:15 direction 53:21 dirt 34:23 discuss 2:3
---	--	--	---	---

discussed 12:20
13:16 30:3
discussion 33:9
discussions 7:16
displaced 5:6
disposal 12:5 48:19
disposed 24:4
distribution 27:7
37:2
disturbance 56:2
disturbed 40:2
disturbing 41:21
document 57:5,9
57:21 58:6
documented 6:20
documents 25:20
57:7
doing 34:3 35:6
37:8 43:3 49:16
download 36:6
downward 50:5,20
drawing 27:14
Drew 2:8
driven 48:1
driveway 27:8
driveways 26:19
51:23
dust 28:14,15 35:3
35:9 38:13 42:4,5
42:7 55:20,22

E

earlier 11:20 15:24
17:7 43:12 49:7
early 11:22 12:18
48:24
earth 55:23,24 56:1
eastern 27:19 42:16
effective 26:11
eight 43:23
either 8:17 20:16
50:16
elaborate 52:14
electric 48:11
element 34:12
55:10

elevated 20:13
eliminates 16:20
24:19
elimination 23:14
23:20
encourage 59:21
encourages 15:10
ended 9:5
Energy 11:4
enforce 27:15
engagement 59:16
60:1
engaging 55:23
engineered 25:16
26:21
engineering 25:4
26:6,10 29:13
ensure 7:18 26:9
47:17
enter 56:9
entering 21:10
38:13
entrances 34:21
environment 7:20
16:17 30:5
environmental 2:4
3:8 6:7 9:21 10:2
13:6,19,23 14:12
14:19 15:1 16:15
28:7 30:11 32:9
envision 49:15
EPA 10:3 14:1 31:6
39:5,8
equipment 12:12
erosion 28:19 50:22
essentially 9:6 10:9
15:2 24:11 50:14
established 6:19
15:8
estate 3:18 4:5
et 33:22
evaluated 17:2 21:8
evaluation 53:3
evening 2:1 3:22
4:2,21 6:22 7:4
39:6 60:8

event 5:18 16:3,6
17:9
events 16:8
exact 25:18
examples 26:17
28:7
excavated 12:7
24:4
excavation 13:4
48:5
excavations 12:9
exceedance 53:1
exceedances 49:10
53:8
exceeding 19:23
excellent 45:7
58:21
excess 56:2
excited 59:24
exciting 60:4
executive 57:22
exist 17:24 29:12
existing 27:22
exists 42:1
expect 5:8 50:11
51:18
expectation 43:14
expectations 46:7
Expecting 40:17
exposed 14:7
exposure 14:3
23:13,20 24:20
25:6 26:13,23
29:11
extending 43:12
extends 8:5
extensive 12:22
23:23 48:23
extensively 29:5
extent 10:20
extinguish 18:12
e-mail 31:14 32:8

F

facility 37:3 47:12
fact 51:21 57:10

factor 51:8
fall 30:22
far 33:12 35:23
38:20 49:20
fate 53:2,15
favored 40:24
feature 36:8
featured 57:9
feed 50:14
feel 31:13 56:9
feet 18:3 43:5 54:22
54:22 56:3
fell 10:24
fence 40:19
fencing 28:20
field 2:16
figure 16:23
figured 46:2
figures 58:7
filings 4:13
fill 17:4 37:23
final 28:23
Finally 11:6
findings 13:21 17:6
19:20 58:8
finished 38:1
first 7:7 14:13
32:23 35:22 38:14
39:17 45:6 59:5
floor 3:21 8:1
focus 40:16
focused 6:6 42:16
folks 6:21 33:9,16
39:17
follow 6:12 38:18
59:23
followed 7:15,21
38:11
following 7:24 9:2
22:20 30:19
follow-up 49:2
former 1:10 2:5
20:6 47:11
forms 13:24
forth 55:7
forthcoming 28:4

forward 4:7 5:13
58:11 59:21 60:3
found 18:5,8,24
19:22 20:4,5,8,12
35:18 42:18 47:6
48:18 54:6
Frankford 32:3
frankly 46:1
free 31:13 56:9
front 5:20
frugal 30:20
fuel 9:12
function 56:14
furnace 9:8
further 44:17 49:16
52:7 55:4
future 7:23 21:10
21:23 22:5 23:7
23:11 24:20 25:14
25:23 27:17 29:3
29:15 36:24 43:17

G

gallons 12:8
gaps 17:5
Garden 44:21
52:13
gardening 37:9
gas 8:22,23 9:1
17:11 20:24 21:2
22:1 48:10 54:14
general 8:11
generally 29:9
generic 23:3
give 57:23
given 2:18 46:14
go 46:18 51:6,17
52:16 53:18,23
goes 35:8 53:20
58:10
going 5:12 36:24
37:22 39:24 40:1
44:11 45:14 51:1
60:6
good 2:1 3:22 7:4
49:8 59:14 60:8

gotten 57:2
grading 41:5
graphic 37:13
 42:20
grass 26:20 27:1
 37:15 38:3
gravel 28:16 34:22
green 27:9,11 43:19
 44:10,13,15,23,24
grey 27:9
Grid 3:19 4:4,18
 5:20 11:3 31:10
grossly 40:7
ground 22:3
groundwater 12:21
 13:1,13 14:4,8
 17:14 19:3,4,12
 19:13,18,19,21,24
 20:1,14,18,22
 21:5 22:14 26:4
 29:8 35:16 36:10
 47:21 48:21,23
 49:2,16,24 50:7
 50:15 51:17 52:5
 52:10,19 54:5,20
 55:18
Group 4:24
grubbing 56:1
Guerin 3:17,22 4:3
 31:9 59:4 60:19
guess 39:22 47:19
guided 4:15
guides 48:2
guiding 6:1

H

hand 6:23
handling 47:10
handout 46:13
happen 37:10
happens 41:5
happy 6:2,23 59:4
harmful 21:9
hauling 41:16
hay 40:23
hazardous 12:1

33:7
health 7:19 18:15
 23:2 28:10 31:8
 33:6,21 38:17
 39:10
healthy 30:5
Healy 56:16
heard 58:1
heating 8:24
help 16:16 41:7
 58:7
helping 2:9 59:8
helps 33:23
Henon 5:11
Henon's 5:10 45:5
high 9:8
highlighted 20:11
highlights 57:13
history 7:9 8:20
hits 57:13
homes 38:13 52:12
hopefully 33:23
 38:6
housekeeping 2:14
human 14:3 18:15
 30:4
hydroseeding 38:1

I

icon 2:22 3:14
identifiable 24:13
identified 22:13
 39:21
identify 16:14
idol 10:14
illustrate 58:8
immediately 44:9
impact 20:15 51:19
impacted 17:13
 18:1,8 19:22
 20:21 24:3 25:11
 40:8 43:8
impacting 22:24
impacts 13:23 20:2
 20:19 22:3,7 23:2
 24:14 37:18 40:5

40:9 51:16
implemented 7:18
 30:4 34:16
import 43:4
important 5:22
 41:14 51:8 59:13
imported 37:23
improve 52:7
incidental 27:12
include 4:22 43:24
included 10:6
including 5:3 11:23
 12:1 13:8 43:20
inclusive 43:10
indicated 5:19
 20:14 59:14,18,22
indicates 18:13
indicator 13:19,24
individual 32:7
industrial 4:23
 8:17 18:6 20:6
 25:3 31:12 52:23
infiltration 51:15
 52:2
information 4:12
 39:3 57:24 61:5
initial 16:2,4 17:1
 19:5 20:20 21:4
initiated 10:18
 30:21
inspection 26:14
installed 19:4,6,9
installing 25:15
instance 27:2
institutional 25:19
 29:14 30:2
intended 23:11
 41:7 47:24
interpret 54:4
interpreted 54:9
interrupt 49:23
intrusion 21:13,17
 21:23 22:5,8
 25:14
investigated 17:20
 29:5

investigation 2:4
 7:14,16 9:21
 10:18 11:7 15:5
 15:18 16:1,8 17:7
 19:5,7 21:1 28:24
 30:7 31:21 33:17
 36:1 47:14 49:4,5
 57:19
investigations
 16:13
investing 5:24
invite 33:4
involved 38:24
involvement 15:22
 23:14
In-situ 24:6
iron 9:7,9 10:6 12:2
isolated 22:6 29:10
 53:4
issue 21:14 39:17
 46:15
issued 10:1
issues 3:11
items 21:24 22:12

J

Jerry 56:16
Jim 4:22 31:10 42:8
 44:2
John 32:18 41:13
 53:14 59:7 60:18
July 30:9

K

keep 40:10 41:3,11
Kevin 5:3 31:5 39:5
 60:20
Keyspan 11:4
kind 23:4 34:2,7,23
 36:21 40:3 42:20
 44:7,11 47:24
 49:6 53:17 54:10
 54:15 57:8,12
 58:2,7,12
know 33:13 38:9
 43:15 53:21

known 52:20

L

laboratory 17:16
land 27:21 36:17,24
 56:2
landscaping 38:4
 43:16
large 42:3
largely 54:24
larger 44:7
lawns 37:8
layer 25:9 27:3
layout 27:6
lead 15:4,22 18:8
 35:19,24 42:18
 43:7 55:6,9
LEGAL 1:23
Leigh 31:6
length 7:5
level 60:1
levels 18:9 19:22
 20:12,18 36:17
 47:6,18 53:19
 55:16
library 6:18 32:3
lighting 8:24
likes 51:24
limited 29:9 43:21
line 44:11 56:17
lines 56:4
list 31:1 33:3 46:23
listed 31:24
little 35:4 36:5,22
 57:24
local 5:2,15 9:16
 39:8
localized 13:9
 20:15
located 2:6 13:3
 18:22 27:22 34:4
location 8:11 12:3
 36:11,11
locations 16:24
 20:3,7 22:4 42:22
 52:11 53:6

<p>logistics 2:10 long 29:6 32:8 56:4 look 53:3 looked 47:19 looking 4:7 33:2 48:7 49:8 looks 44:5 lot 12:16 45:12,23 45:24 48:5 54:13 59:22 lots 26:19 low 47:18 50:18 lower 44:11 Lunanuova 2:1,9</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>Madelina 46:21 61:10 MAGNA 1:23 main 24:15 maintain 46:2 maintenance 26:14 makeshift 42:24 managed 48:17,20 management 23:10 24:2 29:22 32:24 33:12,22 manager 3:17 4:5 31:4 managing 41:7 mandatory 34:12 manufactured 8:21 8:23 54:14 Marshall 4:23 31:11 44:2 material 13:15 41:17 materials 46:18 matter 51:21 matters 30:12 means 15:2 34:22 measures 21:15 25:5 28:14,20 41:2 50:23 mechanism 55:15 media 40:8</p>	<p>medium 49:10 meet 9:16 meeting 1:11 2:3,11 3:6,8 6:6,9,11 33:4 58:1 60:12 61:6 megabytes 36:7 members 5:5 59:11 mentioned 4:3 10:23 11:20 15:23 22:16 24:1 31:18 53:15,24 55:2 methodologies 15:19 MGP 47:11 mic 2:12 MICHAEL 60:19 microphone 3:13 mid 8:22 migrating 20:16,22 migration 14:3 Mike 3:17,21 4:3 7:3 31:8 58:23,24 59:2 minimizes 41:23 minutes 2:20 mitigated 25:15 mitigates 16:20 mitigating 26:12 mix 44:24 mobilize 52:4 modeling 53:16 moderate 32:18 modestly 43:7 modifications 32:13 moment 2:13 money 46:1 monitoring 13:12 34:2,10 52:18 56:17 move 41:24 movement 19:13 moves 54:20 moving 35:14 41:20</p>	<p>MSC 53:1 mulch 38:2 mute 3:13 59:3 MW20S 53:13 MW5 52:17</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 2:8 39:22 narrative 58:3 National 3:19 4:4 4:18 5:20 11:3 31:10 natural 54:7 nature 9:1 10:19 13:9 18:22 22:7 51:9 54:16 near 13:3 18:23 nearly 12:8 necessarily 55:8 necessary 43:4 need 18:17 21:16 38:18 45:15 56:5 needed 21:15,16 24:15 29:15 needs 9:17 27:3 45:13 negligible 50:8 neighborhood 8:6 41:12 neighboring 8:15 neighbors 38:9 nice 57:11,22 Nonhazardous 11:23 nonresidential 23:5 26:2 36:18 37:5 north 8:9 44:22 53:7 northwest 8:7 Notary 61:10 note 21:24 27:14 41:14 noted 52:11 notes 46:22 nowadays 41:1 number 58:6</p>	<p>numerical 23:15 35:18</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>objectives 16:12 51:3 observed 17:6 obtain 55:21 obtained 42:13 obviously 40:5 51:12 occupied 29:13 occur 30:23 occurred 16:1,4 54:8 office 5:10 32:4 45:5 officials 39:9 offsite 12:10 22:9 41:16,22 48:19 51:1 53:20,23 oftentimes 40:20 oil 24:9 oils 9:13 okay 8:3 39:20,22 42:2 Once 49:19 ongoing 46:3 online 46:13 47:15 onsite 9:15 21:11 21:12,18 24:15 35:1,2 37:19,24 38:16 40:10 41:3 44:16 48:17 51:10 open 7:24 28:2 51:13 56:24 operated 8:21 operational 7:9 operations 9:11,19 opportunities 15:21 opportunity 3:24 4:8 38:22 39:7 opposed 41:20 options 15:20 orange 18:1 54:18</p>	<p>order 54:22 ore 9:8 organic 18:4 organize 59:8 outcome 60:4 outlined 54:18 outlines 28:11 outside 42:1 44:10 outstanding 10:10 owner 3:20 5:21 11:5 15:16 31:10 oxide 10:7 12:2</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>PADEP 39:8 pages 58:2 PAHs 35:19,23 55:7 panelist 2:18 33:3 PANELISTS 60:16 Pantelidou 31:3 parcel 5:22 park 8:18 42:24 43:1 44:8 45:9,20 parking 26:19 27:8 51:23 part 36:15 37:11 38:14 40:12 41:6 42:16 44:22 49:3 participating 60:7 participation 56:21 partnership 15:15 45:13,24 parts 25:1 35:21 party 22:19 path 43:16,21 pathway 23:20 pathways 29:11 pavement 37:14 45:1 pavements 37:20 PCMWS 53:9 Pennsylvania 6:15 13:5 14:18 15:3 22:17 30:9,15 31:4 39:19 49:12</p>
---	--	---	--	--

49:17 Pennsylvania's 14:14 people 14:6 peoples 46:7 percent 45:15 perched 20:1 performed 12:22 24:7 performing 55:23 period 9:4 12:22 13:12 29:6 30:20 periods 16:2 permit 42:5 55:21 55:22 permits 2:16 39:18 42:11 person 44:3 Philadelphia 1:10 2:6 4:1 5:6,23 31:7 45:16 phn 11:24 19:16 56:16 photograph 8:4,13 photos 11:13 physical 25:5 26:22 physically 25:10 pipes 24:10 pipng 12:11 place 26:11 40:7 50:24 plan 1:11 2:5 16:19 18:18 22:12 26:8 27:5 28:10 29:18 30:6,17 31:22 32:2,12 33:18 36:2 38:11,17 42:6 48:6 52:8 57:20 planned 21:18 23:22 38:5 43:1 44:8 45:2,20 planning 56:23 plans 25:21 29:1 35:6 41:19 44:16 plant 1:10 8:22 9:6	54:14 planted 45:3 playing 37:7 please 3:7,14 31:13 plus 47:22 point 32:16 49:16 50:7 portion 9:11 27:19 44:1 possible 25:6 post 6:17 46:17 posted 47:14 post-remediation 26:8 potential 16:16,21 21:9,22 22:4 24:19 25:13 26:12 29:15 41:23 practices 28:8,12 34:15 42:11 prepared 13:20 14:1 26:9 present 18:19 20:21 presentation 2:17 2:18 4:9,14 6:18 7:5 10:4 32:16 45:7 46:16 57:14 59:7,24 presented 36:11 presenters 2:13,15 preserved 28:1 prevent 21:17 25:5 25:11,21 26:22 27:12 50:24 52:1 previous 13:17 primarily 4:15 11:19 primary 10:5 17:22 20:3 private 15:10 probably 42:4 52:17 process 30:20 42:10 46:9 produce 11:24	production 9:3 11:15 productive 15:14 25:2 products 40:20 professional 4:17 program 3:16 10:12 14:14,16 15:7,8 22:18,18 48:1 programs 7:12 14:12 progress 40:13 project 31:3,23 32:5 36:3 38:24 41:6 projects 31:2 properties 8:15 14:9 15:13 17:19 22:10,23 23:4,6 29:16 property 2:6 3:10 3:11,20 8:12 9:12 10:17,21 11:6 17:23 19:10 20:2 23:12,18 31:9 38:19 42:17 44:19 44:22 47:7 48:5 49:8 53:5 60:3 proposed 6:3 prospective 10:16 protect 30:4 38:12 protection 7:20 10:2 13:7 14:19 15:1 provide 15:18 43:5 provided 32:11 57:11 providing 19:10 46:23 publically 43:19 public 1:11 2:2,11 3:6 6:16 7:19 15:17,21 30:10 31:8 33:6,21 34:5 35:20 39:10 46:4	47:4 60:11 61:6 61:10 publically 44:14 45:11 46:6 publications 44:6 published 57:5 pull 52:15 purchase 11:11 purpose 25:18 purposes 26:2 put 45:21 46:5 47:1 48:10 50:24 57:16 p.m 1:14 60:13 <hr/> Q <hr/> quality 3:12 19:18 quarterly 13:2 question 2:22 6:13 32:19 33:14,24 34:1 35:14,17 36:16 38:7,22 39:21 40:3 42:3 42:15,23 43:18 47:16 56:14 questions 2:16,21 3:5,15 6:8 31:16 31:21 32:7,10,22 33:15 46:20,24 56:19,22 58:18,21 58:22 59:9,14,22 quickly 55:9 Q&A 3:2,14 8:1 <hr/> R <hr/> railroad 27:23 43:11 rain 52:2 Rainford 31:6 raised 6:9 RCRA 14:22 reach 31:13 33:18 33:19 39:7 readily 24:12 readings 34:6 real 3:18 4:5 really 4:7 41:22	recap 23:23 received 32:22 record 61:6 Recovery 14:21 recreational 28:2 recycling 14:14 redevelopment 16:22 24:22 29:17 34:8 reduced 13:10 reduction 13:13 50:5 refer 10:3 16:3 34:6 35:24 referred 14:15 referring 36:22 52:17 refers 35:15 regard 13:22 regarding 3:6 4:10 4:13 20:24 25:19 45:9 regards 47:21 regulated 17:18 19:17 regulations 30:1 42:7 regulators 15:17 39:4 regulatory 7:12 18:13 22:2 30:19 related 9:19 30:11 31:16 32:9 54:5 relatively 51:11 54:21 released 35:20 remain 5:24 18:2 26:10 27:16 51:10 51:19 59:16 remained 10:14 remaining 10:21 remedial 10:22 16:13 22:19 24:12 29:21 30:7 33:16 36:1 47:13 48:2,3 49:3,5 54:11
---	---	---	---	---

57:18	responses 30:14 32:10 47:2 59:17	samplings 12:21	51:7 53:14 55:5	31:19 34:22 35:16
remediation 22:21 54:7	responsibilities 10:11	sanitary 48:12	58:24 60:17	37:12 40:14 52:15
remedy 6:3,8 24:18 40:6 60:4	responsible 55:1	Sarah 31:3	sheet 57:10	slides 15:24 16:11 43:23 52:10 57:16 57:18
remember 3:7	restore 38:2	saw 39:2	shipped 12:10	
reminder 6:5	restored 9:14	says 3:2	shortly 18:19 54:19	
removal 13:15 54:16	restricting 26:1,3	scenario 37:2	show 42:19	slight 52:24
removed 12:3,13 24:2	result 10:17 11:5	schedule 7:23 29:2 31:19	showed 20:2 34:21 35:16 37:13 43:12 44:18 48:22	slowly 54:21
removing 41:15	resulted 24:12	screen 2:23 3:1,4 44:12	showing 8:13 11:14 12:3 27:6 37:13	socks 40:21
report 13:19 30:8 31:22 32:1 33:17 36:2 47:14 57:19	results 17:3 22:1 36:10	Scrolling 38:8	shown 27:7,8,10 29:4,8 40:14,19 54:17	soil 12:7 13:16 14:8 16:24 17:8,10,13 17:19,23 18:3 20:24 21:2,4 22:1 22:3,14,14 24:3 25:7,9,12,13 26:18 27:3 28:19 29:7,23 36:23 37:18 40:11 41:24 43:8 47:9,21,22 47:22 48:16 50:12 51:11,16,20 52:3 54:9
Reporter 61:10	return 15:13	section 36:8	side 8:17	soils 18:1,11 19:1 24:7 27:13
represent 18:14 21:21 22:4	reuse 25:2	sector 15:10	signed 14:1	somewhat 50:8 54:9
representation 5:3	review 6:17 30:20 32:2 42:6	sediment 28:19 50:23	significant 29:19 50:4	sort 37:9
representations 5:9	reviewing 33:16	see 2:24 8:3,8 11:16 12:15 17:19,22 20:11 28:21 34:5 36:13 54:12,19 57:17 58:16	significantly 13:10 20:20	sound 3:12
representative 5:16	RI 16:4 17:1 20:20 21:4 58:11	seedling 38:2	silt 28:20 40:18,21	source 13:15 40:6 54:16
representatives 33:20	Richmond 2:7 4:11	seeing 39:11 54:2 55:2 56:9 58:20	similar 8:24 54:15	sources 24:13 50:12
request 33:5	right 4:18 5:19 35:13 39:16	seen 44:5 49:24 50:19	site 4:11,19 6:2 7:8 7:10,13,16 8:4,10 8:14,20,20 10:13 10:14,17 11:9,12 11:14,18 12:4,14 12:17 13:22 14:9 14:10 15:16 16:21 18:23 19:14 20:17 20:23 22:8 23:8 23:15,19 24:5,13 24:18,22 25:24 26:4 27:15,19 29:12,17,19 30:6 30:16,22 31:11,17 38:10,19 42:3,13 49:14 51:12 53:5 54:8 58:17	south 8:10 44:9 53:7,13
required 10:5 28:22 30:17 42:11	rising 17:13	selected 23:18 50:1	site-related 6:19	space 28:2 43:19 44:13,16,23,24
requirements 15:19,20 26:15	risk 23:9,16	sent 17:16	sledges 10:7 12:2	spaces 27:10
requires 42:4 48:19	risks 16:16,21 18:15	servants 26:5	sleet 19:16	spans 4:1
requisite 11:21	river 8:8,16 9:14 27:23	serve 26:21 27:11 43:6 51:24	slide 13:17 18:20	specific 23:8,15,19 24:16,18 38:18 49:10
residency 38:21	road 41:11	Services 1:23 33:1 33:13		specifically 7:8
residential 8:6 23:5 36:20 37:6	roads 35:3,5	session 8:2 32:19		specify 26:14
residual 10:6 24:9 27:13 37:18 40:4 40:9	roughly 2:19 12:24	set 16:11 20:1		spend 54:13
residuals 10:20 14:7 17:24 18:2,4 24:14,20 25:7 26:24 29:7	routinely 28:21	setting 3:23		spring 30:24
residual's 18:21	run 34:23 56:5	sewer 48:11		square 56:3
Resource 14:20	runoff 40:15 50:24	shallow 18:1 19:8 19:23 49:12 52:19 53:10		squint 53:9
respect 15:4 21:23 47:18 48:21		share 4:9 6:3 39:23		
respective 11:10	S	shared 6:12,14 58:10,15 59:20		
respond 32:6	safe 28:11	sharing 59:17		
	safety 7:19 28:10 38:11,17	Sheehan 4:16 6:24 7:2 35:12 39:15 41:13 42:9 49:22		

<p>stabilized 34:20 stable 18:22 22:6 29:10 staff 14:16 standard 22:22 23:3,9,12,15,17 23:19 34:14 standards 18:9,13 19:23 22:2,21 37:4 start 36:9 started 2:15 States 4:6 Statewide 23:2 24:24 status 13:22 stay 34:24 47:18 steel 9:9 Stepping 57:15 Stevens 39:23 storage 9:15 12:11 24:8 storm 40:15 41:3,7 48:11 50:22 strategy 3:19 straw 40:22 street 2:7 4:11 35:6 44:21 52:13 structure 37:16 structures 9:20 11:17 12:12 18:23 25:10 29:22 studies 54:6 submit 30:14 31:20 31:23 submitted 6:10 30:8 subsequent 21:6 subsequently 9:16 50:2 Substance 14:22 summarize 16:7 summarizing 13:20 summary 6:14 7:22 14:6 19:19 57:12 57:23</p>	<p>supplemental 16:5 19:7 49:4 support 4:22 6:22 15:6 16:21 supporting 4:18 sure 33:10 48:16 56:4 surface 18:24 37:18 surfaces 34:18 surfacing 18:10 surrounding 27:9 38:9 41:12 sweeping 28:17 35:7,8 41:11</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>Table 36:9 tables 58:9 take 2:19 36:5 Takeaways 18:20 taken 12:4,13,17 21:16 40:6 54:17 talk 7:7 39:17 tank 10:7 12:1 24:9 tanks 9:15 12:11 tar 11:24 tars 10:6 TCE 52:19 55:13 team 4:17 11:12 38:5 43:2 technical 33:7 temperature 9:8 terminated 11:1 terms 34:13 45:2 testing 47:17,20 49:21 thank 3:23 7:2 32:20 45:6 59:5 60:7,9 Thanks 32:21 46:10 thereof 16:10 thick 27:4 thickness 27:2 thing 37:9,21 things 40:15,18</p>	<p>41:10 49:23 51:4 52:4 think 33:8 36:21 41:13 43:22 44:4 45:11 54:4,10 57:2 58:19 59:2 third 23:8 thoroughly 17:20 three 20:3 44:4 56:24 three-paged 57:12 time 2:16 9:24 10:24 12:7,23 14:5 16:2 26:13 29:6 30:13,18,21 30:23 32:14 36:6 39:2 41:18 50:9 51:13 54:13 timeframes 16:9 timeline 15:24 tire 28:17 41:10 tires 34:24 35:1 today 7:6 57:14 today's 59:23 tonight 4:8 6:2 59:7 Tonight's 4:14 tons 12:6 24:3 tools 12:16 top 18:3 topic 28:23 TOSCA 14:23 total 12:6 touch 7:11 14:11 47:6 Touching 27:18 Toxic 14:22 track 53:17 tracked 34:13 tracking 35:2 tracks 43:11 trailing 50:5 transcript 61:5 transport 53:3,16 treatment 12:10 trees 45:3 trenching 48:9</p>	<p>trend 50:18 trends 54:1 trichloroethylene 52:21 truck 34:24 true 61:5 turn 2:12 3:16 32:17 two 16:2 18:3 36:15 43:5 52:11 53:11 54:6 two-feet 27:4 type 3:4 56:11 typical 54:11 typically 18:5 50:10</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>ultimately 16:18 43:14 unacceptable 18:15 uncommon 47:10 54:19 underground 24:8 underlying 26:23 understanding 34:9 undertaken 11:8 underwater 44:1 undeveloped 10:15 27:16 unexpected 48:14 Unfortunately 10:23 United 4:6 units 24:2 unknown 23:6 un-impacted 49:14 usable 51:11 use 2:22 3:14 9:1 15:14 23:11 24:24 26:1,3 28:3,10,16 28:18 36:24 58:16 USEPA 5:4 15:6 uses 23:7 utilities 48:10</p>	<p>utilized 15:12 28:8</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant 15:11 values 36:14 vapor 21:13,17,23 22:5,8,15 25:13 25:16 vapors 17:12 21:10 vastly 36:19 vegetable 37:8 vegetated 51:4 vegetation 11:19 44:20 vegetative 37:22 versus 37:6 53:2 VIDEOCONFERENCE 1:12 virtual 2:11 visible 34:14 voice 39:11 voluminous 57:20 Voss 45:4,5 Voss's 5:12</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>want 3:5 23:23 40:9 59:1 wanted 45:8,21 46:5 warehousing 37:3 wash 28:17 41:10 washed 35:1 waste 10:5 11:23 12:1,16 29:22 33:7 water 12:9 40:15 41:3,8 48:10 50:22 51:15 52:2 waterfront 27:21 43:13 wattle 40:22 way 45:18 ways 28:17 47:20 website 31:24 32:5 36:3 39:1 46:17</p>
--	--	---	---	---

56:13 57:6,8 59:19 weeks 56:24 weigh 49:18 welcome 2:2 5:17 56:21 wells 19:4,6,8,9,15 20:9,10,12 49:19 53:7 wetting 28:15 34:17 35:7 we'll 22:11 we're 22:16 35:2 40:8 45:14 48:7 49:8 51:20 we've 5:19 6:19 23:17 29:4 30:2 49:24 50:19 59:18 white 27:7 wide 17:17 wish 27:15 60:8 work 3:9 6:7 7:23 23:24 28:11 29:1 30:22 42:12 45:12 51:4 55:24,24 worked 43:17 45:23 workers 28:13 working 7:13 14:13 22:17 38:15 54:14 workplace 3:18 wouldn't 51:17 wrap 7:21 28:24 59:1 writing 6:10 47:2 www.MagnaLS.c... 1:24	<hr/> Z <hr/> zones 53:12 <hr/> 1 <hr/> 10 1:13 100 45:15 110 58:2 120 58:2 13 12:24 19:9 130 36:7 15 30:9 36:9 19 50:3 19D 53:10 19S 53:9 1920s 8:22 1960s 11:15 1969 9:13 1980s 11:22 24:1 1982 9:5,23 29:20 1989 9:13 1990s 24:7 1993 9:23 1999 13:5 <hr/> 2 <hr/> 2 14:16 15:7 22:18 30:1 20D 53:13 2001 24:8 29:21 2003 10:15 16:5 17:1 50:2 58:11 2006 11:2 16:5 17:2 20:21 50:2 2007 11:3 2013 13:18 2018 11:6 17:3 50:3 2021 1:13 21 17:10 21:2 <hr/> 3 <hr/> 30 2:19 51:14 33 19:8 33-some-odd 57:18 39,000 12:6 24:3 <hr/> 4 <hr/>	400,000 12:8 4501 2:7 4501RichmondSt... 36:4 46:19 56:13 <hr/> 5 <hr/> 5 52:18 5,000 56:3 5.0 53:2 50 9:4 500 17:8 47:22 <hr/> 6 <hr/> 6.1 53:1 6:00 1:14 6:59 60:13 624-6221 1:23 63-acre 8:12 <hr/> 8 <hr/> 8 27:20 80s 12:18,23 48:24 50:1,13 866 1:23 <hr/> 9 <hr/> 90s 11:22 12:18,23 49:1 50:1,13		
<hr/> Y <hr/> yeah 40:5 42:9 53:4 57:6 year 54:22 years 9:4 12:24 13:18 51:14 yellow 12:4 Yvonne 39:23				

1					
2			ERRATA		
3					
4	PAGE	LINE	CHANGE FROM	CHANGE TO	REASON
5	4	24	buyer	buyer /	editorial
6	5	6	displaced	hazardous waste	correction
7	5	9	representations are	representatives	clarification
8	6	20	documented.	documentation.	correction
9	7	5	at length	outline	correction
10	7	9	history, cleanup	history, and cleanup	correction
11	7	16	discussions of investigation site	discussion of our investigation of site	clarification
12	8	10	and South site.	and Southside of the site.	clarification
13	8	14	detail in the	detail on the	correction
14	9	6	plant	coke	correction
15	9	7	blindstone	limestone	correction
16	9	14	it was restored	fuel oil was stored	correction
17	10	5	required	requiring	correction
18	10	7	sledges.	sludges.	correction
19	10	8	Certificate of closure	The certificate of closure	correction
20	10	10	are outstanding	are no outstanding	correction
21	10	12	program of	program for	correction
22	10	16	--	former owner, Keyspan Energy had entered a sale agreement with a	correction
23	10	16	buyer developed	buyer to develop	correction
24	11	1	the committees	the RI activities	correction
25	11	3	In 2007, the National	in 2007, National	correction
26	11	4	Energy and the	Energy and as the	correction
27	11	10	respective	prospective	correction
28	11	21	requisite	RCRA site	correction
29	11	24	coke produce (phn) and cold tar	coke breeze and coal tar	correction
30	12	2	sledges and iron oxide will be	sludges and iron oxide was	correction
31	12	3	showing	shown in	correction
32	12	16	tools	soils	correction
33	12	21	samplings were	sampling was	correction
34	13	8	including - - were	concluding that groundwater impacts on site are	correction
35	14	3	exposure of migration	exposure and migration	correction
36	14	6	people were	people are	correction
37	14	16	The staff has	The Site is	correction
38	14	17	been administered	being administered	correction
39	14	23	(TOSCA)	(TSCA)	correction
40	15	12	other	under	correction
41	15	22	lead.	meeting.	correction
42	17	9	this event.	these events.	correction
43	18	12	extinguish	exceedances	correction

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

ERRATA

ERRATA

PAGE	LINE	CHANGE FROM	CHANGE TO	REASON
18	21	residual's	residuals of	correction
19	2	Here we are in	Moving onto	clarification
19	11	coverage assessing	coverage, assessing	editorial
19	16	dark sleet (phn)	broad suite	correction
20	2	along	across	correction
20	14	indicated	indicates	correction
21	1	the used	we used	correction
22	1	--	samples themselves were below	correction
22	3	ground	groundwater	correction
22	23	--	if	correction
22	24	yours. You have not	yours. And you have not	correction
24	1	mentioned, the	mentioned, the RCRA Waste	correction
24	7	for soils. In the 1990s	for soils from 1992 to 1993. In the 1990s	clarification
24	10	pipes.	pipes were removed.	clarification
24	12	remedial readily	removal of readily	correction
24	15	of the main onsite still needed to	that remain onsite still need to	correction
24	16	addressed at the our	addressed by our site-	correction
25	1	company	country	correction
25	22	controls	controlled areas	clarification
26	5	servants	disturbances	correction
27	7	distribution shown	distribution center shown	correction
27	8	parking driveway area is shown	parking and driveway areas are shown	correction
27	12	contact of	contact with	clarification
27	15	we wish to enforce that the site	the eastern portion of the site	correction
28	12	practices of	practices for	clarification
28	15	depression,	suppression and	correction
28	17	wash sweeping	wash and sweeping	correction
28	20	as silt	as the silt	correction
29	4	sites	site	correction
29	5	have been	has been	editorial
29	7	residuals of concern, the soil	residuals of concern in the soil	correction
29	9	to be generally limited and	to be generally limited,	editorial
29	16	properties associated	pathways associated	correction
29	21	remedial	removing	correction
29	24	In consistence	Consistent	correction
30	1	Act 2 regulations and	Act 2 regulations, engineering and	correction
30	4	to protect a human	to protect human	correction
30	5	healthy	health and	correction
30	6	plan	planned	correction
30	13	address	assemble	correction

ERRATA

	PAGE	LINE	CHANGE FROM	CHANGE TO	REASON
4	30	16	site.	plan.	correction
5	30	17	changes of	changes to	clarification
6	30	20	frugal	approval	correction
7	30	21	it will be initiated	the remedial investigation report will be revised	clarification
8	31	2	projects.	project.	correction
9	31	14	their e-mail	via e-mail,	clarification
10	31	15	addresses, with any of your	with any of your	clarification
11	33	20	City of	City of Philadelphia	correction
12	33	21	Health of	Health or	correction
13	34	14	of the visible	of a visual	correction
14	35	19	PAHs in lead	PAHs and lead	correction
15	35	23	PAHs in	PAHs and	correction
16	37	18	impacts and	impacts in	correction
17	37	20	pavements,	pavement	correction
18	38	21	residency	an agency	correction
19	39	18	the City and the	the City then to the	correction
20	39	20	Mr. Bilash:	Mr. Brussel:	correction
21	40	13	In the progress,	During the construction process,	clarification
22	41	20	cover it	cover it,	editorial
23	42	2	Mr. Bilash:	Mr. Brussel:	correction
24	42	21	broad brush of color. It was a	blue brush color. It was in several	correction
25	43	13	waterfront. Then there's	waterfront. The park's orientation	clarification
26	43	14	expectation ultimately depending	ultimately depends	clarification
27	43	16	path or however	path or however arranged	clarification
28	43	19	pubically	publicly	correction
29	44	11	line kind	line, kind	editorial
30	44	18	had that showed around	had that showed	clarification
31	46	7	that are	that people are	correction
32	46	13	will the handout	will a handout	correction
33	46	15	at issue?	or issues?	correction
34	47	11	and the former MGP and the coking	at former MGP and coking	clarification
35	47	12	facility.	facilities.	clarification
36	49	4	that supplemental	and supplemental	correction
37	49	12	and the shallow	at the shallow	correction
38	49	12	aquifer, the	aquifer. The	editorial
39	49	24	seen from the groundwater	seen for the groundwater	correction
40	50	1	selected	sampled	correction
41	50	5	and trailing	and trending	clarification
42	50	13	There is nothing	There is nothing,	editorial

	PAGE	LINE	CHANGE FROM	CHANGE TO	REASON
1					
2			ERRATA		
3					
4	50	14	essentially to	essentially, to	editorial
5	50	17	deludes	dilutes	correction
6	50	19	we've ever seen	we've seen	clarification
7	51	11	usable	stable	correction
8	51	14	brown	storm	correction
9	51	19	remain at impact	remain or improve	correction
10	53	15	we do	we did	correction
11				we are seeing in concentration, groundwater impacts are not migrating offsite.	
12	54	2	we are seeing in concentration.		clarification
13	54	4	that	that it's	clarification
14	54	10	--	he's referring to groundwater. Natural attenuation,	clarification
15	54	17	is taken,	is complete,	clarification
16	55	6	lead in some	lead and some	correction
17	56	16	Jerry Healy (phn)	Carey Healy	correction
18	56	21	participation	participation,	editorial
19	58	12	So I'll call it all kind of	So it contains all of	correction
20	58	14	derived in	directing	correction
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1 ACKNOWLEDGMENT OF DEPONENT

2

I, Lawrence Healy, do
3 hereby certify that I have read the
foregoing pages, 1 - PGS, and that the
4 same is a correct transcription of the
answers given by me to the questions
5 therein propounded, except for the
corrections or changes in form or
6 substance, if any, noted in the attached
Errata Sheet.

7

L. C. Healy 9/17/21
8
WITNESS NAME DATE

9

10

Subscribed and sworn
11 to before me this
17 day of September, 2021.

12

My commission expires: 12/22/2024

13

Lois A. Ryfun
14 Notary Public

15

16

LOIS A. RYFUN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RY6198427
Qualified In Madison County
My Commission Expires ~~12-22-2020~~
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