

**CONFIDENTIAL AND PRIVATE INFORMATION; NOT TO BE DISCLOSED PURSUANT TO A
RIGHT-TO KNOW REQUEST WITHOUT FIRST CONTACTING MIPC COUNSEL**

April 9, 2026

Transmitted via e-mail to: cdbrown@pa.gov

C. David Brown, P.G., Environmental Program Manager
Environmental Cleanup and Brownfields
Department of Environmental Protection, Southeast Regional Office
2 East Main Street
Norristown, PA 19401

**RE: Request Regarding Discontinuation of Weekend Fenceline Air Monitoring
Passive Solar Skimmer Operation
MIPC Chelsea Facility
PADEP Facility ID No. 634737
920 Cherry Tree Road, Aston, PA 19014
Bethel Township, Upper Chichester Township, Aston Township, Delaware County
Langan Project No. 220240201**

Dear Mr. Brown:

On behalf of MIPC, LLC (MIPC) and in accordance with the Order issued by the Department of Environmental Protection (DEP) to MIPC on December 23, 2025, Langan Engineering and Environmental Services, LLC (Langan) is submitting the following information regarding the fenceline air monitoring program at the MIPC Chelsea Facility in Aston, Delaware County, PA.

As requested in the DEP Weekly Meeting on April 2, 2026, Langan has prepared this letter to provide additional information regarding the proposed modification to the current fenceline air monitoring approach at the MIPC Chelsea Facility. Specifically, it is requested that daily weekend fenceline air monitoring be discontinued during periods when remedial activities are limited to passive solar skimmer operation and when no active remediation, intrusive work, or other emission-generating field activities are being performed. The location of the skimmer system is provided on Figure 1.

The basis for this request is that weekend activities and site conditions differ materially from weekday active-remediation conditions. Weekend activities are limited to passive solar skimmer operations, which are operationally and environmentally distinct from active remedial activities such as drilling, trenching, excavation, well development, vacuum-enhanced fluid recovery, fluid transfer, waste handling, or carbon vessel maintenance/changeout. The passive solar skimmers installed are sealed systems that recover product at a low rate and do not have the potential to emit vapor emissions except during the unloading of the product storage tank. The unloading of the product storage tank via vacuum trucks will only be conducted during the week. Photographs of the installed systems are attached.

MIPC Chelsea Facility

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It is proposed that fenceline air monitoring be suspended on weekends as there are no active site activities on weekends except for the operation of the passive product skimmers.

If you should have any questions or comments, please feel free to contact John Loeffel directly at 201-779-8039.

Sincerely,

Langan Engineering and Environmental Services, LLC



John Loeffel
Program Manager



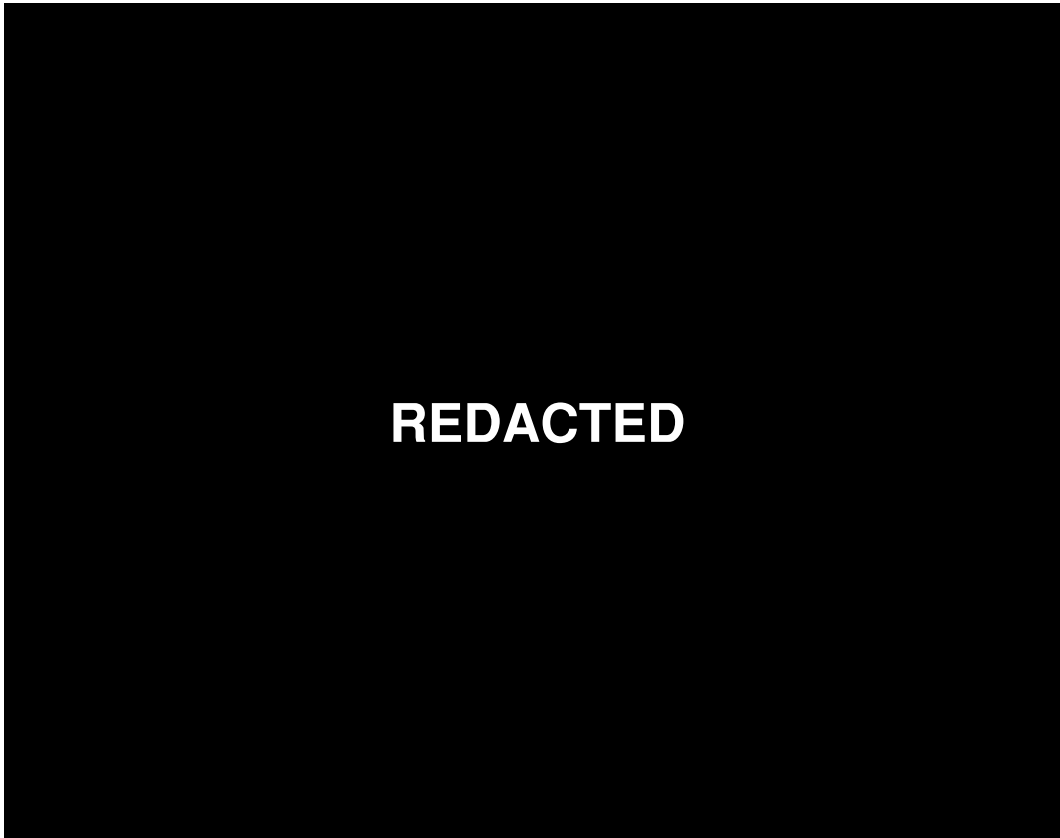
Robert S. (Rory) Johnston, PE, GE, BCEE
Managing Principal

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Enclosure(s):

Figures

Figure 1 – Site Plan with Skimmer Well, Tank, and Air Monitoring Locations



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Photos – Skimmer system sealed containment tank with dual-bed vapor control carbon units within 709 Tank basin, solar-powered control panel, sealed skimmer wellhead with pneumatic air line and (top) and liquid discharge line



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Passive Solar Skimmer Operation**

MIPC Chelsea Facility

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cc: Alex M. Langan, C. David Brown, Simon Mullen, Lisa Strobridge, Jillian Gallagher – PADEP Southeast
Regional Office
Elizabeth Clapp, Melissa Turchi, Jeffrey Brockett, Adam Gattuso, Regan Howell, Sharon Watkins –
MIPC, LLC
Margaret Hill - Blank Rome, LLP
Cortney Savidge, CHMM, Jeff Smith – Langan