



For DEP Use Only
PF # _____
Rem ID # _____

## NOTICE OF INTENT TO REMEDIATE

Date: <u>12/02/2024</u>	NIR Status:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Revised
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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 Post-September 2012 LNAPL near Former Point Breeze Tank Farm

Former Name(s)/AKA Former Philadelphia Refinery

Address/Location 3144 W. Passyunk Avenue

City Philadelphia Zip Code 19153

\*\*Municipality(s) Philadelphia County(ies) Philadelphia County

Tax Parcel ID# (if known) 884097045

Latitude N39 ° (deg). 55 ' (min) 6.49 " (sec)

Longitude W75 ° (deg). 11 ' (min) 39.78 " (sec)

Horizontal Collection Method GIS

Horizontal Reference Datum NAD 83 Reference Point See Figure 1

\*\*Wish to participate in the DEP/EPA [One Cleanup Program](#).

Contact the Land Recycling Program Manager for details at [landrecycling@pa.gov](mailto:landrecycling@pa.gov).

EPA ID#, if known \_\_\_\_\_

DEP ID#(s), if known 51-33620

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

Date Release Occurred (if known) Unknown

Date each municipality was notified of any plan or report submitted under any remediation standard  
November 27, 2024

Place the newspaper name and date that your notice of your plan/report submission was published  
The Philadelphia Inquirer, December 2, 2024

\*\* 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.

### **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.

**During demolition and redevelopment activities at the former Philadelphia Refinery, light non-aqueous phase liquid (LNAPL) having a potential release date after September 8, 2012 has been identified near Former Point Breeze Tank Farm. LNAPL that was released prior to September 8, 2012 is also present in this area of the former refinery and is being addressed by Evergreen as Pre-Existing Contamination.**

**The contamination consists of oil of varying compositions. The specific mechanism of release is not known but, based on aboveground storage tank (AST) closure sampling, does not appear to be associated with discrete releases from ASTs, which have now been demolished and removed. The post- September 8, 2012 LNAPL (oil) is often located in the same general areas as LNAPL that is Pre-Existing Contamination, e.g., was release prior to September 8, 2012. The facility is undergoing redevelopment activities, and the future use will be non-residential.**

Provide a general description of proposed remediation measures.

**Bellwether District Holdings, LLC (BDH) is currently planning the necessary remediation to address the LNAPL to the non-residential statewide health standard. Remedial options are being evaluated; however, they may include LNAPL collection and recovery and use of engineering and institutional controls.**

**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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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):

Soil (Statewide Health - Non-Res): benzene, cumene, 1,2-Dibromoethane, 1,2-Dichloroethane, ethylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, methyl tert-butyl ether, xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, fluorene, naphthalene, phenathrene, pyrene, and lead.

**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 Anne R. Garr / Assistant Secretary eFACTs Client ID(If Known) Facility No. 51-33620

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holding, LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA 19153

Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization

Authority

County

Estate/Trust

Federal Agency

Individual

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

**Consultant**

Contact Person/Title Kevin Long/Principal Consultant Email Address kevin.long@terrphase.com

Phone Number 609-236-8171, ext 93 Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540

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**Other Participant (Remediator)**

Contact Person/Title Anne R. Garr / Assistant Secretary

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

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holding, LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA 19153

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**Preparer of Notice of Intent to Remediate**

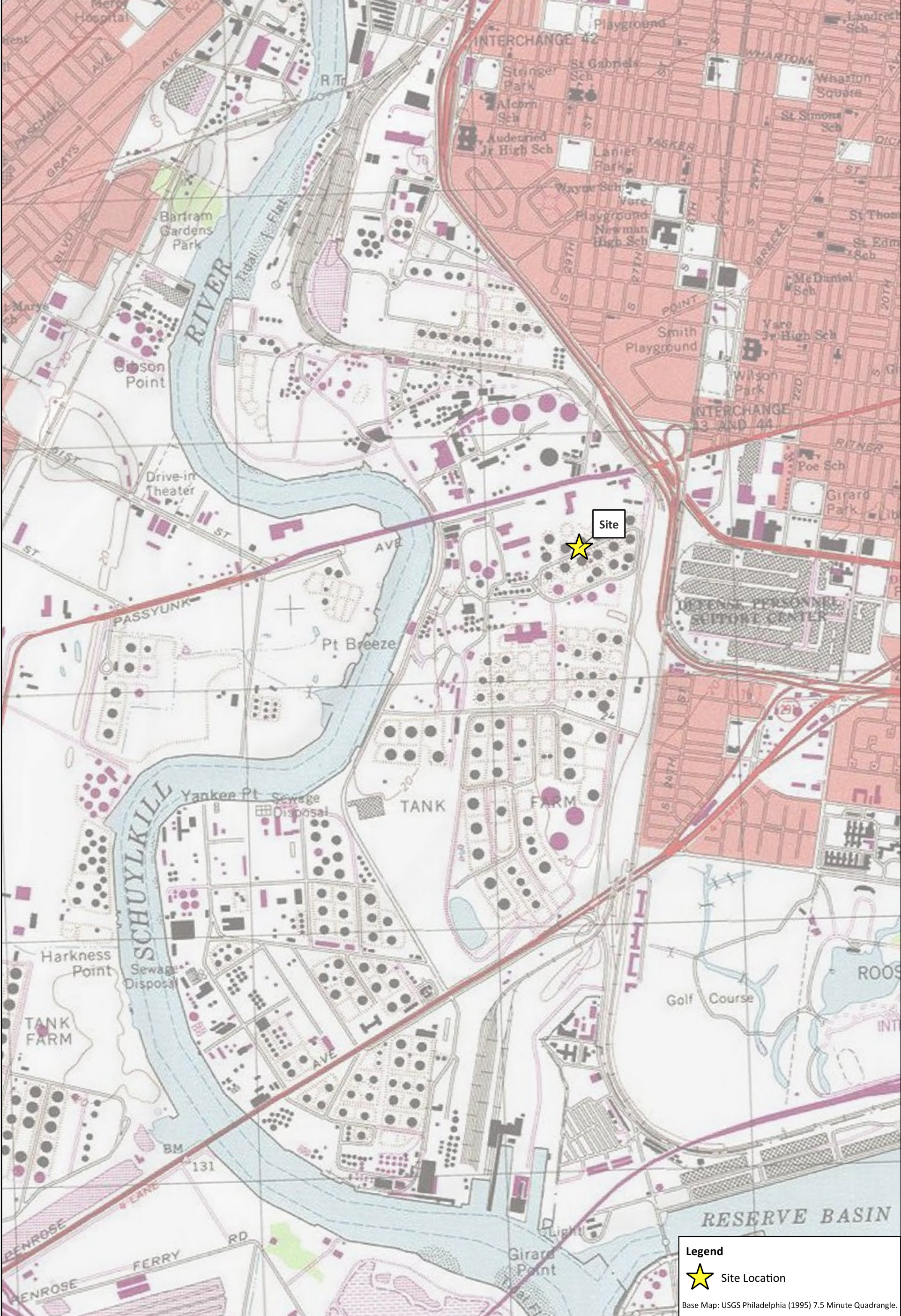
Name Kevin Long Title Principal Consultant

Phone Number 609-236-8171, ext 93 Email Address kevin.long@terrphase.com


Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540

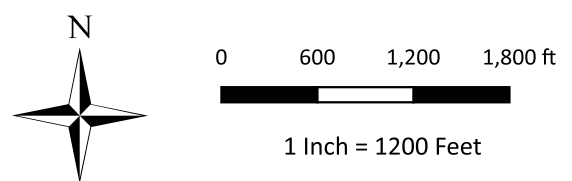
N:\GIS\Proj\044\_001\_PESRM-PES\GIS\OGZ and GPK\Branch\_On Call\Tasks\2023-10-17\10:19:57.000 - Act 2 Release Areas - 2023-10-17\10:19:57.000 - Created by: M.Civittello Checked by: initial



**Legend**

 Site Location

Base Map: USGS Philadelphia (1995) 7.5 Minute Quadrangle.



**SAFETY FIRST**



CLIENT: Bellwether District Holdings, LLC

PROJECT: Post-September 2012 LNAPL near Former Point Breeze Tank Farm

PROJECT NUMBER: P044.001

**Site Location Map**

**FIGURE 1**



November 27, 2024

Ms. Leigh Anne Rainford  
Program Manager  
Philadelphia Department of Public Health  
Environmental Health Services  
7801 Essington Avenue  
Philadelphia, PA 19153

*sent via email to [LeighAnne.Rainford@Phila.gov](mailto:LeighAnne.Rainford@Phila.gov) and UPS, Proof of Delivery Requested*

**Subject: Notice of Intent to Remediate  
Post-September 2012 LNAPL near Former Point Breeze Tank Farm  
Former Philadelphia Energy Solutions Refinery  
3144 West Passyunk Avenue, Philadelphia, PA 19153**

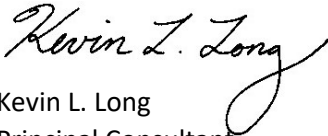
Dear Ms. Rainford:

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipality in which the site is located. In accordance with this provision of Act 2, Terraphase Engineering Inc. (Terraphase), on behalf of Bellwether District Holdings, LLC (BDH), is formally notifying you of BDH's intent to remediate the above-referenced area to the Non-Residential Statewide Health Standard. A copy of the NIR, which will be sent to the Pennsylvania Department of Environmental Protection (PADEP), is enclosed. This notice will also be published in the Pennsylvania Bulletin, and a summary of the notice will be placed in a local newspaper.

Should you have any questions or comments regarding the proposed remediation, please contact me at [kevin.long@terraphase.com](mailto:kevin.long@terraphase.com) or 609-236-8171, ext. 93.

Sincerely,

for Terraphase Engineering Inc.

  
Kevin L. Long  
Principal Consultant

KL:cs

Enclosure: Notice of Intent to Remediate

cc: Julianna Connolly ([jconnolly@hilcoglobal.com](mailto:jconnolly@hilcoglobal.com))  
Amy Piccone ([apiccone@hilcoglobal.com](mailto:apiccone@hilcoglobal.com))

**From:** [Leigh-Anne Rainford](#)  
**To:** [Alexander Strohl](#)  
**Cc:** [Nick Scala](#); [Kevin Long](#); [Rachel Weaver](#); [Mia Civitillo](#); [Piccone, Amy](#); [Connolly, Julianna](#); [Chris Voci](#)  
**Subject:** Re: Notice of Intent to Remediate - Former Philadelphia Refinery - Post-September 2012 LNAPL near Former Point Breeze Tank Farm  
**Date:** Wednesday, November 27, 2024 12:11:01 PM  
**Attachments:** [image001.png](#)  
[Outlook-eampvvho.png](#)  
[Outlook-5cbd1tz0.png](#)

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Received.

Thank you,

Leigh Anne Rainford, MPH  
Program Administrator of Food Protection and Environmental Engineering  
Environmental Health Services | Philadelphia Department of Public Health  
7801 Essington Avenue | Philadelphia, PA 19153  
Phone: (215) 685 – 7497  
[LeighAnne.Rainford@Phila.gov](mailto:LeighAnne.Rainford@Phila.gov)



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**From:** Alexander Strohl <alexander.strohl@terrphase.com>  
**Sent:** Wednesday, November 27, 2024 11:48 AM  
**To:** Leigh-Anne Rainford <LeighAnne.Rainford@phila.gov>  
**Cc:** Nick Scala <nick.scala@terrphase.com>; Kevin Long <kevin.long@terrphase.com>; Rachel Weaver <rachel.weaver@terrphase.com>; Mia Civitillo <mia.civitillo@terrphase.com>; Piccone, Amy <apiccone@hilcoglobal.com>; Connolly, Julianna <jconnolly@hilcoglobal.com>; Chris Voci <chris.voci@terrphase.com>  
**Subject:** Notice of Intent to Remediate - Former Philadelphia Refinery - Post-September 2012 LNAPL near Former Point Breeze Tank Farm

**External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.**

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Ms. Rainford –

Attached to this email is a copy of a letter issued to you today by Terraphase on behalf of Bellwether District Holdings, LLC (BD)). The letter provides notification to the Philadelphia Department of Public Health of a submission of a Notice of Intent to Remediate a site

referred to as the **Post-September 2012 LNAPL near Former Point Breeze Tank Farm**. This site is located at the former Philadelphia Energy Solutions (PES) Refinery at 3144 W. Passyunk Ave., in Philadelphia.

Thank you.

**Alexander Strohl, PG**

Project Geologist

1100 East Hector Street, Suite 400

Conshohocken, PA 19428

C: 570.447.0558

[www.terraphase.com](http://www.terraphase.com)

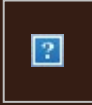


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**From:** [UPS](#)  
**To:** [Alexander Strohl](#)  
**Subject:** UPS Delivery Notification, Tracking Number 1Z75YA670137412480  
**Date:** Friday, November 29, 2024 12:14:49 PM

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## Hello, your package has been delivered.

**Delivery Date:** Friday, 11/29/2024

**Delivery Time:** 12:13 PM

**Signed by:** MAIL BOX

## TERRAPHASE ENGINEERING

<b>Tracking Number:</b>	<a href="#">1Z75YA670137412480</a>
<b>Ship To:</b>	PHILADELPHIA DEPT OF PUBLIC HEALTH 7801 ESSINGTON AVENUE ENVIRONMENTAL HEALTH SERVICES PHILADELPHIA, PA 19153 US
<b>Number of Packages:</b>	1
<b>UPS Service:</b>	UPS Next Day Air®
<b>Package Weight:</b>	0.5 LBS
<b>Reference Number:</b>	P044.001.007_STROHL

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**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 Bellwether District Holdings, LLC (BDH) will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia. This NIR states the site is an area within the former Philadelphia refinery referred to as the Post-September 2012 LNAPL near Former Point Breeze Tank Farm. The site has been found to be contaminated with petroleum-related constituents in soil and groundwater. BDH has selected the Statewide health cleanup standard. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

# The Philadelphia Inquirer

100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

## Affidavit of Publication

On Behalf of:

TERRAPHASE ENGINEERING  
1100 E HECTOR ST  
SUITE 400  
CONSHOHOCKEN, PA 19428

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Inquirer, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Inquirer is a newspaper that which was established in in the year 1829, since which date said daily newspaper has been continuously published and distributed daily in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached hereto was published in all regular print editions of The Philadelphia Inquirer on

### Legal Notices

as published in [Inquirer Legals](#) in the issue(s) of:

**12/2/2024**

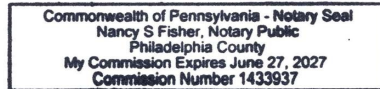
4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any is interest in the subject matter of the aforesaid notice or advertisement.





Notary Public

My Commission Expires:



Ad No: 176394

Customer No: 104799

## COPY OF ADVERTISEMENT

### 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 Bellwether District Holdings, LLC (BDH) will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia. This NIR states the site is an area within the former Philadelphia refinery referred to as the Post-September 2012 LNAPL near Former Point Breeze Tank Farm. The site has been found to be contaminated with petroleum-related constituents in soil and groundwater. BDH has selected the Statewide health cleanup standard. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.