

Former Elf Atochem North America (Bensalem Redevelopment) Cornwell Heights, PA

The Challenge



The Former Elf Atochem North America site is comprised of 25 acres, about 60% of which has been developed over the years. Although currently inactive, the property was historically used by several owners since 1917 for activities varying from shipbuilding and chemical manufacturing to aluminum refining and chemical blending for cleaning and lubricating agents. In 1997, manufacturing operations were terminated, equipment was removed and buildings were decommissioned.

The property is in an area where many industries have downsized or discontinued operations over the last 20 years. Unemployment rates in the area are among the highest in Bucks County.

The Solution

Bensalem Redevelopment L.P. (BRLP), the current property owner has completed an extensive site characterization per a Facility Lead Corrective

Action Agreement with EPA. The characterization was also designed to meet the requirements of the Pennsylvania Department of Environmental Protection's (PADEP) Act II Land Recycling Program. The site characterization showed that some of the site soils and groundwater have been impacted by contaminants including chlorinated organics, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides and arsenic.

BRLP is currently developing a remedial action plan (RAP) for the areas of concern with contamination above EPA's human health based screening levels and/or the PADEP Act II clean-up standards. BRLP is also currently conducting a pilot test to determine the feasibility of using soils located in two former retention ponds as fill material on-site per PADEP's Clean Fill Policy. In May 2005, the Redevelopment Authority of Bucks County received a \$200K grant from EPA's Brownfields Program that will help with the cost of the cleanup.

BRLP plans to redevelop the site as a mixed-use

area, including residential space, commercial space, and greenspace.

The Benefit

The results of the remedial action at the site will effectively reduce threats to human health and the environment. Redevelopment of the site as a mixed-use area will create jobs, increase tax revenues, and serve as a catalyst to bring other brownfield sites in the area back into productive reuse. It also will allow access to the passive and active recreation available along the Delaware River riverfront.

For More Information

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