



Chelsea Tank Farm Tank 708 Release

**July 2026 Virtual
Public Meeting**

Summary of Key Elements – Incident Background, Investigation, & Public Involvement

Adam Gattuso
Vice President – Public Affairs



Notes:

1. All site feature locations are approximate.
2. Imagery provided through Langan's subscription to Nearmap.com. Flown 10/9/2025.
3. Parcel boundaries are provided by the Delaware County Office of Data and Mapping Innovation (ODMI).
4. Streams and waterbodies are provided by the National Hydrography Dataset (NHD).
5. Structure outlines provided by the Federal Emergency Management Agency (FEMA) Geospatial Response Office and Oak Ridge National Laboratory (ORNL).
6. Municipal boundaries are provided by the Delaware County Office of Data and Mapping Innovation (ODMI).

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Project	
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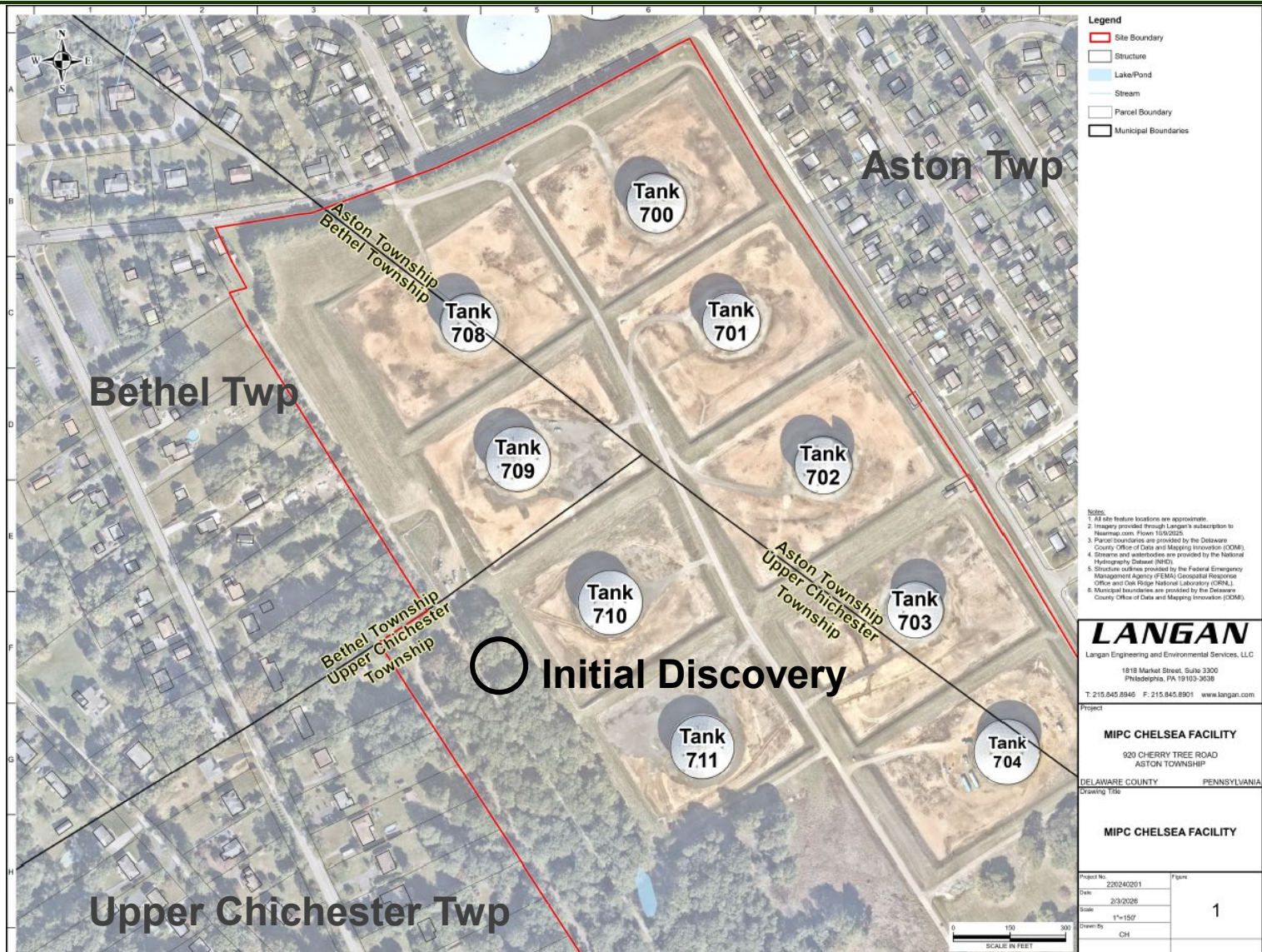
Drawing Title

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Initial Discovery

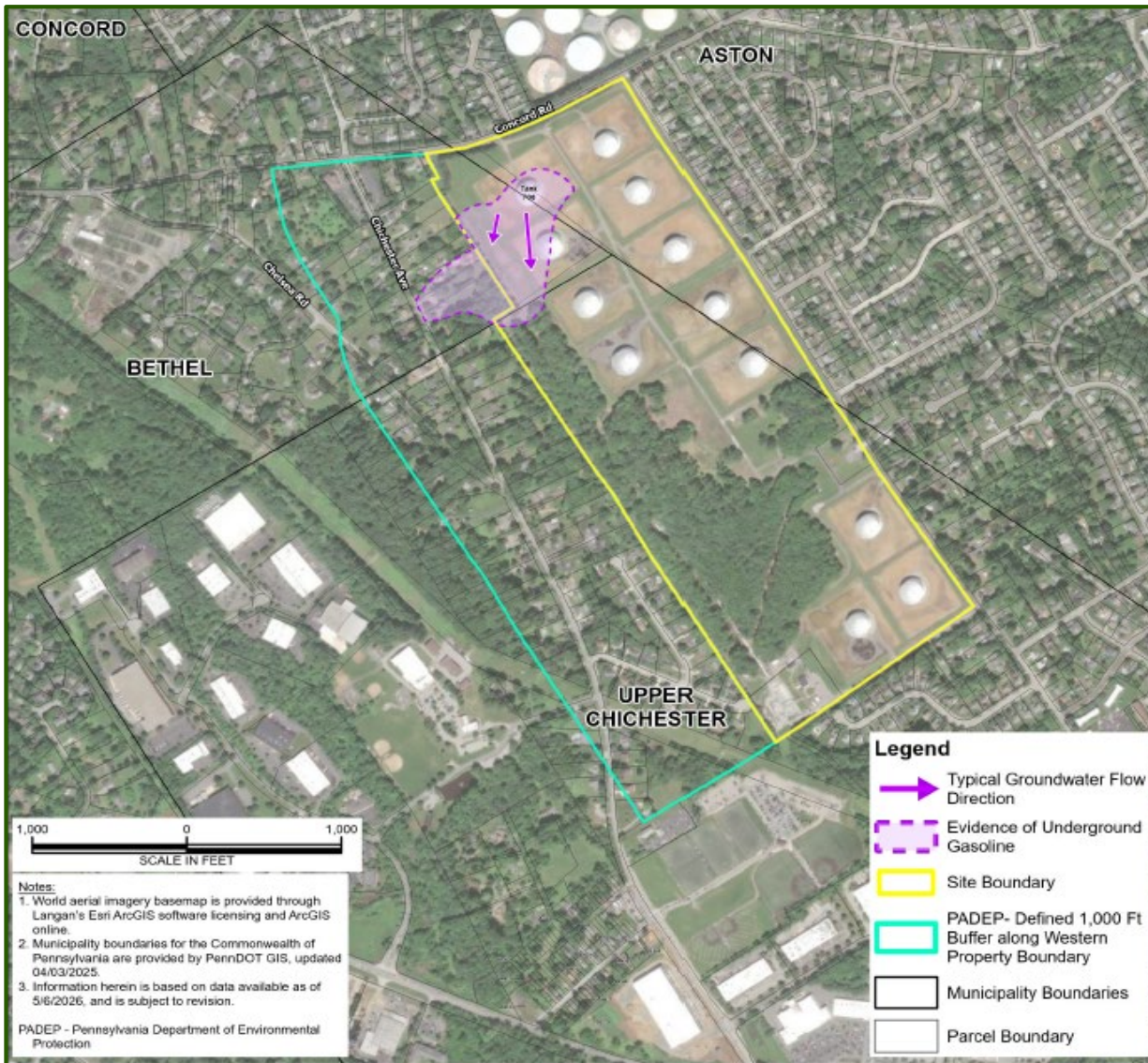


Source & Reduced Release Volume



- 1/4 inch man-made hole found in the floor of Tank 708
- Revised estimated maximum release volume reduced to 7,779 barrels

Delineation



- MIPC has fully delineated onsite impact.
- MIPC has largely delineated the offsite impact.
- Current data shows that there are no offsite impacts to the north, east, south, and most of the west.
- Affected residents reside within the shaded area of the map adjacent to Chichester Ave. in Bethel Township.

Involvement, Updates and Contact



- **Public Involvement Plan (PIP)** – this document outlines the various ways in which MIPC conveys information and receives feedback.
- The PIP was approved by DEP on March 6th and it is available to view on our website.
- Hard copies of all materials are available for review at Aston, Bethel and Upper Chichester Township Buildings – these books are updated weekly.

ChelseaTankUpdates.com



Contact

Municipal Office Hours

Aston Township

First Monday of the Month

Aston Township Building

3264 Concord Road

Aston, PA 19014

8:30 AM – 4:30 PM

Upper Chichester Township

Second Wednesday of the month

Upper Chichester Township Building

8500 Furey Road

Boothwyn, PA 19061

8:00 AM – 4:00 PM

Bethel Township

Third Friday of the Month

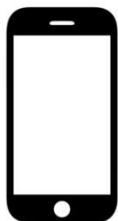
Myers Building on the Bethel Township
Campus

1092 Bethel Road

Garnet Valley, PA 19060

12:00 PM – 8:00 PM

Community Hotline



610-364-8426

Email



MIPC1@monroe-energy.com

PA DEP Order & PHMSA Order

Sharon Watkins
Interim Vice President and General Manager,
MIPC

Regulatory Orders



- **Corrective Action Order (CAO)**
 - **Issued:** December 19, 2025
 - **Focus:** Tank 708 and the prevention of reoccurrence.

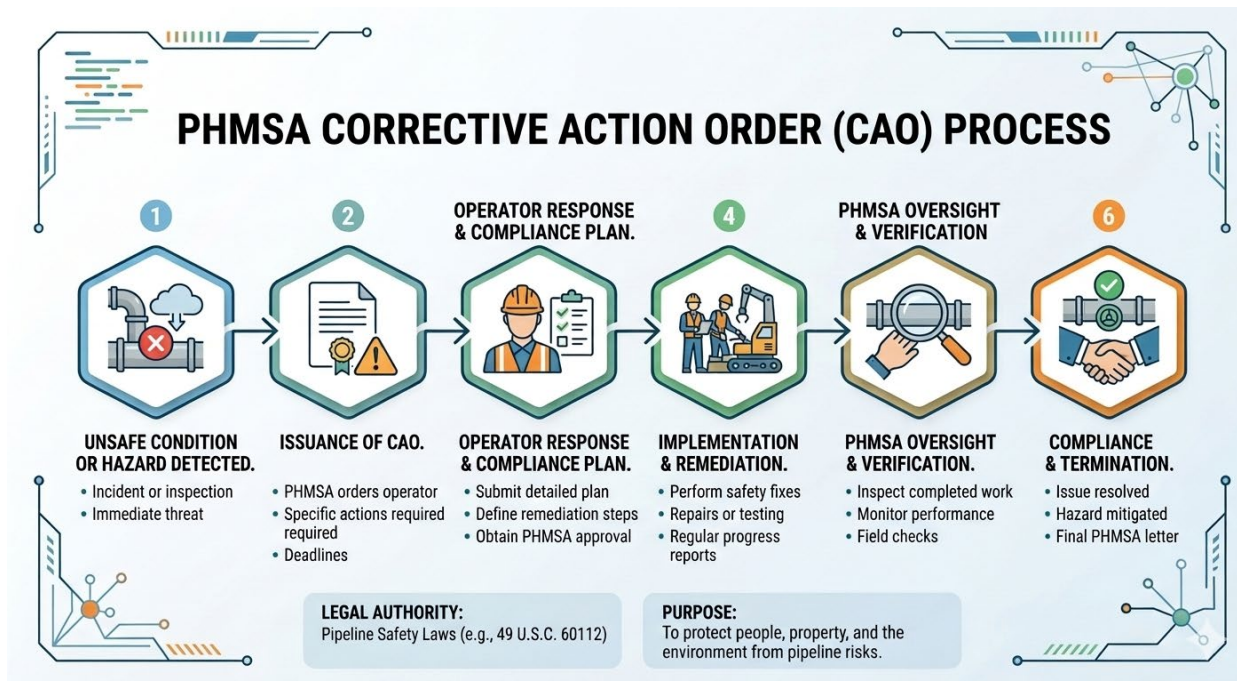
- **Order & Land Recycling and Environmental Remediation Standards Act (Act 2) Program**
 - **Issued:** December 23, 2025
 - **Focus:** The safe cleanup of the site through uniform risk-based standards.

Importantly, both Orders serve to protect the health of both the public and the environment

PHMSA Corrective Action Order

■ Root Cause Analysis Report

- Facilitated by an independent third-party that was approved by PHMSA.
- Includes findings, lessons learned, and corrective actions.
- The report is currently under review with PHMSA and will be available in the near future.

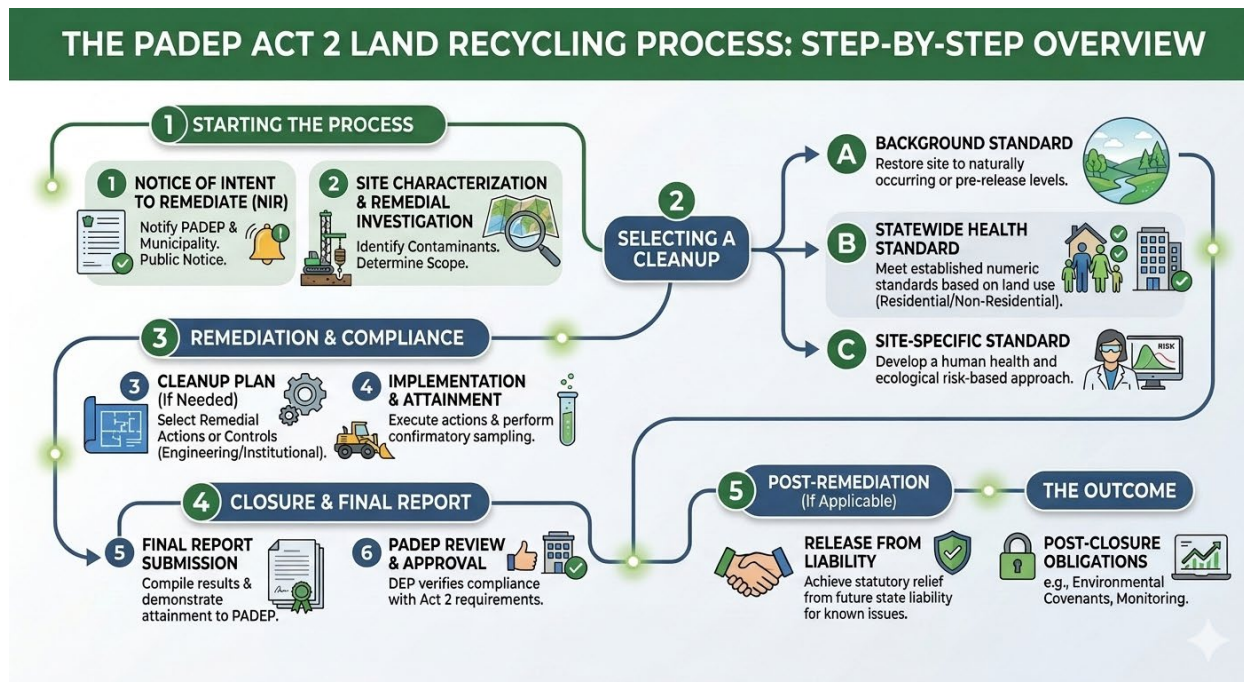


PADEP Order & Act 2 Program

- On December 23, 2025, PADEP issued an Order directing MIPC to conduct response actions and enter the Land Recycling Program (Act 2).
- Act 2 provides the framework for environmental remediation standards that guide the cleanup of contaminated sites.
- In order to satisfy the requirements of Act 2, the Land Recycling Program has set Standards, Guidance and Procedures that guide MIPC through the site assessment, characterization and remediation process.

Key Components of the Order Issued to MIPC

- Protection of Public Health
- Routine Reporting to PADEP
- Ensuring Public Involvement
- Development and Implementation of Remedial Activities



MIPC's Progress Per The Order And Act-2

Report	Submitted	Status
Fenceline Perimeter Air Monitoring Plan	January 13 th	PADEP Approved: April 10 th
Interim Remedial Action & Vapor Intrusion Plan	January 13 th	PADEP Approved: March 4 th
Public Involvement Plan	January 16 th	PADEP Approved: March 6 th
Private Drinking Water Well Sampling & Analysis Plan	February 6 th	PADEP Approved: May 15 th
Site Characterization Work Plan	February 20 th	PADEP Approved: April 16 th
1 st Quarterly Remedial Action Progress Report	March 23 rd	PADEP Approved: May 18 th
2 nd Quarterly Remedial Action Progress Report	June 19 th	<i>Submitted and Under Review with PADEP</i>
Interim Site Characterization Report	June 19 th	<i>Submitted and Under Review with PADEP</i>

PA DEP Order Components

Elizabeth Clapp
Environmental Leader & MIPC Project Director

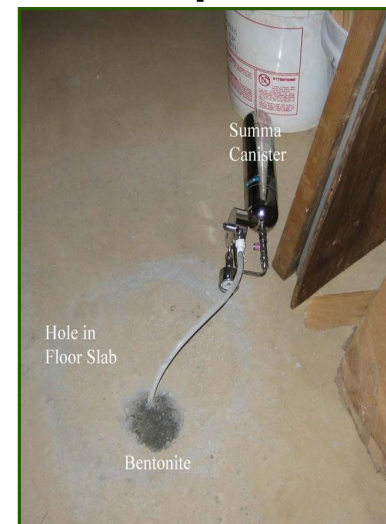
Protecting Public Health – Private Water

- Private drinking water well testing for residents within 1,000 feet of western fenceline per DEP Order.
- Testing results indicate no gasoline contaminants in well water above most stringent state and federal drinking water standards.
- Bottled water provided since December to residents who have a potable well and reside within 1,000-foot radius of our western border.

Protecting Public Health – Vapor Assessments

- Initial residential vapor intrusion (“VI”) assessment in January found no exceedances
- Follow-up offsite VI assessments in April and May:
 - MIPC sampled sub-slab air at 12 nearest properties where access was granted
 - 9 of the 12 properties = no exceedances
 - Other 3 properties = VI mitigation systems installed, fully operational, and effectively working (similar to home radon system)

Sub-Slab Vapor Sampling



VI Mitigation System



Protecting Public Health – Air Monitoring

- Daily fenceline perimeter air monitoring has been taking place since December.
- Data is shared weekly with PA DEP and results demonstrate that there is no impact to ambient air quality in the community.



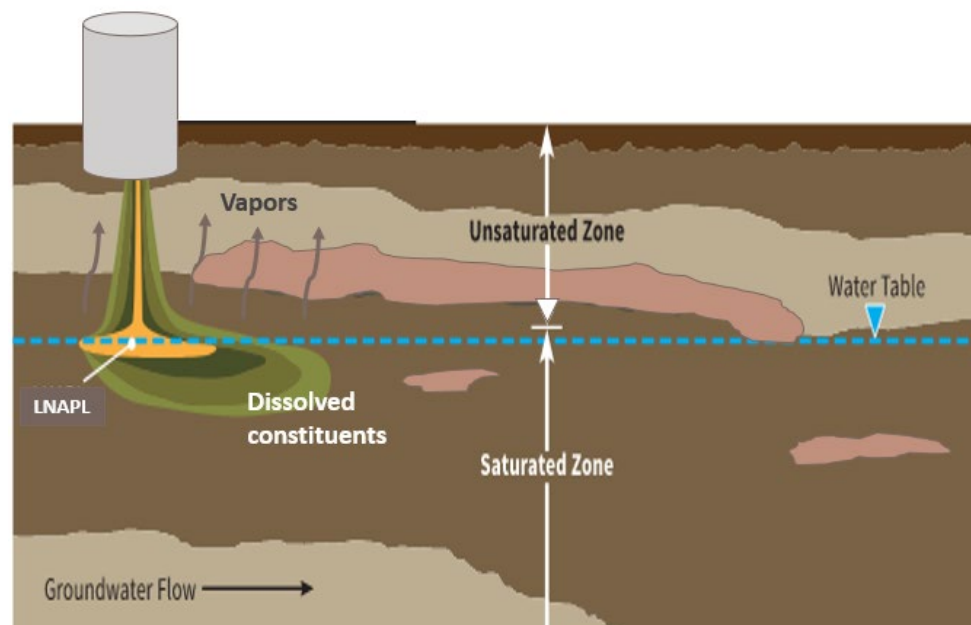
Noise Mitigation

- Residents requested that we mitigate noise while drilling work occurred on site.
- Installed temporary sound dampening blankets to reduce noise that residents heard when and vacuum truck operations and drilling were taking place.

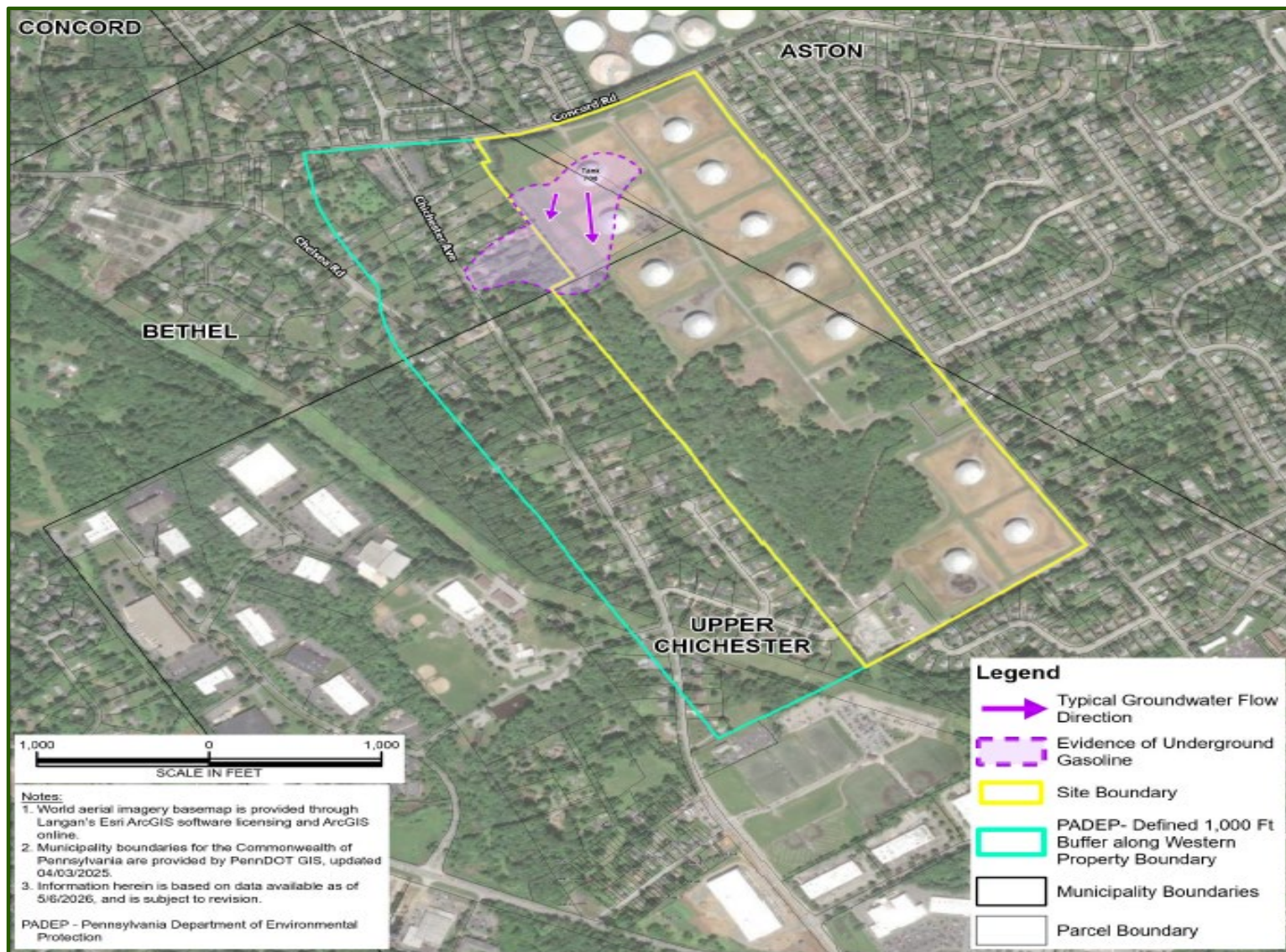


Recovery & Remediation - Investigation

- Investigation efforts run in tandem with removal of gasoline, preventing potential human exposure and reducing risks.
- Gasoline is present in soil and shallow groundwater around the area of impact.



Recovery & Remediation - Delineation



Recovery & Remediation - Delineation

- What is our process to determine delineation?
 - 99 groundwater monitoring and recovery wells have been drilled on site.
 - 11 off-site groundwater monitoring wells that can readily be converted to recovery wells with additional wells planned as we work to complete delineation.
 - Establish a boundary around the area of impact to help us determine where gasoline is present versus where it is not.



**Examples
of On-Site
Monitoring
Wells**

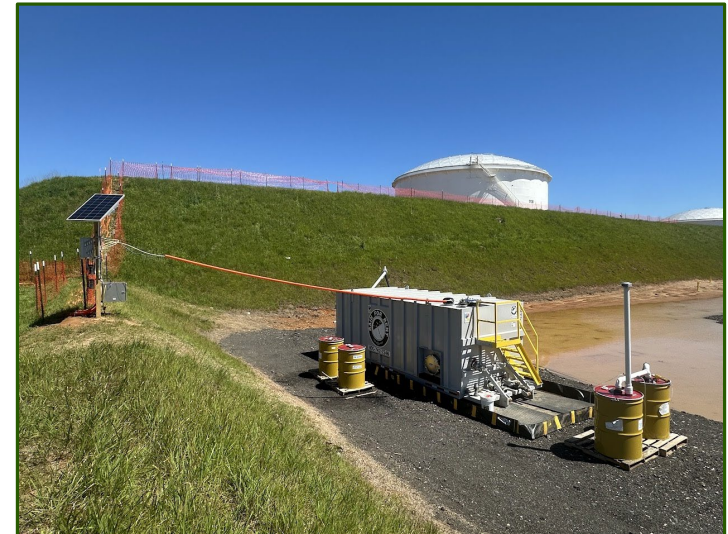


Recovery & Remediation - Plans for the Site

- Safely remove gasoline as quickly as possible.
- Maintain and expand upon the variety of fixed remediation systems in operation.
- Continue collaboration with PA DEP and submit all required documentation to demonstrate compliance with the Order.
- Achieve final PA DEP site cleanup standards.



Water Treatment System



Solar Skimmer Extraction System

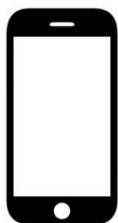
Interim Site Characterization Report

- MIPC recently published the Interim Site Characterization Report on our website.
- The public has the opportunity to comment on the document until July 18th, via the following methods:
 - Mail - MIPC, LLC: Adam Gattuso, 920 Cherry Tree Road, Aston, PA 19014;
 - Email: MIPC1@monroe-energy.com; or
 - Via the website: <https://chelseatankupdates.com>

Questions and Answers

Should you have additional questions, you can reach us
by calling the community hotline or by email

Community Hotline



610-364-8426

Email



MIPC1@monroe-energy.com