



Pennsylvania
Department of Environmental Protection

July 17, 2025

Mr. Max Ryan
Alliance 51st Street, LLC
40 Morris Avenue, Suite 230
Bryn Mawr, PA 19010

Re: Letter of Technical Deficiency
Alliance 51st Street
eFACTS PF No. 855927
1646 South 51st Street
City and County of Philadelphia

Dear Mr. Ryan:

The Department of Environmental Protection (DEP) has received and reviewed the April 2025 document titled “Human Health Risk Assessment – Offsite Soils Adjacent to Former 51st Street Terminal” (report), received on April 21, 2025, for the property referenced above. The report was prepared by Arcadis U.S., Inc. and submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2), and it constitutes a risk assessment as defined in Chapter 3.

The procedures and regulations set forth in Act 2 must be followed in order for your site to qualify for the liability protection provided by the Act. Upon initial review, DEP finds the submission is technically deficient and the following items are needed to complete your submission:

The human health risk assessment requires the use of site characterization information from an approved remedial investigation report in accordance with 25 Pa. Code Section 250.409(1). An approved remedial investigation report for the site is needed to confirm the human health risk assessment is acceptable.

Please address the above summarized technical deficiencies within 60 days. If the deficiencies noted above are corrected and a report resubmitted to DEP within 60 days, it will not be necessary to resubmit report review fees, resend the municipal notice, or republish the public notice. Please include a copy of this correspondence with any resubmission to confirm to DEP staff that an administrative completeness check is not necessary. If the corrected report is resubmitted later than 60 days from the date of this letter, the resubmitted report will need to include the appropriate fees and proofs of municipal and public notices.

We look forward to assisting you in the remediation of this property and encourage you to contact us throughout this process. If you have any questions or need further information

regarding this matter, please contact Matthew Sabetta by email at msabetta@pa.gov or by telephone at 484.250.5788.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://www.ehb.pa.gov> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

Sincerely,

C. David Brown, P.G.
Regional Manager
Environmental Cleanup and Brownfields

cc: Mr. Brunt (Arcadis U.S., Inc.)
City of Philadelphia
Mr. Reitano, Esq.
Ms. Costello, Esq.
Mr. Devan, P.G.
Mr. Sabetta, P.G.
Ms. Henderson