

Summary of the Gilmore & Associates Report

Prepared for Redevelopment Authority of Montgomery County

November 2001

For 6 Maple Avenue — Former Bo/Rit Site

Introduction/History

- Asbestos/Industrial waste deposited by Keasby & Madison, and Nicolett Industries
Asbestos and industrial waste deposited from the 1930's until the 1970's.
- Chrysotile — Asbestos fibers account for 25% of total waste material. Chrysotile asbestos also known as white asbestos, accounts for 95% of asbestos produced in the United States.
Chrysotile is the main cause of malignant pleural mesothelioma cancer. This cancer causes the cells lining the lungs to fail, leading to cough, shortness of breath, chest pains, weight loss, and sleeping difficulties.
- A reservoir existed from 1921 — 1945 on the site.
- Waste depositing/dumping filled in the reservoir by 1954 and the asbestos waste pile continued to grow until the 1970's.
- A trash transfer facility was operated on the site by Ambler Borough for two years in the mid 1980's between the asbestos waste pile and the reservoir.
- Fire training exercises in the mid 1990's were conducted in the same area as the trash transfer facility.
- Fires that occurred inside Borough trash trucks during the mid 1990's were extinguished by dumping the trash on site, then extinguishing the fire.
- The site has been notorious for an illegal dumping ground for decades, and that practice continues today.

Phase I — Environmental Site Assessment (ESA)

Recognizable Environmental Conditions

1. Large asbestos waste pile.
2. Asbestos shingles throughout site.

3. Phase I has not identified inconspicuous or hidden environmental liabilities on site.

NUS Corporation Performed a General Clean-up on Site for the EPA in 1987 which they:

- o Removed six abandoned vehicles.
- o **Observed asbestos tailings entering Tannery Run Creek.**
- o Removed above ground storage tank.
- o **Removed 55 gallon drums from the adjacent reservoir by EPA Contractor.**

**Geophysical Profiles Completed by Quantum Geophysics, Inc. of Phoenixville
July 27, 2001**

Electrical Resistivity Used to Evaluate Asbestos Waste **Pile**

- The asbestos waste pile is considered to be 30' — 40' deep.
- Electrical Resistivity testing was used to limit disturbance to the vegetative cover and to minimize airborne dust.
- **A conventional drilling rig could not be supported safely due to the “soft” nature of the asbestos waste material without considerable grading and site restoration.**
- Open Features at bottom of Figure 3 are probably groundwater not waste material. (See attached exhibit)

Backhoe Test Pits Performed to Evaluate Soil Composition by Lewis Environmental August 6, 2001 and August 7, 2001

- 11 Test Pits Conducted.
 - Depth of test pits ranged from 8' — 14' deep.
 - Soil, solid waste debris (metal/glass/plastic), asbestos containing material, and black “slag” material were all observed in excavated material.
 - Some test pits near the reservoir indicated Triassic Stockton Bedrock at a depth of 8 ft.
 - The asbestos waste material from the excavations is considered friable.
 - The asbestos waste material is a Toxic Substance Control Act (TSCA) regulated waste. It is a health hazard if in contact with humans — as an inhalation hazard.
 - The waste piles contain very little natural material/soil.
 - **Estimated volume of asbestos waste is estimated to be 149,500 cubic yards. 96,000 cubic yards are present above grade, and 53,500 cubic yards below grade. Terramodel digital terrain software was used to determine volumes.**
-
- In 2001, two disposal firms were contacted to explore the possibility to remove the asbestos waste material, but the cost would have exceeded 11 million dollars, and “is not likely to be economically viable” and “other remedial alternatives” should be explored as advised by Gilmore & Associates.