



Pennsylvania  
Department of Environmental Protection

March 4, 2026

Ms. Elizabeth Clapp  
MIPC, LLC  
4101 Post Road  
Trainer, PA 19061

Re: Approval of the Interim Remedial Action Plan and Schedule  
Approval of the Vapor Intrusion Investigation Plan  
MIPC Chelsea Facility  
eFACTS PF No. 634737  
eFACTS Activity No. 61956 and 61957  
920 Cherry Tree Road  
Bethel Township, Aston Township, and Upper Chichester Township  
Delaware County

Dear Ms. Clapp:

The Department of Environmental Protection (DEP) has reviewed the January 13, 2026 document titled “Interim Remedial Action Plan/Vapor Intrusion Evaluation Plan & Schedule” for the MIPC Chelsea Tank Farm gasoline release response. The document included the interim remedial action plan/schedule and the vapor intrusion investigation plan required by DEP’s December 23, 2025 administrative order (Paragraphs 1.i and 1.k, respectively). The document was prepared by Langan Engineering and Environmental Services, LLC.

DEP hereby approves the Interim Remedial Action Plan/Vapor Intrusion Evaluation Plan & Schedule in accordance with DEP’s order. DEP also offers the following technical comment.

DEP recommends that MIPC consider pursuing an access agreement with the owner of the property containing residential well RW-12 to install a monitoring well and/or vapor monitoring point based on the proximity to known contamination.

Please feel free to contact me by email at [cdbrown@pa.gov](mailto:cdbrown@pa.gov) or by telephone at 484.250.5792 with any questions or if further clarification is needed regarding this matter.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://www.ehb.pa.gov> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

Sincerely,

C. David Brown, P.G.  
Regional Manager  
Environmental Cleanup and Brownfields

cc: Mr. Smith, P.G., Langan  
Mr. Johnston, P.E., Langan  
Aston Township  
Bethel Township  
Upper Chichester Township  
Delaware County Health Department  
Mr. Langan, Esq.  
Mr. Devan, P.G.  
Mr. Mullen, P.G.  
Ms. Gallagher  
Mr. Magge