



Pennsylvania Department of Environmental Protection

2 East Main Street
Norristown, PA 19401
August 18, 2009

Southeast Regional Office

Phone: 484-250-5960
Fax: 484-250-5961

Mr. Marc Zaid
Joshua Hill, Inc.
166 East Levering Mill Road
Suite 200
Bala Cynwyd, PA 19004

Re: ECP - Land Recycling Program
Former Whitemarsh Township Landfill
eFACTS No. 702861
Joshua Road
Lafayette Hill, PA 19444
Whitemarsh Township
Montgomery County

Dear Mr. Zaid:

The Department of Environmental Protection (Department) has received and reviewed the May 2009 document titled "Final Act 2 Report," for the property located at Joshua Road. The report was prepared by Blazosky Associates, Inc., and submitted to the Department in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2) and constitutes a "Final Report" as defined in Chapter 3, Section 250.312 of Act 2.

A Final Report summary has been attached which describes the area(s) of the property characterized, contaminants identified, remediation performed, and that a residential Statewide Health Standard was attained. A figure depicting the areal extent and the reference coordinates of the sites remediated is included. The Department approves this report for the substances identified and remediated to an Act 2 standard within the site(s) specified. Chapter 5, Section 501 of Act 2, provides the liability protection where attainment of Act 2 cleanup standards is demonstrated. Cleanup liability protection provided by this chapter applies to the current and future owner or any other person who participated in the remediation; a person who develops or occupies the site; successor or assign of any person to whom liability protection applies; and public utility to the extent the public utility performs activities on the identified site.

Although remediation under Act 2 is now complete for this site, you are advised that any future earth disturbance or development may require either approvals or permits from the appropriate county soil conservation district. Therefore, you should contact the conservation district before engaging in any such activities.

Thank you for your cooperation in working with the Department in the remediation of this site. Your efforts are helping to return land to productive use and prevent the needless loss of greenspace across the Commonwealth.

If you have any questions or need further information regarding this matter, please contact Ms. Susan Kennedy at 484-250-5780.

Sincerely,



Stephan Sinding
Regional Manager
Environmental Cleanup

Enclosures

cc: Mr. Layton - Blazosky Associates, Inc. (w/envelope)
Dr. DiMino - Montgomery County Health Department (w/envelope)
Mr. Kadwill - Montgomery County Conservation District (w/envelope)
Mr. Sinding
Mr. Payne
Ms. Kennedy
Ms. Bass
Mr. Gallagher
Re 30 (GJS09ECP)225-4

Land Recycling Program

Review Site for the Final Report Summaries

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Review a Final Report Summary

Final Report Summary

2009-07-09 14:28:11

Identification

Property Name: Former Whitemarsh Township Landfill

Property Descriptor: former trench MSW landfill

Address/Location

Address: Joshua Road

City: Lafayette Hill

Zip Code: 19444

Municipality

Name	Site Located
Whitemarsh township	<input checked="" type="checkbox"/>

County: Montgomery

Latitude: +40° 4' 58.619" **Longitude:** -75° 16' 36.552"

Property Specifics

Size of property: 11.63 acres

Number of sites: 1

Combined acreage of sites: 11.63 acres

Remediation

Standards attained or special industrial area attainment. (Check all that apply. Can use multiple.)

- Background
- Statewide health
- Site-specific
- Special industrial area

Proposed future property use - scenario for which the attainment of Statewide Health standard is demonstrated

- Residential
- Non-residential

List of contaminants

Soils

Chemical_Name	CAS_Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)
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Groundwater

Chemical_Name	CAS_Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)
BENZENE	000071-43-2	0.0	0.0
TETRACHLOROETHYLENE (PCE)	000127-18-4	0.0	0.0
TRICHLOROETHYLENE (TCE)	000079-01-6	0.0	0.0

Remediation

Number of sampling rounds for groundwater attainment: 4

Special Features

Non-use aquifer approval date:

Area-wide background approval date:

Amount of waste removed other than soil or groundwater (cubic yards): 0.0

Municipal ordinance prohibiting groundwater use:

Post remediation care plan:

Other Programs

Key Site

Multi-site Agreement; Date:

Enterprise Zone

Keystone Opportunity Zone

Administrative

Municipality request for public involvement plan

Deed notification

Deed acknowledgment:

Deed restriction:

Cleanup cost (\$): 150000.0

Jobs created/saved: 3

Narrative

The former Whitmarsh Township Landfill property is made up of approximately 11.63 acres, and is

situated along the northern side of Joshua Road, approximately one mile southeast of the intersection of Joshua Road and Ridge Pike in Whitemarsh Township, Montgomery County, Pennsylvania (Figure 1). The Site currently (as of 2009) consists of a wooded lot, covered almost entirely with dense underbrush. Previously owned by Whitemarsh Township Authority, the Site was a municipal waste landfill from the early 1960's to early 1970's. The method of disposal was that of a trench fill operation (typical at that time) where shallow trenches were cut into the earth and subsequently backfilled with waste material. Regulations at the time did not require a liner or cap after filling activities had been completed. A total of nine disposal trenches were cut laterally from east to west across topographic slope and covered approximately 7.5 acres of the Site. Information from shallow test pits completed during previous investigations indicated that the maximum depth of trash is on the order of twenty feet below ground surface (bgs). At some time during the early to mid 1970's the landfill was ordered closed by the Pennsylvania Department of Environmental Resources. After eight separate investigations of soil, groundwater and soil gas carried out over the last 20 years performed by National Label Company (adjacent owner), Whitemarsh Township (former Site owner) and JHI (current owner), the conditions of the property have been assessed and documented. BAI's Act 2 Site Characterization and Attainment Demonstration activities over the last year mark the final step to requesting a release from legal liability. This investigation on the Former Whitemarsh Township Landfill, located on Joshua Road, Whitemarsh Township, Montgomery County, Pennsylvania has met the requirements for the Act 2 Final Report under the SHS. This investigation included research of prior investigations, soil-gas monitoring, groundwater monitoring, and constituent fate and transport analysis, all of which indicate attainment of the SHS. Parameters affecting the fate and transport of benzene, PCE and degradation daughter products have been evaluated and conservatively modeled within the contaminant plume for a time period of thirty years past the present time (May 2009). Results from this model show that the leading edge of the benzene and PCE plume during this time reaches no further than a distance of 160 feet downgradient of MW-1. Sampling results have been input into the model, to ensure the model is properly calibrated, and reasonably depicts the on-site conditions. The model shows that benzene, PCE and its associated daughter products degrade within the Site property boundary. These findings correspond to those found during the groundwater sampling events and indicate that the input parameters into the model are reasonable, yet conservative in estimating the fate and transport of the VOC plume within the site boundaries. Results from the four quarters of groundwater results consistently show that the concentrations of regulated substances at the point of compliance (the Site boundary) are less than the groundwater SHS MSC for the particular regulated substance. The current and historical results show that samples from MW-1 (in the upgradient, central portion of the Site) have detections of four VOC's with some metals and appear to have largely stabilized. Samples from MW-5 have also had detections of four VOC's as well and show a decreasing trend in the regulated substance concentrations. Historically, samples collected from MW-2 and MW-3 had a detection of lead; however, through natural attenuation and other processes samples from these wells no longer have lead detections. Again, four quarters of groundwater samples collected from the point of compliance wells, MW-2 and MW-3, have shown attainment with the residential Statewide Health Standard MSCs. Given that the on-site waste is over 35 years old, significant degradation is likely to have already occurred as evidenced by the lack of or minimal detections of regulated constituents in the groundwater and further supported by the minimal methane soil gas detections. The groundwater and modeling data together indicate that the plume has stabilized and has consistently not reached the downgradient point of compliance monitoring wells. On-site soil investigations (including TCLP testing) performed by others found no evidence of hazardous waste disposal. Current plans for the property include redevelopment into residential townhouses. Construction would be slab-on-grade, with public water and public sewer. Preliminary sketch plans have been prepared and an agreement has been developed between the current owner and Whitemarsh Township. This agreement stipulates that Whitemarsh Township is in support of the project and desires to see the Act 2 release of liability obtained and redevelopment of the property occur. Therefore, on behalf of Joshua Hill Inc. BAI is requesting a release of liability under the SHS for the soil and groundwater at the Former Whitemarsh Township Landfill for the parameters analyzed under Tables 1

and 2 of the Final Report.

Remediator/Property Owner/Consultant

Contact Person: Ed Layton

Title: Consultant

Phone Number: 610-495-5585

Email Address: elayton@blazosky.com

Company Name: Blazosky Associates, Inc.

Address: 649 North Lewis Road, Suite 215
Royersford, PA 19468

Contact Person: Marc Zaid

Title: Property owner

Phone Number: 610-940-3610

Email Address: zaidesq@cs.com

Company Name: Joshua Hill, Inc.

Address: 920 Matsonford Road
West Conshohocken, PA 19428

Attachments (Note: Click the file name will open a new window.)

File Name: 02977-SITE_LAYOUT_FIGURE.pdf

Caption: Site Layout

DEP Input

N/A

Print this final report summary with "DEP Input" field

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