

Cortney Savidge

From: depgreenporthelpdesk@state.pa.us
Sent: Tuesday, December 30, 2025 2:39 PM
To: Cortney Savidge
Subject: Notice of Application Received

Submission Details

Details have been submitted successfully. Please review and print the Transaction Receipt for your records.

Reference : 370840
Form Name : LAND RECYCLING NOTICE OF INTENT TO REMEDIATE
Permit #/Project # :
Submitter Name : Cortney Savidge
Submitter Organization : Langan Engineering & Environmental Services, LLC
Applicant EIN : 45-5201987
Submitter Email : csavidge@langan.com
Address : 920 Cherry Tree Rd
City : Aston
State : PA
Zip : 19014-1570
Phone Number : (215) 845-8944
Submitted To : Southeast Regional Office
County(all) : Delaware, Delaware, Delaware
Municipality(all) : Bethel Township, Upper Chichester Township, Aston Township
Comments :
Date Submitted : 12/30/2025

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: December 30, 2025

NIR Status:

☒ New☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name MIPC Chelsea FacilityFormer Name(s)/AKA MIPC Chelsea Terminal, MIPC Chelsea Tank FarmAddress/Location 920 Cherry Tree RoadCity Aston Zip Code 19014
 **Municipality(s) Bethel Township, Upper Chichester Township, Aston Township
 County(ies) Delaware
Tax Parcel ID# (if known) 09000071903, 09000071901, 09000071902, 02000027101, 03000013300Latitude 39 ° (deg). 52 ' (min) 00.4857 " (sec)Longitude -75 ° (deg). 27 ' (min) 25.3521 " (sec)Horizontal Collection Method PA Licensed Surveyor
 Horizontal Reference Datum PA State Plane Coordinate System (South)
 Reference Point NAVD 88
☐ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known _____

DEP ID#(s), if known _____

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) August 18, 2025
 Date each municipality was notified of any plan or report submitted under any remediation standard
December 30, 2025

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Place the newspaper name and date that your notice of your plan/report submission was published
The Delaware County Times – January 1, 2026 Publication

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

The ±162-acre site is industrial land known as the MIPC Chelsea Tank Farm. The facility operates as a refined petroleum pipeline (SIC 4613) transportation facility, which consists of break-out tanks (12), pipelines (2 incoming and 4 outgoing), and a manifold area. The break-out tanks are used for bulk distribution of gasoline, diesel, and jet fuel. The site is owned and occupied by MIPC, LLC. No changes to the land use or onsite operations are intended in the future.

On August 18, 2025, at approximately 3:30 PM, an MIPC Operator reported an odor to MIPC leadership following their daily rounds of the Chelsea Tank Farm. The source of the odor was determined to be a light hydrocarbon product, believed to be gasoline, coming out of a previously unknown open-ended concrete pipe in the ground near the southwest corner of Tank 709. A subsurface investigation began in mid-November 2025, and light non-aqueous phase liquid (LNAPL) resembling unleaded gasoline product was encountered in borings and wells installed within the diked Tank 708 basin and to the west and west-southwest of the Tank 708 basin. After discovering the LNAPL within the diked Tank 708 basin, Tank 708 was taken out of service and cleaned for inspection. In mid-December, MIPC discovered a small hole in the base of Tank 708 that is the presumed source of the gasoline release. LNAPL was not encountered in monitoring wells installed to the east-northeast, north-northwest, or south-southwest of Tank 708. LNAPL was encountered in a monitoring well installed near the western property boundary to the west of Tank 708.

Provide a general description of proposed remediation measures.

Since the August 2025 discovery, MIPC immediately initiated interim response actions, including product recovery, source investigation, agency and community outreach, local groundwater use evaluation, decommissioning and assessment of Tank 708, private well sampling, a remedial investigation (borings and well installations), and low-flow groundwater sampling.

Future response actions include:

- enhanced product recovery via multi-well extraction in the near term and enhancements or alternatives remediation approaches in the next several months;
- Testing of private wells not yet sampled for properties located within 1000 feet of the western site boundary; POET system installation and testing as warranted;
- Additional subsurface investigation, including offsite investigation, to delineate the extent of petroleum impacts in soil and groundwater (soil sampling and monitoring well installation);
- Quarterly groundwater well monitoring;
- Perimeter air monitoring; and
- Vapor intrusion evaluation and, if needed, mitigation, per PADEP VI technical guidance.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health—Residential		Statewide Health—Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

PA Unleaded Gasoline Shortlist for both soil and groundwater:

Benzene

Toluene

Ethylbenzene

Xylenes

Cumene (aka isopropylbenzene)

Methyl tert-Butyl Ether (MTBE)

Naphthalene

1,2,4-Trimethylbenzene

1,3,5-Trimethylbenzene

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title Elizabeth Clapp, P.E./Environmental Leader eFACTs Client ID(If Known) 298743
 Phone Number 610-364-8395 Email Address Elizabeth.Clapp@monroe-energy.com
 Company Name MIPC, LLC EIN or Federal ID # 455201987
 Address (street, city, state, zip) 4101 Post Road, Trainer, PA 19061
 Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization
Authority

County
Estate/Trust

Federal Agency
Individual

Consultant

Contact Person/Title Jeffrey Smith, P.G./Senior Associate Email Address jsmith@langan.com
 Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Other Participant (Remediator)

Contact Person/Title _____
 Relationship to Site _____
 (e.g. remediator, participant in cleanup if other than owner, etc.)
 Phone Number _____ Email Address _____
 Company Name _____ EIN or Federal ID # _____
 Address (street, city, state, zip) _____

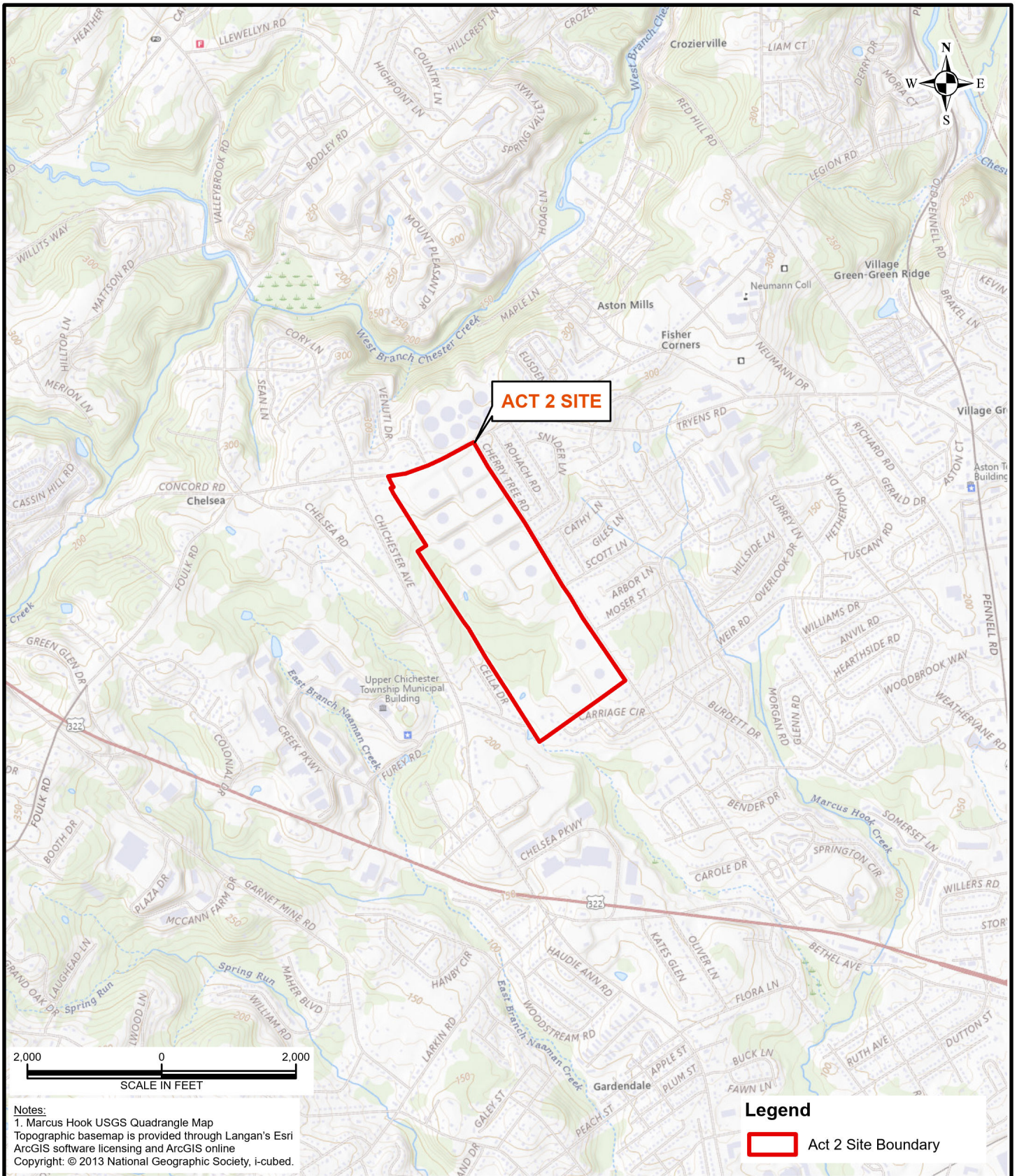
Preparer of Notice of Intent to Remediate

Name Cortney Savidge, CHMM Title Senior Project Manager
 Phone Number 215-845-8944 Email Address csavidge@langan.com
 Company Name Langan Engineering and Environmental Services, LLC
 Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Limited Liability company

Limited Liability Partnership
Municipality
Non-Pennsylvania
Government
Other (Government)
Other (Non-Government)

Partnership-General
Partnership-Limited
Pennsylvania Corporation
School District
Sole Proprietorship
State Agency



Notes:
1. Marcus Hook USGS Quadrangle Map
Topographic basemap is provided through Langan's Esri
ArcGIS software licensing and ArcGIS online
Copyright: © 2013 National Geographic Society, i-cubed.

Legend

Act 2 Site Boundary

LANGAN

Langan Engineering and
Environmental Services, LLC

1818 Market Street, Suite 3300
Philadelphia, PA 19103-3638

T: 215.845.8946 F: 215.845.8901
www.langan.com

Project

**MIPC CHELSEA
FACILITY**

920 CHERRY TREE ROAD
ASTON TOWNSHIP

COUNTY

STATE

Drawing Title

**ACT 2 SITE
LOCATION
MAP**

Project No.

220240201

Date

12/29/2025

Scale

1"=2,000'

Drawn By

CH

Figure

1



MediaNews Group

PENNSYLVANIA GROUP

Account: **1438847**
 Name:
 Company: **Langan Engineering &**
 Address: **Environmental Services**
1818 Market Street, Suite 3300
PHILADELPHIA, PA 19103
 Telephone: **(215) 845-8900**
 Fax:
 Description: **Notice of an Intent to Remediate to**

Date: **12/30/25**
 Start Date: **01/01/26** Stop Date: **01/01/26**
 Class: **1201 - Legal Notices**
 Ad ID: **2783818**
 Ad Taker: **DRDMCCORMICK**
 Sales Person: **Diane McCormick (063308)**
 Words: **315**
 Lines: **41**
 Agate Lines: **84**
 Depth: **4.625**
 Inserts: **2**
 Blind Box:
 PO Number: **MIPC, LLC Intent**

Ad sample

**Notice of an Intent
 to Remediate to an Environmental Standard.
 (Sections 302(e)(1)(ii), 303(h)(1)(ii),
 304(n)(1)(i), and 305(c)(1))**

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that MIPC, LLC has submitted to the Department of Environmental Protection a Notice of Intent to Remediate for a site located at 920 Cherry Tree Road in Bethel Township, Upper Chichester Township, and Aston Township, Delaware County. This Notice of Intent to Remediate states that the site operates as the MIPC Chelsea Tank Farm, which is a refined petroleum pipeline transportation facility that contains break-out tanks, pipelines, and a manifold area. The break-out tanks are used for bulk distribution of gasoline, diesel, and jet fuel. The site has been found to be contaminated with unleaded gasoline, which is suspected to have impacted soil and groundwater on the site. MIPC, LLC has selected a combination of the non-residential statewide health standards and site-specific standards, and they have indicated that the proposed remediation measures will be product recovery, private well sampling with installation of treatment systems as needed, groundwater investigation and monitoring, perimeter air monitoring, and vapor intrusion evaluation with mitigation as needed. The proposed future use of the property will be non-residential for industrial use.

The Act provides for a 30-day public comment period for site-specific standard remediations. The 30-day comment period is initiated with the publication of this notice. Until January 31, 2026, Bethel Township, Upper Chichester Township, and/or Aston Township may submit a request to MIPC, LLC to develop and implement a public involvement plan involving the municipality in the development of the remediation and reuse plans for the site. Copies of these requests and of any comments should also be submitted to the Department of Environmental Protection at 2 E Main St, Norristown, PA 19401 (Attention: C. David Brown).

DCT: Jan. 1. a-1

Total: **\$304.04**

Paid Amount: **\$304.04**

Amount Due: **\$0.00**

Publication

Daily Times and Sunday Times,
 Daily & Sunday Times Digital

We Appreciate Your Business!
Thank You !

TO BE PUBLISHED IN THE DELAWARE COUNTY TIMES ON JANUARY 1, 2026

**Notice of an Intent
to Remediate to an Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)(ii),
304(n)(1)(i), and 305(c)(1))**

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

George Needles, III, M.B.A.

Township Manager

Upper Chichester Township

P.O. Box 2187

Upper Chichester, PA 19061

Postmark
Here

DEC 3 U 2025

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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

William Addison

Township Manager

Bethel Township

1092 Bethel Road

Garnet Valley, PA 19060

Postmark
Here

DEC 3 U 2025

7019 0140 0000 9573 6192

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☐ Adult Signature Required \$
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Total Postage and Fees

\$

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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

William DeFeo

Township Manager

Aston Township

2 New Road, Suite 123

Aston, PA 19014

Postmark
Here

DEC 3 U 2025

December 30, 2025

William Addison
Township Manager
Bethel Township
1092 Bethel Road
Garnet Valley, PA 19060

George Needles, III, M.B.A.
Township Manager
Upper Chichester Township
P.O. Box 2187
Upper Chichester, PA 19061

William DeFeo
Township Manager
Aston Township
2 New Road, Suite 123
Aston, PA 19014

**RE: Pennsylvania Act 2 Notice of Intent to Remediate Submission
MIPC Chelsea Facility ("Subject Site")
920 Cherry Tree Road
Bethel Township, Upper Chichester Township, Aston Township, Delaware County, PA 19014
Langan Project No.: 220240201**

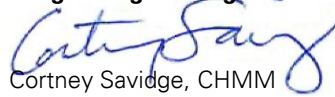
Dear Mr. Addison, Mr. Needles, and Mr. DeFeo,

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipality(s) in which the site is located. Act 2 also provides that when a site is in a Special Industrial Area or is being remediated to a site-specific standard, the municipality is afforded a 30-day comment period. In accordance with the provisions of the Act, we are formally notifying you of our intent to remediate the subject site. A copy of the NIR, which has been sent to the Department of Environmental Protection (DEP), is enclosed. This notice will be published in the Pennsylvania Bulletin, and a summary of the notice will appear in a local newspaper.

Publication of this notice in a local newspaper initiates the 30-day public and municipal comment period. During this time, your municipality may request a public involvement plan for the community to be involved in the development of the remediation and reuse plans for the site. If the municipality wishes to be involved in this project, please send your comments to MIPC, LLC via mail to MIPC at 4101 Post Road Trainer, PA 19061 (Attention: Elizabeth Clapp), or by email to MIPC1@monroe-energy.com, or by phone at 610-364-8426, with copies submitted to the DEP's Southeast Regional Office at 2 E Main St, Norristown, PA 19401 (Attention: C. David Brown).

Sincerely,

Langan Engineering and Environmental Services, LLC



Cortney Savidge, CHMM
Senior Project Scientist

Enclosure: PADEP Notice of Intent to Remediate Form with Site Location Map

cc: C. David Brown, Alex Langan - PADEP Southeast Regional Office
Elizabeth Clapp, Jeffrey Brockett, Adam Gattuso - MIPC, LLC
Margaret Hill - Blank Rome, LLP
Jeffrey A. Smith, P.G. - Langan

\\langan.com\data\PH\data2\220240201\Project Data\Discipline\Environmental\NIR Act 2\Municipal Letter NIR Submittal Notification_MIPC Chelsea_2025.12.30_Final.docx

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: December 30, 2025

NIR Status:

☒ New☐ Revised

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 **Municipality(s) Bethel Township, Upper Chichester Township, Aston Township
 County(ies) Delaware
Tax Parcel ID# (if known) 09000071903, 09000071901, 09000071902, 02000027101, 03000013300Latitude 39 ° (deg). 52 ' (min) 00.4857 " (sec)Longitude -75 ° (deg). 27 ' (min) 25.3521 " (sec)Horizontal Collection Method PA Licensed Surveyor
 Horizontal Reference Datum PA State Plane Coordinate System (South)
 Reference Point NAVD 88
☐ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known _____

DEP ID#(s), if known _____

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) August 18, 2025
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Place the newspaper name and date that your notice of your plan/report submission was published
The Delaware County Times – January 1, 2026 Publication

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

The ±162-acre site is industrial land known as the MIPC Chelsea Tank Farm. The facility operates as a refined petroleum pipeline (SIC 4613) transportation facility, which consists of break-out tanks (12), pipelines (2 incoming and 4 outgoing), and a manifold area. The break-out tanks are used for bulk distribution of gasoline, diesel, and jet fuel. The site is owned and occupied by MIPC, LLC. No changes to the land use or onsite operations are intended in the future.

On August 18, 2025, at approximately 3:30 PM, an MIPC Operator reported an odor to MIPC leadership following their daily rounds of the Chelsea Tank Farm. The source of the odor was determined to be a light hydrocarbon product, believed to be gasoline, coming out of a previously unknown open-ended concrete pipe in the ground near the southwest corner of Tank 709. A subsurface investigation began in mid-November 2025, and light non-aqueous phase liquid (LNAPL) resembling unleaded gasoline product was encountered in borings and wells installed within the diked Tank 708 basin and to the west and west-southwest of the Tank 708 basin. After discovering the LNAPL within the diked Tank 708 basin, Tank 708 was taken out of service and cleaned for inspection. In mid-December, MIPC discovered a small hole in the base of Tank 708 that is the presumed source of the gasoline release. LNAPL was not encountered in monitoring wells installed to the east-northeast, north-northwest, or south-southwest of Tank 708. LNAPL was encountered in a monitoring well installed near the western property boundary to the west of Tank 708.

Provide a general description of proposed remediation measures.

Since the August 2025 discovery, MIPC immediately initiated interim response actions, including product recovery, source investigation, agency and community outreach, local groundwater use evaluation, decommissioning and assessment of Tank 708, private well sampling, a remedial investigation (borings and well installations), and low-flow groundwater sampling.

Future response actions include:

- enhanced product recovery via multi-well extraction in the near term and enhancements or alternatives remediation approaches in the next several months;
- Testing of private wells not yet sampled for properties located within 1000 feet of the western site boundary; POET system installation and testing as warranted;
- Additional subsurface investigation, including offsite investigation, to delineate the extent of petroleum impacts in soil and groundwater (soil sampling and monitoring well installation);
- Quarterly groundwater well monitoring;
- Perimeter air monitoring; and
- Vapor intrusion evaluation and, if needed, mitigation, per PADEP VI technical guidance.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health– Residential		Statewide Health– Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

PA Unleaded Gasoline Shortlist for both soil and groundwater:

Benzene

Toluene

Ethylbenzene

Xylenes

Cumene (aka isopropylbenzene)

Methyl tert-Butyl Ether (MTBE)

Naphthalene

1,2,4-Trimethylbenzene

1,3,5-Trimethylbenzene

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title Elizabeth Clapp, P.E./Environmental Leader eFACTs Client ID(If Known) 298743

Phone Number 610-364-8395

Email Address Elizabeth.Clapp@monroe-energy.com

Company Name MIPC, LLC

EIN or Federal ID # 455201987

Address (street, city, state, zip) 4101 Post Road, Trainer, PA 19061

Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization
Authority

County
Estate/Trust

Federal Agency
Individual

Consultant

Contact Person/Title Jeffrey Smith, P.G./Senior Associate Email Address jsmith@langan.com

Phone Number 215-845-8915

Company Name Langan Engineering and Environmental Services, LLC

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Other Participant (Remediator)

Contact Person/Title _____

Relationship to Site _____
(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number _____ Email Address _____

Company Name _____ EIN or Federal ID # _____

Address (street, city, state, zip) _____

Preparer of Notice of Intent to Remediate

Name Cortney Savidge, CHMM Title Senior Project Manager

Phone Number 215-845-8944 Email Address csavidge@langan.com

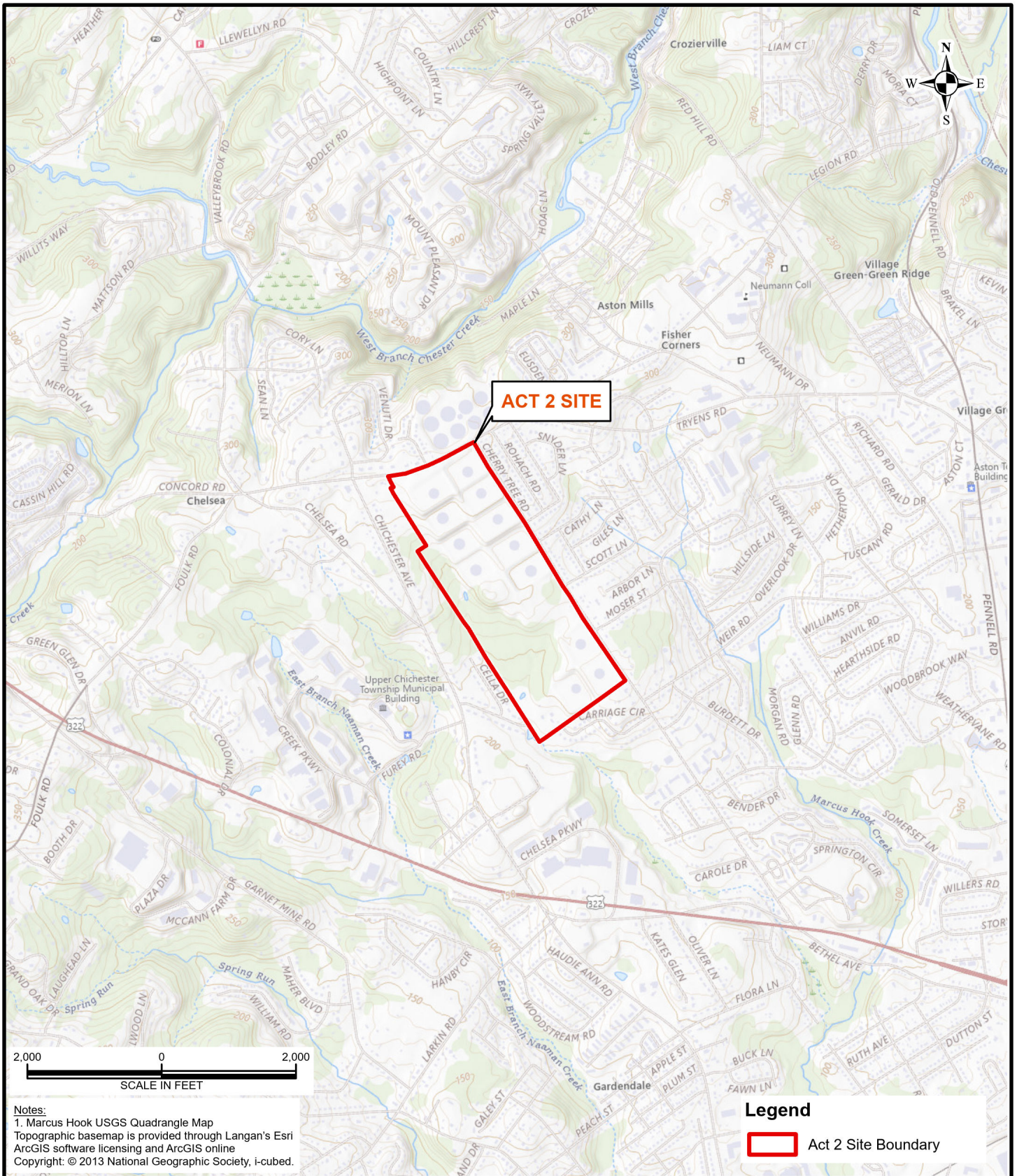
Company Name Langan Engineering and Environmental Services, LLC

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Limited Liability company

Limited Liability Partnership
Municipality
Non-Pennsylvania
Government
Other (Government)
Other (Non-Government)

Partnership-General
Partnership-Limited
Pennsylvania Corporation
School District
Sole Proprietorship
State Agency



Notes:
1. Marcus Hook USGS Quadrangle Map
Topographic basemap is provided through Langan's Esri
ArcGIS software licensing and ArcGIS online
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Legend

Act 2 Site Boundary

LANGAN

Langan Engineering and
Environmental Services, LLC

1818 Market Street, Suite 3300
Philadelphia, PA 19103-3638

T: 215.845.8946 F: 215.845.8901
www.langan.com

Project

**MIPC CHELSEA
FACILITY**

920 CHERRY TREE ROAD
ASTON TOWNSHIP

COUNTY

STATE

Drawing Title

**ACT 2 SITE
LOCATION
MAP**

Project No.

220240201

Date

12/29/2025

Scale

1"=2,000'

Drawn By

CH

Figure

1