



August 9, 2023

via electronic mail

Mr. Steven Brown, Manager
East Whiteland Township
Municipal Building
209 Conestoga Road
Frazer, PA 19355

Re: Bishop Tube Site - Land Development Submission

Dear Mr. Brown:

On July 27, 2023, Pennsylvania Department of Environmental Protection (DEP) personnel discovered, through its own actions, that Constitution Drive Partners, LP submitted a Final Land Development application to East Whiteland Township, possibly last month, regarding the source property of the Bishop Tube HSCA Site (Site).

DEP viewed [Bishop Tube Final Land Development Submission](#), dated June 2023, which is available on East Whiteland's website. We note that the Project Narrative, submitted to East Whiteland, dated June 20, 2023 states the following:

The property is a listed contaminated site within the PADEP Act 2 program for soil and groundwater contamination due to historic manufacturing that occurred from the 1950's to 1999. The environmental contamination shall be cleaned up in accordance with the Revised Bishop Tube HSCA Site – Workplan of OU3 Implementation, per DEP letter dated 1/10/23 (see attached). No earth disturbance, construction or redevelopment activities (other than building demolition activities) shall occur at the three (3) impacted soil areas, until completion of the necessary soil excavation required in accordance with the DEP approved remediation scope of work, as may be amended.

At this time, DEP would like to offer the following comments on the Project Narrative:

- The source property of the Site is not proceeding through DEP's Act 2 Program. It is part of a Site that is listed on PA's Priority List, pursuant the Hazardous Sites Cleanup Act (HSCA), and DEP has selected a response action for the Site for implementation.
- The environmental conditions, related to the release and threatened release of hazardous substances and contaminants at the Site, will be addressed in accordance with DEP's Statement of Decision, which was filed in the administrative record in September 2022.

- *“The Revised Bishop Tube HCSA Site – Workplan of OU3 Implementation, per DEP letter dated 1/10/23”* – As described in DEP’s Statement of Decision, OU3 is only the drinking water remedial component of the selected response action. The work plan and associated January 10, 2023 DEP letter that are discussed in the Project Narrative relate only to the connection of a nearby residential property to a public waterline. That public waterline connection work has no relationship with any proposed residential development of the Site source property.
- *“the three (3) impacted soil areas”* - DEP’s response action will address the Site’s soil (OU1) and groundwater (OU2) contamination and has already addressed the drinking water for a single residence (OU3), as fully detailed in DEP’s Statement of Decision. DEP’s selected remedy for OU1 will address more than just 3 impacted soil areas.
- *“the necessary soil excavation”* - Excavation was not a remedy selected by DEP for this Site. DEP’s selected remedy includes In Situ Chemical Oxidation and/or In Situ Chemical Reduction (“ISCO/ISCR”), coupled with soil mixing to address unsaturated and saturated soils; in situ injection of ISCO, ISCR or bioremediation amendments in the two primary chlorinated solvent source areas to address contaminated groundwater with engineering, and/or institutional controls, and long-term monitoring; and connection of the residence with an impacted domestic well to the existing public waterline.
- *“DEP approved remediation scope of work”* there is no approved remediation scope of work by DEP, related to the Site.

Additional information about DEP’s selected response action is available on our website: www.dep.pa.gov/bishoptube. We continue to welcome additional discussions with East Whiteland Township regarding DEP’s planned remediation of the Site. Protecting the environment, including Little Valley Creek (an Exceptional Value (EV)), associated waters, and wetlands adjacent to the Site, also remains critical and there must be compliance with all environmental permits and requirements. Your timely notice to us of any proposed land development, submissions, or other activities, affecting the Site, would be greatly appreciated.

Should you have any questions regarding this matter, please contact me at 484.250.5719 or by email at bmcclennen@pa.gov.

Sincerely,

Bonnie McClennen
Environmental Group Manager
Environmental Cleanup and Brownfields

cc: Jerry O'Connor, MLP Ventures

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