



PROPOSED PLAN OF REMEDIAL ACTION

523 Federal Street Site
Milton, Delaware
DNREC Project No. DE-1878



December 2025

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Remediation Section
391 Lukens Drive
New Castle, Delaware 19720

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Pou Plan Aksyon Ratrapaj Pwopoze a, tanpri kontakte RS_Public_Comments@delaware.gov.
Para obtener el plan de acción correctivo propuesto traducido, comuníquese con
RS_Public_Comments@delaware.gov

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523 Federal Street Site
Milton, Delaware
DNREC Project No. DE-1878



Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Qazi Salahuddin, Environmental Program Administrator
Remediation Section

12/16/2025

Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the remedial actions that DNREC is proposing to address contamination found at the Site. A legal notice is published in the newspaper advertising the start of a 20-day public comment period for the Proposed Plan. DNREC considers and addresses public comments received relevant to the proposed remedial action(s) for the Site. If no comments are received, DNREC adopts the Proposed Plan as the Final Plan of Remedial Action (Final Plan) for the Site.

What is the 523 Federal Street Site?

The 523 Federal Street Site (Site) is located at 523 Federal Street in Milton, Delaware, and consists of one tax parcel (235-20.11-30.00), totaling approximately 0.16 acres (Figure 1). The nearest intersection to the Site is Federal Street and New Street. The Site consists of an approximately 3,700 square-foot, single-level, commercial use building in addition to a largely asphalt paved exterior (Figure 2). There are some areas of landscaping and maintained lawn at the Site as well.

What are the past uses of the Site?

The Site is currently vacant. It was most recently operated as a sign making business from 2001 until shortly before the Site entered the Brownfield program. Prior historical uses of the Site include utilization as a gas station starting in the 1930s. There have been multiple underground storage tank (UST) removal events conducted at the Site prior to the Brownfield

investigation; one removal event was completed in 1984, and one removal event was completed in 2023. The Site includes a former gasoline pump area, which is still present at the property. The Site was also utilized as an automobile repair shop, starting prior to 1937 and ending prior to 1973. A sandblasting room associated with the Site's operations as an automobile facility is currently located on the property.

What are the environmental concerns at the Site?

There is one known release associated with Site operations, identified during the UST removal conducted during 2023. Contaminated soils were over-excavated and the post excavation soil sample results did not exceed the Delaware Risk Based Corrective Action Program Tier 0 Action Levels or Hazardous Substance Cleanup Action (HSCA) Screening Levels. The release received a "Conditional No Further Action Letter" from the DNREC Tanks Compliance Program outlining that the release was limited in extent and that residual contamination should remain undisturbed.

A Brownfield Investigation performed in 2024/2025 found that the soil on Site is impacted by the metals lead and thallium at concentrations exceeding DNREC Remediation Section's HSCA Screening Levels. The same Brownfield Investigation found that the groundwater on Site is impacted by the metals cobalt, manganese, and thallium at concentrations exceeding DNREC Remediation Section's HSCA Screening Levels.

A Human Health Risk Assessment indicated that groundwater and soil are acceptable for residential use. The calculated potential shallow soil exposure risk indicated acceptable risk for all evaluated shallow soil exposure pathways, including hypothetical future residents, indoor workers, outdoor workers, composite workers, excavation workers, recreators, and trespassers. This risk assessment confirms that any residual petroleum contamination in the UST areas does not present a risk.

The calculated potential exposure risk for the use of groundwater indicated an acceptable risk for both hypothetical future residents, and indoor workers' exposure to the groundwater as tap water. The Site is connected to public water and sewer, so groundwater is not utilized for drinking water.

What is the plan for the future use of the Site?

The Site will be re-developed into a commercial retail marketplace. The Brownfield Developer plans to renovate the existing building to facilitate this redevelopment plan. The hardscaping and landscaping will be left as-is.

What interim remedial actions have been taken at the Site?

In December 2024, one used oil UST was removed, and two additional petroleum USTs were closed in place. Soil samples collected after the UST removal and closures did not report any exceedances of the Delaware Risk Based Corrective Action Program Tier 0 Action Level. The DNREC Tanks Program issued a “Conditional No Further Action” letter after reviewing sampling results from the UST removal and closures.

What additional remedial actions are needed at the Site?

No additional remedial actions are required as the data collected during the BFI and subsequent risk assessment determined there are no risks to any potential users of the property.

A Certification of Completion of Remedy (COCR) will be issued pending the approval of the Final Plan of Remedial Action.

What are the long-term requirements for the Site after the issuance of the COCR?

There are no long-term requirements for the Site after the issuance of the COCR.

How can I find additional information on the Proposed Plan?

The complete site file, including the Brownfield Investigation Report, are available online at:

<https://den.dnrec.delaware.gov/>

Please use the following instructions to view documents in the Delaware Environmental Navigator (DEN):

- Click the Link above
- Click on “Search Programs”
- Site Name: Enter “DE-1878”
- Program: Select “Remediation Section”
- Click Search
- Click DE-1878 523 Federal Street
- Click “Documents” on the bottom left ribbon
- Site related documents may be viewed by clicking on the links

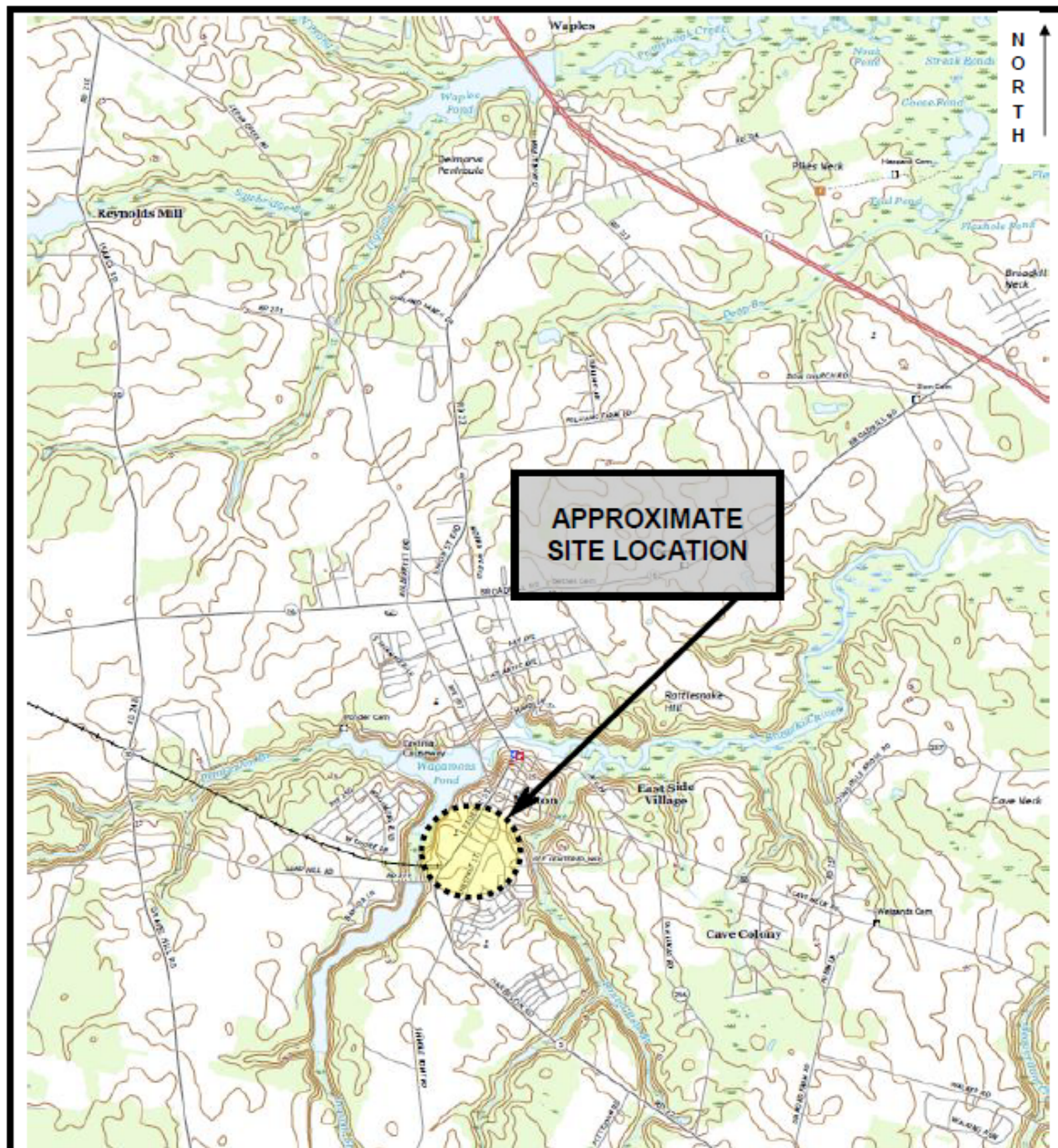
How can I comment on the Proposed Plan?

The 20-day public comment period begins on December 24, 2025, and ends at close of business (4:30 pm) on January 13, 2026. Please send written comments to DNREC, addressed to Connor Baker, Project Officer, at 391 Lukens Drive, New Castle, DE 19720 or via email to RS_Public_Comments@delaware.gov.

Figure 1: Site Location

Figure 2: Site Map

CRB:dh
CRB25011.docx
DE 1878 II B8
QS25210
WHS20250568



Note: This drawing was adapted from the U.S. Department of the Interior, Geological Survey Topographic Map for Milton, Delaware (2019)



Ten Bears Environmental Associates Co.
606 Federal Street
Milton, DE 19968
Phone: (302) 684-5080 Fax: (302) 684-5081

FIGURE 1 - SITE LOCATION FORMER QUILLEN SIGNS PROPERTY

523 FEDERAL STREET

TOWN OF MILTON, DELAWARE

DATE:	7/5/2024	JOB NUMBER:	24-2494.A
DRAWN BY:	AVM	SCALE:	1" = Approx. 2,000'
CHECKED BY:	RCG	FIGURE NO:	1
FILE NO:	242494A.FIG	SHEET	1 OF 1

Figure 1



Note: This drawing was adapted from an aerial photograph obtained from Google Earth



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FIGURE 2 - AERIAL PHOTOGRAPH FORMER QUILLEN SIGNS PROPERTY

523 FEDERAL STREET
TOWN OF MILTON, DELAWARE

DATE:	7/5/2024	JOB NUMBER:	24-2494.A
DRAWN BY:	AVM	SCALE:	As shown
CHECKED BY:	RCG	FIGURE NO:	2
FILE NO:	242494A.FIG	SHEET	1 OF 1

Figure 2

Interpretations of Terms Used in this Proposed Plan

Brownfield	Means a real property where expansion, redevelopment, or reuse is complicated by the reasonably held belief that it may be environmentally contaminated.
Brownfield Investigation (BFI) / Remedial Investigation (RI)	Means a study of a Site that includes sampling of Site environmental media and waste; conducting a risk assessment using collected data to determine the risk posed to human health and the environment; and collecting data necessary to conduct a Feasibility Study.
Certification of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Contaminant of Concern (COC)	Potentially harmful substances or chemicals at concentrations above acceptable levels.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site or its portion.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires remedial action with oversight of the Department.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure to hazardous substances identified on a Site.
Risk	Likelihood or probability of harmful effects to human health or to ecological systems resulting from exposure to contaminants at a Site.
Risk Assessment	Analysis of the potential for adverse human health effects or adverse effects on ecological receptors caused by exposure to contamination.

Shallow Soil	The top two feet of soil below ground surface.
Remediation Section (RS)	DNREC's Section, which oversees the investigation and remediation of Sites that may have been contaminated often as a result of past use.
Underground Storage Tanks (USTs)	Tanks that are located 10% or more beneath the ground surface and contain or used to contain hazardous or regulated substances. These tanks may include piping and dispensers.