



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

NARRATIVE REPORT FORM

Facility Name: MIPC LLC Chelsea TerminalPrimary Facility ID: 634737

Inspection Date: 5-22-26		Inspection Time: 08:20 – 09:55		Lat/Long:	
Program: ECB		☐ Storage Tanks		☐ HSCA	
				☒ LRP	
Owner Name: Monroe Energy LLC			Inspection ID:		Site ID: 634737
Facility Location (911) Address: 920 Cherry Tree Rd Aston, PA 19014			Municipality: Bethel Township, Aston Township, Upper Chichester Township		
			County: Delaware		
Responsible Official Name: Elizabeth Clapp			Responsible Official Address:		
Title:			920 Cherry Tree Rd Aston, PA 19014		
Responsible Official Telephone: 610-364-8395			Interviewee Name:		
Email Address: Elizabeth.Clapp@monroe-energy.com			Affiliation:		
			Email Address:		
Entities Present at Site:					
Langan – Andres Valenzuela (AV)					
Inspection Purpose: To observe sub-slab depressurization system (SSDS) installation at [REDACTED].					
Weather: Sunny, 60s to 70s °F					
PADEP Staff Present: Simon Mullen, P.G. (SM)					
Narrative:					
SM arrived at [REDACTED] at 08:20. Langan personnel were onsite. One vertical extraction point was installed which was utilized for pilot testing. Based on pilot testing, the system was designed to include one vertical extraction point, one horizontal extraction point, and three vapor pins. AV stated that no cracks need to be sealed in the basement. SM noted a sump without a cover and mentioned this to AV who said that he would discuss it with his team. AV stated that the initial indoor air sample would be collected after the system had been started and had run for approximately 24 hours. System startup was anticipated to occur later on 5/22/26 or on 5/26/26. SM was observing monitoring wells in the back yard of the home and noted a gasoline odor. SM informed AV who brought a PID out to screen ambient air in the back yard. Gasoline odor was no longer noted and PID readings were not observed above background levels. AV stated that he would continue to screen ambient air in the backyard during the system installation. SM spoke with the residents to see if they had any questions or concerns. The residents generally expressed that they were content to allow MIPC to do what they need to do to remediate the release. PADEP personnel departed the site at 09:55.					
DEP Representative Name		DEP Representative Signature		Title	
Simon Mullen, P.G.				Licensed Professional Geologist	
				Date: 5/22/26	
				Telephone: 484-250-5770	
Signature by the person interviewed does not necessarily imply concurrence with the findings on this report but does acknowledge that the person was shown the report or that a copy was left with the person.					
Interviewee Name		Interviewee Signature		Title	
				Date:	
				Telephone:	

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MAPS / PHOTOGRAPHS / ATTACHMENTS



Site Location



Vertical extraction point

DEP Representative Name Simon Mullen, P.G.	DEP Representative Signature	Title Licensed Professional Geologist	Date: 5/22/26 Telephone: 484-250-5770
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Interviewee Name	Interviewee Signature	Title	Date: Telephone:

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Location of horizontal extraction point



View of monitoring well in back yard and location where gasoline odors were noted

DEP Representative Name Simon Mullen, P.G.	DEP Representative Signature	Title Licensed Professional Geologist	Date: 5/22/26 Telephone: 484-250-5770
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Interviewee Name	Interviewee Signature	Title	Date:
			Telephone: