



Report on Brownfields in South Central Pennsylvania

Including the counties of:

Adams, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry and York

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Brownfields Defined

Brownfields are defined as "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." (Source: <http://www.pasitefinder.state.pa.us/Sellers.asp>)

The data objectives of the site characterization will differ somewhat depending on whether soil or groundwater is being investigated. (Source: Land Recycling Program Technical Guidance Manual, Rev. June 8, 2002, <http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/manual/Manual.htm>)

A good site characterization where the soil is a medium of concern should be able to provide the following information derived from field investigations:

- The types of regulated substances that are present, their concentrations and the spatial variation in concentration of the regulated substances both horizontally and vertically.
- The physical characteristics of the soil in which the regulated substances are present and through which they may be moving. These include the soil type (texture), dry bulk density, permeability, organic carbon content, porosity, and possibly moisture content. Documentation of these properties and any significant variability over the site may be very important later in developing a fate and transport analysis.

Where groundwater is a medium of concern, the following information at a minimum should be provided by a good site characterization:

- The direction of groundwater flow,
- The hydraulic gradient,
- The permeability of the aquifer material(s) through which the groundwater moves,
- The porosity of the aquifer, and
- The types of regulated substances present, their concentrations and the spatial variation in concentration of the regulated substances both horizontally and vertically.

Overview of the Land Recycling Program

(Source: <http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/facts/FS1843-1.doc>)

Regulatory Basis

The Land Recycling Program includes four bills. Act 2, Act 3, and Act 4 were signed into law by Governor Tom Ridge on May 19, 1995. Act 6 amended Act 4 and became effective in May 2000.

Act 2 of 1995 is the Land Recycling and Environmental Remediation Standards Act. This act is the primary law establishing the Land Recycling Program. It creates a realistic framework for setting cleanup standards, provides special incentives for developing abandoned sites, releases responsible parties from liability when cleanup standards are met, set deadlines for Department of Environmental Protection (DEP) action and provides funding for environmental studies and cleanups.

Act 3 of 1995 is the Economic Development Agency, Fiduciary and Lender Environmental Liability Protection Act. This act limits the environmental liability of those involved in redeveloping and financing a recycled industrial site.

Act 4 of 1995 is the Industrial Sites Environmental Assessment Act. This act provides up to \$2 million for environmental assessments in certain communities and for cleanups in certain cities through the Department of Community and Economic Development.

Act 6 of 2000 is the Industrial Sites Environmental Assessment Act. This act expands the grant program under Act 4 of 1995 and provides for performance-based loans.

Basic Elements of the Land Recycling Program

The four cornerstones of the Land Recycling Program are uniform cleanup standards based on health and environmental risks, standardized review procedures, release from liability, and financial assistance.

Uniform cleanup standards

Act 2 establishes environmental remediation standards to provide a uniform framework for cleanups. The standards established under Act 2 are used for most voluntary and mandatory cleanups conducted in Pennsylvania. The three types of cleanups are background, Statewide health, and site-specific.

Standardized review procedures

Act 2 describes the submission and review procedures used at sites using each of the three types of cleanup standard, thus providing a uniform process for all sites statewide. Uniformity makes it easier for companies and consultants to prepare submissions and follow through the steps necessary to remediate a site.

Releases from liability

Act 2 provides releases from liability for owners or developers of a site that has been remediated according to the standards and procedures in the Act. Act 3 extends liability protection to financiers, such as economic development agencies, lenders, and fiduciaries (fiduciaries are those who act as a trustee, executor, or administrator for the benefit of another person). These provisions are intended to reduce the liability concerns that may inhibit involvement with contaminated or abandoned sites.

Financial assistance

Act 2 and Act 4 provides funds that have been combined into the Industrial Sites Reuse Program that is designed to help innocent persons conduct voluntary cleanups. Grants or low-interest loans are provided to cover up to 75 percent of the cost of completing an environmental study and implementing a cleanup. The Department of Community and Economic Development administers the program. Funds may be used by eligible applicants for phase I, II, and III environmental assessments and remediation of hazardous substances.

EPA Contacts

215-814-3129 Region 3 Brownfields Coordinator Tom Stolle

202-566-2731 Office of Solid Waste and Emergency Services Brownfield Program
Director Linda Garczynski

Notification Procedures

1. Notice of Intent to Remediate at

<http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Forms/LRForms.htm#anchor31876>

2. Notification Correspondence Examples at

http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Forms/Sample_notif.doc

3. Transmittal Sheet for Plan/Report Submission at

[http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Forms/LRForms.htm - anchor31876](http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Forms/LRForms.htm-anchor31876)

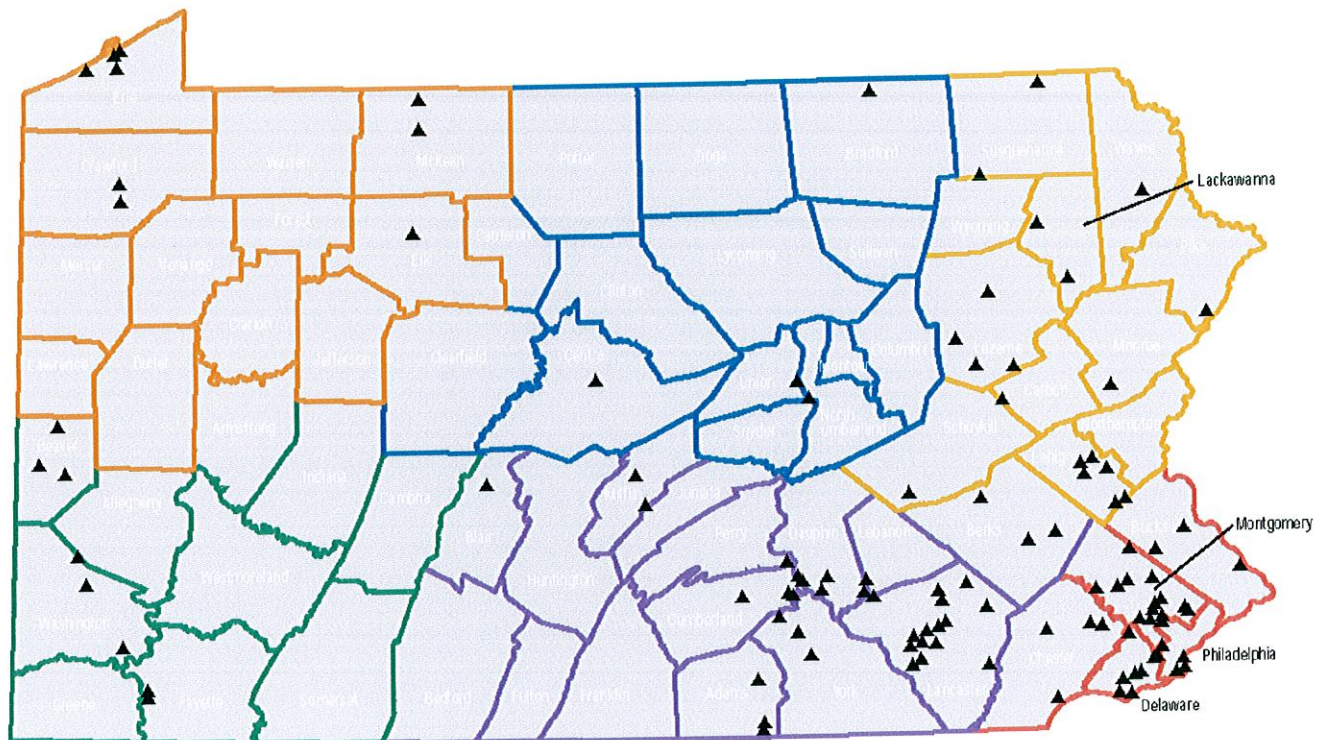
Act 2 Site Completeness Checklist

<http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Forms/checklists.htm>

Map: Pennsylvania Land Recycling Program's Site Cleanups

PENNSYLVANIA
Land
 Recycling
 Program

CLEANUPS
 July 2000 - June 2001



▲ Cleanups completed this year

Northwest Region

Northcentral Region

Northeast Region

Southwest Region

Southcentral Region

Southeast Region

Completed Sites (Completed Act 2 Process) in South Central Region

KEY: B=Background, W=Statewide Health, S=Site Specific, I=Industrial			March 7, 2002
County	Municipality	Name	Type
ADAMS	BERWICK TWP.	SUN PIPELINE ABBOTTSTOWN	W
ADAMS	BERWICK TWP.	KUHN BROS CROSS KEYS	W
ADAMS	BERWICK TWP.	ADELE M KEECH EST	S
ADAMS	GETTYSBURG BORO	GETTYSBURG RR YD	W
ADAMS	HAMILTON TWP.	HAMILTON TWP BD SPVRS	W
ADAMS	LITTLESTOWN BORO	M & M TOOL & DIE INC	W
ADAMS	LITTLESTOWN BORO	LITTLESTOWN SHELL formerly	I
ADAMS	STRABAN TWP.	U HAUL 811 66 GETTYSBURG	W
ADAMS	STRABAN TWP.	WAY WIL INC	W
ADAMS	UNION TWP.	UNION TWP MUNIC BLDG	W
CUMBERLAND	CARLISLE BORO	FINANCIAL TRUST REGIONAL	B
CUMBERLAND	CARLISLE BORO	LIPPERT SITE	B
CUMBERLAND	CARLISLE BORO	MURATA ELECTRONICS NA INC	B
CUMBERLAND	CARLISLE BORO	P R HOFFMAN MATERIALS	W
CUMBERLAND	CARLISLE BORO	PP&L POLE #15280S31266 (Site	W
CUMBERLAND	CARLISLE BORO	PP&L POLE #15526S31704 (Site	W
CUMBERLAND	CARLISLE BORO	RIVERA RES	W
CUMBERLAND	CARLISLE BORO	WENDYS	B
CUMBERLAND	EAST PENNSBORO	PP&L POLE #22188S35376 (Site	W
CUMBERLAND	EAST PENNSBORO	PP&L POLE #22694S35285 (Site	W
CUMBERLAND	HAMPDEN TWP.	AQUA SPECIALISTS INC	W
CUMBERLAND	HAMPDEN TWP.	PP&L POLE #21180S33244 (Site	W
CUMBERLAND	LEMOYNE BORO	CONEWAGO CONTR INC	S
CUMBERLAND	LEMOYNE BORO	LUMBER YD	B
CUMBERLAND	LOWER ALLEN TWP.	AMP INC OLD GETTYSBURG	W
CUMBERLAND	LOWER ALLEN TWP.	BETHANY VLG RETIREMENT	W
CUMBERLAND	LOWER ALLEN TWP.	CEDAR CLIFF HIGH SCH	W
CUMBERLAND	LOWER ALLEN TWP.	PP&L POLE #23258S32835 (Site	W
CUMBERLAND	LOWER ALLEN TWP.	PP&L POLE #23587S32818 (Site	W
CUMBERLAND	MECHANICSBURG	ORWECO FROCKS	B
CUMBERLAND	MECHANICSBURG	PP&L POLE #20647S32034 (Site	W
CUMBERLAND	MECHANICSBURG	PP&L POLE #20792S32110 (Site	W
CUMBERLAND	MIDDLESEX TWP.	ALL AMER TRUCK PLZ	W
CUMBERLAND	MONROE TWP.	MARTYS TRANSMISSION	S
CUMBERLAND	NEW CUMBERLAND	PP&L NEW CUMBERLAND	W
CUMBERLAND	NORTH MIDDLETON	CUMBERLAND BUILDING CO	W
CUMBERLAND	PENN TWP.	PENN TWP BLDG	W
CUMBERLAND	SHIREMANSTOWN	PP&L POLE #22359S32512 (Site	W
CUMBERLAND	SOUTH MIDDLETON	ROYER TRACT	B
CUMBERLAND	WORMLEYSBURG	PENNSBORO CTR	W
DAUPHIN	CONEWAGO TWP.	CONEWAGO TWP BLDG	W
DAUPHIN	DERRY TWP.	PP&L SAND HILL SUBSTATION	W
DAUPHIN	DERRY TWP.	HERSHEY CHOCOLATE USA	W
DAUPHIN	DERRY TWP.	RITE AID CORP	W
DAUPHIN	DERRY TWP.	PP&L POLE #28642S32801 (Site	W
DAUPHIN	DERRY TWP.	PP&L HERSHEY SVC CTR (Non	W
DAUPHIN	DERRY TWP.	PP&L VIAN SUBSTATION	W

County	Municipality	Name	Type
DAUPHIN	HARRISBURG	SHIPLEY ENERGY CO (former	W
DAUPHIN	HARRISBURG	M & S DISTR CO FORMERLY	W
DAUPHIN	HARRISBURG	BERTOLINO SITE	W
DAUPHIN	HARRISBURG	BILLS CHICKEN SHACK	W
DAUPHIN	HARRISBURG	BRANDT DISTR INC	W
DAUPHIN	HARRISBURG	POLYCLINIC MED CTR	W
DAUPHIN	HARRISBURG	PP&L POLE #23817S35303 (Site	W
DAUPHIN	HARRISBURG	PP&L POLE #25017S33555 (Site	W
DAUPHIN	HARRISBURG	HARRISBURG STEAM WORKS	B
DAUPHIN	HARRISBURG	PP&L POLE #24811S33777 (Site	W
DAUPHIN	HARRISBURG	BOAS SCHOOL	S
DAUPHIN	HARRISBURG	BARBUSH RENTALS INC	S
DAUPHIN	HARRISBURG	SCOTTISH RITE CATHEDRAL	W
DAUPHIN	HARRISBURG	HERVITZ PACKING CO	I
DAUPHIN	HARRISBURG	TAYLOR WHARTON	B
DAUPHIN	HARRISBURG	SUPER RITE FOODS INC	W
DAUPHIN	HARRISBURG	PENNSY SUPPLY INC	W
DAUPHIN	HIGHSPIRE BORO	BETHLEHEM STEEL CORP	B
DAUPHIN	LONDONDERRY TWP.	GETTY BULK TERMINAL	W
DAUPHIN	LOWER PAXTON	PP&L POLE #26142S34603 (Site	W
DAUPHIN	LOWER PAXTON	PP&L POLE #26172S35238 (Site	W
DAUPHIN	LOWER PAXTON	PP&L POLE #26181S36799 (Site	W
DAUPHIN	LOWER PAXTON	PP&L POLE #26870S36596 (Site	W
DAUPHIN	LOWER PAXTON	SUNOCO ATLANTIC 0363 1900	W
DAUPHIN	LOWER PAXTON	VILLA TERESA	W
DAUPHIN	LOWER SWATARA	FRUEHAUF TRLR CORP DRIVE	I
DAUPHIN	LOWER SWATARA	WATKINS MOTOR LINES INC	W
DAUPHIN	MIDDLETOWN BORO	RITE AID MIDDLETOWN	W
DAUPHIN	MIDDLETOWN BORO	GPU ENERGY CUSTOMER SVC	W
DAUPHIN	PENBROOK BORO	PP&L POLE #25009S34460 (Site	W
DAUPHIN	PENBROOK BORO	LINCOLN AUTO	W
DAUPHIN	PENBROOK BORO	LEHMANS AUTOMOTIVE	W
DAUPHIN	SOUTH HANOVER	PP&L POLE #28544S35576 (Site	W
DAUPHIN	STEELTON BORO	BETHLEHEM STEEL CORP	B
DAUPHIN	STEELTON BORO	UGI CORP GAS MFG PLT	W
DAUPHIN	SUSQUEHANNA TWP.	OLIVETTI SUPPLIES INC	W
DAUPHIN	SUSQUEHANNA TWP.	909 PARTNERS SITE	S
DAUPHIN	SUSQUEHANNA TWP.	WEDGEWOOD HILLS APTS	W
DAUPHIN	SUSQUEHANNA TWP.	AARON RUBIN & SONS CO	W
DAUPHIN	SUSQUEHANNA TWP.	PP&L POLE #24869S34513 (Site	W
DAUPHIN	SWATARA TWP.	PP&L POLE #27029S33657 (Site	W
DAUPHIN	SWATARA TWP.	HOLY CROSS CEMETARY	W
DAUPHIN	SWATARA TWP.	ALL STAR CHRYSLER	W
DAUPHIN	WASHINGTON TWP.	JAMES CASNER PROP	W
FRANKLIN	ANTRIM TWP.	GREENCASTLE ANTRIM AREA	W
FRANKLIN	ANTRIM TWP.	GROVE N AMER DIV KIDDE IND	W
FRANKLIN	ANTRIM TWP.	ANTRIM TWP MUNIC BLDG	W
FRANKLIN	MERCERSBURG	LOEWENGART & CO INC	I
FRANKLIN	SHIPPENSBURG	SKF USA INC PLT formerly	S
LANCASTER	ADAMSTOWN BORO	FULTON BANK ADAMSTOWN	W
LANCASTER	BRECKNOCK TWP.	M & M GENERAL REPAIR	W
LANCASTER	BRECKNOCK TWP.	SENENIG & WEAVER WELL	W
LANCASTER	COLUMBIA BORO	PP&L POLE #35066S25565 (Site	W
LANCASTER	DENVER BORO	AG KURTZ	W
LANCASTER	EARL TWP.	PENN JERSEY PRODS INC	W
LANCASTER	EAST COCALICO	FW WOOLWORTH CO MID	W

County	Municipality	Name	Type
LANCASTER	EAST DONEGAL TWP.	PP&L POLE #33817S26828 (Site	W
LANCASTER	EAST EARL TWP.	V LORRAINE MARTIN	W
LANCASTER	EAST EARL TWP.	BENCHMARK CONSTRUCTION	W
LANCASTER	EAST HEMPFIELD	STEFFY FLORISTS	W
LANCASTER	EAST HEMPFIELD	ITT INDUSTRIES ENGINEERED	W
LANCASTER	EAST HEMPFIELD	INTERMET SITE	S
LANCASTER	EAST HEMPFIELD	ROHRERSTOWN LAWN	W
LANCASTER	EAST HEMPFIELD	PENNFIELD CORP	W
LANCASTER	EAST HEMPFIELD	TRAILER VLG MHP	W
LANCASTER	EAST LAMPETER	TAYLORS AUTO REPAIR	W
LANCASTER	EAST LAMPETER	HIGH STEEL STRUCTURES	W
LANCASTER	EAST LAMPETER	MILLER & HARTMAN CO	W
LANCASTER	EAST LAMPETER	CBS PLAYSKOOL FAC	S
LANCASTER	EAST LAMPETER	PLAYSKOOL FAC FORMERLY	S
LANCASTER	EAST PETERSBURG	LANCASTER CNTY MOTORS	W
LANCASTER	ELIZABETH TWP.	ADAMS SVS CTR	W
LANCASTER	ELIZABETH TWP.	LAMAR ESHENSHADE RES	W
LANCASTER	ELIZABETH TOWN	ELIZABETH TOWN WWTP	W
LANCASTER	ELIZABETH TOWN	SUNOCO 0363 4250	S
LANCASTER	EPHRATA BORO	ROY W ZIMMERMAN & SONS	W
LANCASTER	EPHRATA BORO	SUNOCO 0363 9044	W
LANCASTER	EPHRATA TWP.	MEADOW VALLEY ESTATE	W
LANCASTER	LANCASTER CITY	HADDAD SHOE FACTORY	I
LANCASTER	LANCASTER CITY	ALCOA LANCASTER WORKS	W
LANCASTER	LANCASTER CITY	ARMSTRONG WORLD IND	W
LANCASTER	LANCASTER CITY	BURLE IND INC	S
LANCASTER	LANCASTER CITY	FLINT INK CORP	W
LANCASTER	LANCASTER CITY	PP&L POLE #40449S26363 (Site	W
LANCASTER	LANCASTER CITY	LANCASTER LEAF TOBACCO	W
LANCASTER	LANCASTER CITY	PP&L POLE #40258S26257 (Site	W
LANCASTER	LANCASTER CITY	PP&L POLE #39671S26676 (Site	W
LANCASTER	LANCASTER CITY	PP&L FRANKLIN LEHIGH	W
LANCASTER	LANCASTER CITY	MORRIS MOTORS	W
LANCASTER	LANCASTER CITY	HENRY E MARTIN & SONS INC	W
LANCASTER	LANCASTER CITY	PP&L POLE #40141S26711 (Site	W
LANCASTER	LANCASTER TWP.	WGAL TV INC	W
LANCASTER	LEACOCK TWP.	RHOADS SVC CTR	W
LANCASTER	LITITZ BORO	PP&L POLE #40732S30345 (Site	W
LANCASTER	LITITZ BORO	PP&L POLE #40417S30397 (Site	W
LANCASTER	LITITZ BORO	FORRY & FORRY	W
LANCASTER	MANHEIM BORO	ARTHUR J ULRICH CO	W
LANCASTER	MANHEIM BORO	UNITED PLASTIC INC	W
LANCASTER	MANHEIM TWP.	GOLDEN TRIANGLE SHOPPING	S
LANCASTER	MANHEIM TWP.	RED ROSE BUICK SUZUKI	W
LANCASTER	MANHEIM TWP.	LANCASTER AIRPORT	W
LANCASTER	MANHEIM TWP.	PEPSI COLA OPR CO	W
LANCASTER	MANHEIM TWP.	CR LEFFLER LANCASTER CARD	W
LANCASTER	MANHEIM TWP.	ELBYS BIG BOY 3331	B
LANCASTER	MANHEIM TWP.	BANZHAF RES	W
LANCASTER	MANHEIM TWP.	HOLLINGER MACK INC	W
LANCASTER	MANHEIM TWP.	LANCASTER DODGE	W
LANCASTER	MARIETTA BORO	MDJSA STRAWBERRY & HAZEL	W
LANCASTER	MARTIC TWP.	ARROWHEAD MARINA	W
LANCASTER	MT JOY BORO	TURKEY HILL 164	W
LANCASTER	MT JOY TWP.	IR MUSSER	W
LANCASTER	NEW HOLLAND BORO	NEW HOLLAND N AMER	W

County	Municipality	Name	Type
LANCASTER	PENN TWP.	NELSON WEAVER & SONS INC	W
LANCASTER	PENN TWP.	PP&L POLE #38452S31833 (Site	W
LANCASTER	PROVIDENCE TWP.	ADAMSON TANK CO formerly	W
LANCASTER	RAPHO TWP.	ALEX & DAWN MARIE	W
LANCASTER	SADSBURY TWP.	VIVIAN MENDENHAL RES	S
LANCASTER	STRASBURG BORO	AMP BLDG 129 STRASBURG	W
LANCASTER	UPPER LEACOCK	LEOLA EXXON	W
LANCASTER	WARWICK TWP.	BINGEMANS TEXACO	W
LANCASTER	WASHINGTON BORO	FUNK BROS INC	W
LANCASTER	WEST COCALICO	SHOLMARTINS GARAGE	W
LANCASTER	WEST HEMPFIELD	TOPSTAR COLUMBIA MOBIL	W
LANCASTER	WEST HEMPFIELD	HAROLD WARFEL	W
LANCASTER	WEST HEMPFIELD	GOODS POULTRY SVC	W
LANCASTER	WEST LAMPETER	LANCASTER CNTY FIREMANS	W
LEBANON	BETHEL TWP.	PENNFIELD FARMS	S
LEBANON	EAST HANOVER TWP.	MARIO BENEITO EST	W
LEBANON	EAST HANOVER TWP.	ONO SVC CTR	W
LEBANON	LEBANON CITY	GEN ELEC ENV SVCS INC	W
LEBANON	LEBANON CITY	ATLANTIC A PLUS 0364 0679	W
LEBANON	LEBANON CITY	PROGRESS PRK LOT 4	I
LEBANON	LEBANON CITY	PROGRESS PRK LOTS 9 10 12	I
LEBANON	LEBANON CITY	PROGRESS PRK LOT 5	I
LEBANON	LEBANON CITY	HERZMAN & CO	W
LEBANON	MT GRETNA BORO	MT GRETNA BORO	W
LEBANON	MYERSTOWN BORO	NATIONAL RETAIL	W
LEBANON	NORTH LEBANON	LADD HANFORD USED AUTO	S
LEBANON	PALMYRA BORO	ROY E MILLER INC	S
LEBANON	PALMYRA BORO	D B FISHER CHARTER BUS	W
LEBANON	SWATARA TWP.	CHARLES AND CINDY STOUDT	W
LEBANON	WEST CORNWALL	LOUISE JONES RES	W
LEBANON	WEST LEBANON	AQUA CHEM INC CLEAVER	S
PERRY	DUNCANNON BORO	DUNCANNON BORO MUN	W
PERRY	RYE TWP.	RYE TWP BLDG	W
PERRY	TYRONE TWP.	JOHNSONS MOTOR CO	W
YORK	CODORUS TWP.	AMP LARUE BLDG 31	W
YORK	DALLASTOWN BORO	WOODMASTER PRODS	W
YORK	DOVER TWP.	MARTIN DUBBS RES	W
YORK	DOVER TWP.	MORRIS RES	W
YORK	EAST PROSPECT	KENS SVC STATION	W
YORK	FAIRVIEW TWP.	DEFENSE DISTR REGION E	S
YORK	FRANKLINTOWN	HESS EXXON	I
YORK	HANOVER BORO	PILLOWTEX FACILITY	W
YORK	LOWER WINDSOR	COOLEY RES	W
YORK	NEW FREEDOM	AMER INSULATOR CO	W
YORK	NEW FREEDOM	NFO PARTNERS SITE formerly	W
YORK	NORTH CODORUS	SUNNY FARMS LDFL	W
YORK	PENN TWP.	ESAB WELDING & CUTTING	S
YORK	PENN TWP.	KEYSTONE DISTR CTR INC	W
YORK	SPRING GARDEN	YORK INTL GRANTLEY FAC	W
YORK	SPRING GARDEN	AMERISTEEL FAC	S
YORK	SPRING GARDEN	TELEDYNE MCKAY	S
YORK	SPRING GARDEN	ALLFIRST BANK 305 HILL ST	B
YORK	SPRING GARDEN	PEPSI COLA OPRG CO	W
YORK	SPRINGGETTSBURY	HIGHLAND IND PRK	W
YORK	SPRINGGETTSBURY	CATERPILLAR TRACTOR	S
YORK	SPRINGGETTSBURY	COLE DIV LITTON BUS SYS	B

**Land Recycling Program Hits a Home Run
 for Shippensburg Little League**

In Shippensburg, Cumberland County, a former brownfield site is taking shape — the shape of a baseball diamond. Once home to a manufactured gas plant (MGP) and railroad yard, the vacant lot is trading in the distant whistle of a train for the enthusiastic clamor of parents and baseball aficionados.

Through a unique **stakeholder partnership** among Penn Fuel Gas Inc., (PFG), the Borough of Shippensburg, the Shippensburg Little League and DEP, a large portion of the site that was contaminated by the past MGP operations is being cleaned up for the development of a multi-field baseball park.

It's All About Teamwork

The MGP site and railroad yard started operating on this site in the late 1800s. After producing manufactured gas for 50 years, the plant was shut down and decommissioned in 1948. The site was occupied by the Shippensburg Gas Plant until PFG bought the property in 1948 and converted it to natural gas in 1953. PFG then was acquired by PPL Services Corp. in 1998 and became PPL Gas Utilities. Upon assessing the site, PFG discovered that the original gas-manufacturing plant site and the contaminants

extended beyond its land to the adjacent property owned by the Borough of Shippensburg. Through a **Multi-Site Agreement** with DEP, PFG had planned to clean up this site in 2003. However, when the borough expressed interest in building baseball fields on its portion of the contaminated site, PFG offered to accelerate its own remediation schedule and clean up the pollution on the borough's property, as well as its own property.

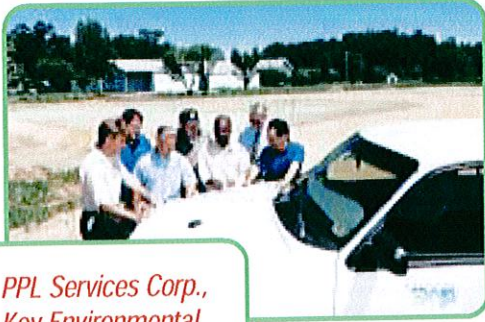
Diamonds are a Little League's best friend. Freshly planted grass begins to grow on the new Shippensburg Little League baseball field.



Pennsylvania's Multi-Site Agreements (MSAs)

expand the Land Recycling Program process to help organizations owning more than one contaminated site or brownfield property in the state to remediate their lands in an efficient and financially sensible manner. The sites outlined in PPL Gas Utilities MSA, executed in March 1996, are former manufactured gas plants (MGPs) that processed coal to produce gas for lighting and heating. Environmental assessment work has started at all 20 former facilities in the agreement with Penn Fuel Gas, Inc. (PFG) and North Penn Gas Co., which were owned by Penn Fuel Gas Co. PPL Gas Utilities now owns PFG and North Penn Gas Co. operations after PPL Services Corp. acquired Penn Fuel Gas in 1998. PFG has conducted soil removal actions at three former facilities, totaling more than 7,000 tons, in preparing the properties for reuse. In addition, after DEP granted an Act 2 relief of liability for PFG's Lewisburg site, this site was removed from the multi-site agreement. PFG sold the site to the Borough of Lewisburg, which intends to use the site as a small riverfront park. The agreement also covers the plugging of about 340 abandoned gas and oil wells owned by North Penn Gas Co. As of December 2001, more than 143 gas wells have been plugged.

In a mutually beneficial arrangement, PFG, the borough and the Shippensburg Little League agreed to clean up the whole site under the Land Recycling Program, also known as Act 2. PFG directed, managed and paid for cleaning up the entire site, while the borough passed an ordinance restricting the use of groundwater at the site. The Shippensburg Little League contributed in its own way, helping PFG build community support and agreeing to maintain the land and the monitoring wells on



PPL Services Corp., Key Environmental and DEP representatives discuss the finishing touches to the ball field and adjacent parking lot. Residents of the area — whose front porches once yielded a view of an overgrown brownfield — will soon be looking out onto a "field of dreams."

the borough property once the remediation was complete.

As the Shippensburg Little League was losing its current field, getting a new field up and running in a timely manner was really important. "DEP understood that a lot of children were waiting to play on the fields and did a good job making sure the area would be safe to play on, while not holding up the project," Todd Sherman, president of the Shippensburg Little League, said.

"The **Land Recycling Program was a real selling point** for getting the borough and the Little League involved," Michael Hasel, senior environmental professional for PPL Services Corp, said. "The biggest help was politically. People were very comfortable knowing that DEP was involved."

The borough, the Shippensburg Little League, PFG and DEP worked together from the beginning to design the remediation process. "The whole remediation was completed with very little out of pocket costs for the Borough of Shippensburg or the Little League," Hasel said. "It was just a matter of everyone sitting down for a few months beforehand to make sure the endpoint was where we all wanted to be. It has been a superb cleanup because of cooperation." When the project is completed, the Land Recycling Program will grant **relief of liability** to all three groups, PFG, the Borough of Shippensburg and the Shippensburg Little League.

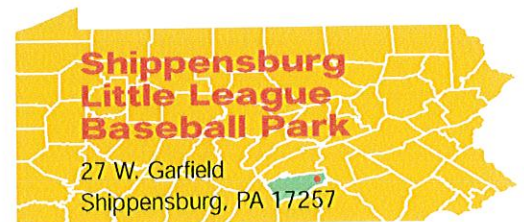
"The Land Recycling Program is doing exactly what it was intended to do — it's addressing a site with potential environmental issues and transitioning the site back into productive use," John Mahfood, the site's project manager and an environmental consultant with Key Environmental Inc., said.

End Use Governs Remediation

Taking advantage of the Land Recycling Program's **flexibility**, PFG is remediating the site with three different end uses in mind. The area designated for the baseball fields is located on a portion of the site that was unaffected by previous gas plant operations. A portion of the site that was designated as a parking area has been cleaned up according to site-specific standards, with a restriction on future groundwater use. On another area of the site, owned by the borough, PFG excavated an old tar storage area and met statewide health standards for a new wetland and the outfield of the baseball fields. PFG also is cleaning up its property for continued use as a natural gas regulator that feeds the town of Shippensburg. A portion of its land also will be made available to the Little League for green space and additional parking. Having completed the cleanup on the borough's property first, PFG plans to finish the remediation on its own property over the next year.

"The strength of the Land Recycling Program lies in its focus on end use," Hasel said. "DEP asks the question: What are you going to do with the property? And then it allows you to do the cleanup specifically for the predetermined end uses."

So far, two fields are active and Sherman expects the kids to be playing on a third, smaller field, by fall 2002. Sherman summed up the enthusiasm of the partners: "Knowing that the area is all cleaned up and that the children have a nice, clean area to run and play on, makes parents and the Little League board feel better."



Mark Schweiker,
Governor

David E. Hess,
Secretary

**Department of
Environmental
Protection**

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A web space dedicated to helping you learn how to protect and improve the environment. The site features the largest collection of environmental videos available on the Internet and is produced by the nonprofit Environmental Fund for Pennsylvania, with financial support from the Pennsylvania Department of Environmental Protection, 877-PA-GREEN.



For more information about the **Shippensburg Little League Baseball Park** contact DEP's Southcentral Regional Office at (717) 705-4705.