



UNITED STATES

ENVIRONMENTAL PROTECTION AGENCY

REGION III

STATEMENT OF BASIS

CLIFTON PRECISION NORTH

CLIFTON HEIGHTS, PENNSYLVANIA

EPA ID NO. PAD 013 975 495

## **A. Introduction**

The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) for the former Clifton Precision North facility, located at Marple and Broadway Avenues, Clifton Heights, PA (hereinafter referred to as the Facility). Although EPA refers to the Facility as Clifton Precision North, the property is currently owned by Capp Real Estate.

The Facility once operated as a hazardous waste storage facility and is subject to the Corrective Action program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. Sections 6901 to 6992k. The Corrective Action program is designed to ensure that certain facilities subject to RCRA have investigated and cleaned up any releases of hazardous waste or hazardous constituents that could pose a threat to human health.

Information on the Corrective Action program and a fact sheet for the Facility can be found by navigating to:  
<http://www.epa.gov/reg3wcmd/correctiveaction.htm>.

## **B. Proposed Decision**

EPA's review of available information indicates that there are no unaddressed releases of hazardous waste or hazardous constituents from the Facility. Based on that assessment, our proposed decision is that no further investigation or cleanup is required. This proposed decision meets the criteria set forth in *Final Guidance on Completion of Corrective Action Activities at RCRA Facilities* found in the February 25, 2003 Federal Register. A copy of this guidance is available at EPA's website, noted above.

## **C. Public Input**

Interested persons are invited to comment on EPA's proposed decision. The public comment period will last thirty (30) calendar days from the date that notice is published in a local newspaper. Comments may be submitted by mail, fax, e-mail, or phone to Ms. Maureen Essenthier at the address listed below. EPA will hold a public meeting to discuss this proposed decision upon request. Requests for a public meeting should be made to Ms. Maureen Essenthier at the address listed below.

EPA has developed an Administrative Record (AR) for this proposed decision which contains all information considered by EPA during the process. The AR is available at the following location:

U.S. EPA Region III  
1650 Arch Street  
Philadelphia, PA 19103  
Contact: Ms. Maureen Essenthier (LC30)  
Phone: (215) 814-3416  
Fax: (215) 814-3113  
Email: [essenthier.maureen@epa.gov](mailto:essenthier.maureen@epa.gov)

EPA encourages interested persons to participate in the remedy selection process by reviewing this SB and documents contained in the AR. The AR contains the complete information that EPA reviewed prior to this proposed decision.

EPA will address all significant comments received during the public comment period. If EPA determines that new information or public comments warrant a modification to the proposed decision, EPA will modify the proposed decision or select other alternatives based on the new information or public comments. EPA will announce its final decision in a document entitled the Final Decision and Response to Comments (FDRTC).

#### **D. Facility Background**

The Facility is located at Marple and Broadway Avenues in Clifton Heights Borough, Delaware County, Pennsylvania. The Facility is bordered by Broadway Avenue and residential properties to the north, industrial properties and Darby Creek to the east, a railroad track and residential properties to the south, and Marple Avenue and residential properties to the west. The Facility covers approximately 3 acres. A map locating the facility and surrounding properties is attached (Attachment 1).

The facility operated from 1955 until 1994. Various electrical components were produced and assembled at the site. Hazardous waste activities included waste storage in drums prior to off-site disposal, and wastewater treatment (neutralized) prior to discharge to the municipal wastewater treatment plant.

The site is currently used for office space and storage. It is currently owned by Capp Real Estate, who leases the building space to several tenants.

#### **E. Summary of Environmental History**

EPA and the Pennsylvania Department of Environmental Protection have been systematically evaluating the 387 Pennsylvania facilities subject to RCRA corrective action. The purpose of these evaluations is to determine if further investigation or cleanup is required to protect human health and the environment at subject facilities. The result of each evaluation is used to decide if threats to

human health or groundwater supplies exist and are referred to as *Environmental Indicators*.

For the former Clifton Precision North facility, a review of all available records and discussions with the current facility owner, during an August 1, 2007 site visit, indicate that there have been no reportable releases, no instances or evidence of soil or groundwater contamination, no site remediation, and no past, current, or planned monitoring efforts necessary at this Facility. The record review and site visit are documented in the Final Environmental Indicator Inspection Report which is contained in the Administrative Record and available upon request.

Waste generated at the site during the facility operations included solvents, plating waste, and oil. Waste was stored in above-ground tanks, an underground tank, and a drum storage area.

All equipment and materials have been removed from the site. A 500 gallon underground tank that stored waste solvent and oil, between 1955 and 1980, was removed in 1985. The remainder of the equipment and materials were removed between July 1993 and August 1994.

No spills or releases from the site are documented in the project file. PADEP conducted hazardous waste inspections from 1982 until 1996. EPA conducted an Environmental Priorities Initiative inspection and assessment in 1990. PADEP conducted an Environmental Indicators inspection and assessment in 2007.

#### **F. Evaluation of EPA's Proposed Decision**

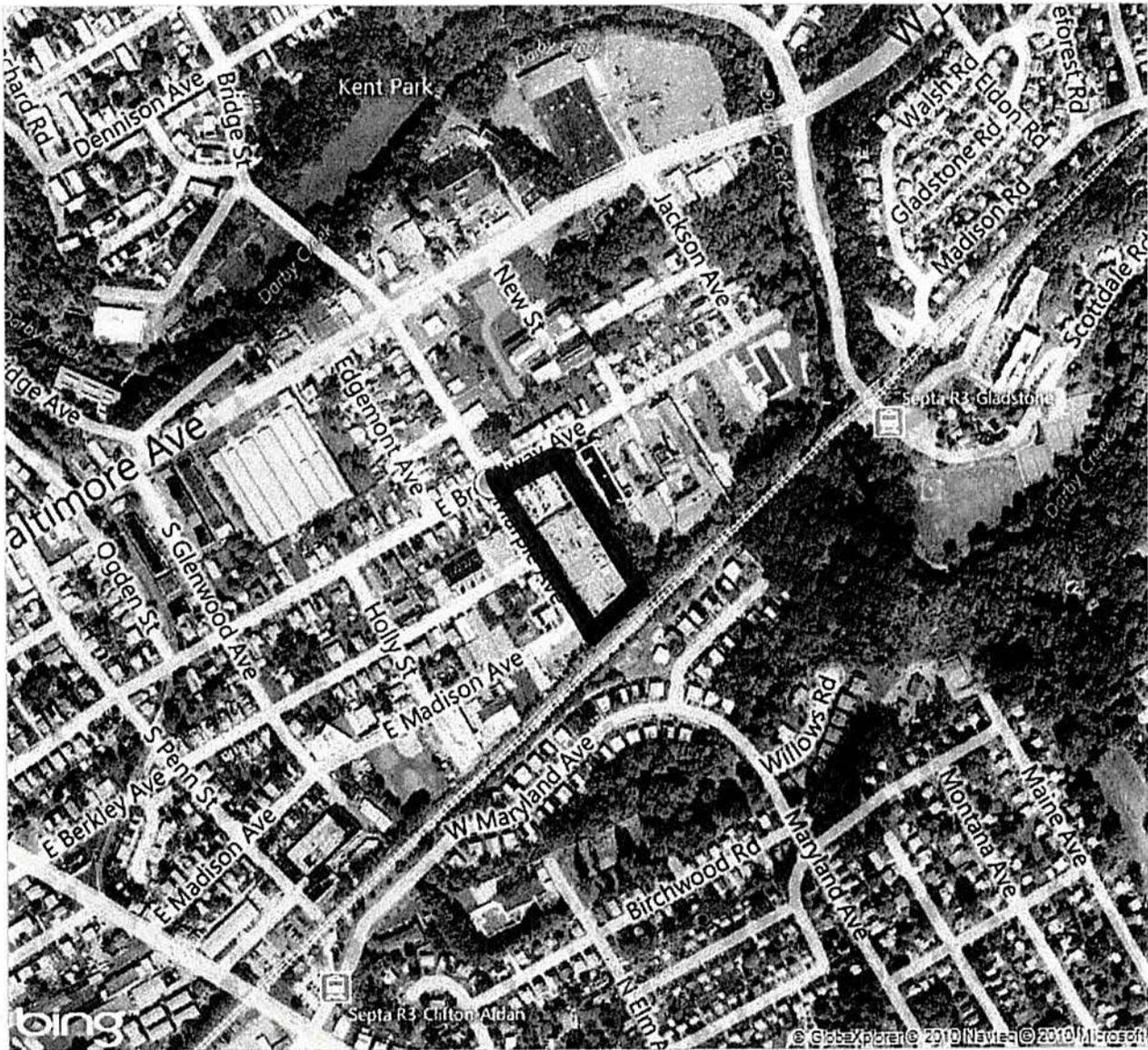
EPA has determined that its proposed decision for the Facility is protective of human health and the environment and that no further corrective action or controls are necessary at this time.

Bing Maps

Marple Ave & E Broadway Ave, Clifton Heights,  
PA 19018

Former Clifton Precision North facility

Current Owner: Capp Real Estate





**Clifton Precision North**  
**(aka *Litton Corporation and Capp Real Estate*)**

**Administrative Record for**  
**RCRA Corrective Action Statement of Basis**

*Environmental Indicators Inspection Report, Clifton Precision (also known as Litton Corporation and Capp Real Estate), prepared for PA Department of Environmental Protection, Harrisburg, PA, October 2007, URS*

*Environmental Priorities Initiative Preliminary Assessment of Litton Systems, Incorporated, prepared for the Hazardous Site Control Division, US Environmental Protection Agency, 7/10/90, NUS Corporation*

*PADER UST Closure Report Form, Clifton Precision North, 4/7/94, BCM Engineers Inc.*

PADER hazardous waste inspection reports, 1982 through 1996

