



Pennsylvania
Department of Environmental Protection

December 2, 2025

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

Re: Approval of Remedial Investigation Report and Cleanup Plan for Soils
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 reviewed the September 4, 2025 document titled “Act 2 Remedial Investigation Report and Cleanup Plan for Soils Only” 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 remedial investigation report and cleanup plan as defined in Chapter 3.

DEP hereby approves the remedial investigation report and cleanup plan for soils in accordance with the provisions of Act 2.

Please feel free to contact Matthew Sabetta by email at msabetta@pa.gov or by telephone at 484.250.5788 with any questions or if further clarification is needed regarding this matter.

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. (Herold Law)
Ms. Costello, Esq.
Mr. Devan, P.G.
Mr. Sabetta, P.G.
Ms. Henderson