



January 16, 2026

Public Involvement Plan for the Act 2 Remediation Process of MIPC's Chelsea Tank Farm Gasoline Release

MIPC – 920 Cherry Tree Road, Aston Township, Delaware County, Pennsylvania

ACCRONYMS & ABBREVIATIONS

NIR	Notice of Intent to Remediate
PADEP	Pennsylvania Department of Environmental Protection
PHMSA	Pipeline and Hazardous Materials Safety Administration
PIP	Public Involvement Plan

PUBLIC INVOLVEMENT PLAN OBJECTIVES

This Public Involvement Plan (PIP) is intended to address requirements for information sharing and work to be completed in accordance with Pennsylvania's Land Recycling and Environmental Remediation Standards Act (Act 2) Program and in a manner satisfactory to the Pennsylvania Department of Environmental Protection (PADEP). It also addresses any and all requests made by the municipalities of Aston Township, Bethel Township, and Upper Chichester Township. This plan is intended to provide a framework for facilitating public involvement for the environmental investigation, site characterization, and remediation of the impacted area. Furthermore, the purpose of this PIP is to inform the community and to address concerns as they arise. The PIP outlines the modes of communication that will enable such dialogue. Finally, this PIP will be a dynamic document in addressing a release to the environment for which the source has been identified, allowing for modifications based on practical and beneficial recommendations from community neighbors, municipalities, PADEP and information learned during the response action process.

BACKGROUND

A gasoline release occurred at MIPC's Chelsea Tank Farm, located at 920 Cherry Tree Road, Aston Township, PA. The site is approximately 162 acres in size, with the area of impact primarily located in the northwest corner of the property. A Notice of Intent to Remediate (NIR) was submitted to PADEP pursuant to the Act 2 Program and was provided to Aston Township, Bethel Township, and Upper Chichester Township on December 30th, 2025. The Act 2 Program establishes clear and uniform cleanup standards,

with MIPC undertaking response actions with PADEP oversight. MIPC has prepared this PIP to keep neighbors fully informed of response actions and as a mechanism for receiving community feedback. MIPC will implement this PIP with transparency and in accordance with feedback provided by PADEP, the three municipalities, and MIPC's community neighbors throughout the duration of the remediation process.

AVAILABILITY OF DOCUMENTS

MIPC will provide convenient public access to all Act 2 documents submitted to PADEP. This effort will include, but is not limited to:

- All site characterization reports.
- All remedial action plans and reports.
- All Act 2 NIRs.
- All reports and requests.
- All PADEP decision and comment letters.
- All addenda and responses.
- All fact sheets, community letters, and updates.
- The schedule and location of upcoming public meeting(s)
- The most recent weekly PADEP summary progress report – replacing the previous week's version.

MIPC will establish hardcopy document repositories beginning on January 20th, 2026. These repositories will be updated with any new documents on a weekly basis, every Thursday and continuing through the duration of the Act 2 Program process. All documents will be publicly available for review at the following municipalities:

- Aston Township Building
3264 Concord Road
Aston Township, PA 19014
- Bethel Township Building
1092 Bethel Road
Garnet Valley, PA 19060
- Upper Chichester Township Building
8500 Furey Road
Boothwyn, PA 19061

Additionally, MIPC has created a website: www.ChelseaTankUpdates.com, to provide the same documents (available at each of the three aforementioned municipalities) online for public review. MIPC will provide plain language summaries to accompany each report or plan published to the website. This website will also allow for the submission of public comments and provides a dedicated phone number and email address for resident questions. MIPC will respond to every comment and/or question received in a timely manner.

Neighbors interested in being kept apprised of updates via email may do so by completing the “Contact Us” form on the website and checking the “Click here to sign up for email updates” box.

A hardcopy signup sheet will also be available at Aston Township Building, Bethel Township Building, and Upper Chichester Township Building. Sign-up sheets will be picked up and processed every Thursday when MIPC visits each of the aforementioned township buildings to update the hardcopy document repositories books. Additionally, MIPC will have sign-up sheets at the community meeting(s).

PUBLIC COMMUNICATIONS PLAN

MIPC is committed to fully and adequately informing our neighbors and answering questions in regard to response actions undertaken to date through a variety of means including, door-to-door outreach, mailings, and public notices. All future notifications will occur via multiple methods of communication, which could include:

- ***Fact Sheets***

- On December 31st, 2025, MIPC produced and hand-delivered a fact sheet that provides an overview of the issue and contact information for neighbors in the vicinity of the impacted area. The same document was also shared with local and state elected officials and with PADEP. MIPC will continue to update the initial fact sheet as information evolves. Fact sheets will be included with meeting notices, on the website, and be available at the three identified municipalities. Fact sheets will also be provided as handouts at the public meeting(s).

- ***Door-to-Door***

- MIPC will continue communicating updates via door-to-door outreach to all properties located within 1,000 feet of MIPC’s western property line. The frequency of door-to-door outreach shall occur every four weeks or sooner, to disseminate information and/or to inquire if a resident has any questions. MIPC has identified an initial door-to-door notification to:
 - Inform residents of the availability of Act 2 documents at the three identified municipalities and the establishment of the www.ChelseaTankUpdates.com website.
 - Inform residents of the date, time, and venue that MIPC will conduct an initial public meeting.

- ***Mailing***

- MIPC will also mail hardcopies of updated materials that are provided via door-to-door outreach to all properties located within 1,000 feet of MIPC’s western property line. Document hardcopies will be scheduled for mailing the same day as, or prior to, attempted door-to-door outreach.

- ***Email List***

- MIPC will utilize an email distribution list that includes participants who sign-up to receive email updates at all public meeting(s), PADEP, representatives of the three municipalities, the offices of each state representative and state senator whose district includes the facility and 1000-ft area as described in PADEP’s order, and individuals who request to be added to the email distribution list. The email distribution list will be used for all notifications.

- **Public Notice**

- MIPC will post a notice in the local newspaper (Delaware County Daily Times) advertising the date, time, and venue of all public meeting(s) at least fifteen days before the event. If practicable, MIPC will provide thirty days' notice.

- **Elected Official & Municipal Correspondence**

- MIPC will request that the three municipalities and members of the Pennsylvania General Assembly who represent legislative districts encompassing the Act 2 site convey notice of all public meeting(s) within any existing and routine newsletters or email updates, if amenable to doing so. MIPC will offer to draft and transmit verbiage of such notices that can be used for inclusion in any such routine communications.

- **In-Person Meeting Hours**

- MIPC will coordinate with the three municipalities to make arrangements for in-person meeting hours at each of the three municipalities. This will comprise an MIPC representative being onsite at each municipality and available one day per month for a set duration of hours so that neighbors in the community have an alternative means of access to meet with MIPC representatives.

- **Community Hotline and Email**

- MIPC has established a dedicated community hotline (610-364-8426) and email address (MIPC1@monroe-energy.com) that is and will be continuously monitored for the duration of MIPC's term in the Act 2 program. Every communication MIPC receives via the community hotline and email will receive a prompt and timely response.

- **Increased Work Activities**

- MIPC acknowledges the increased volume of work that is occurring on MIPC's property. As such, MIPC will send a letter to neighbors within the 1000-foot area as described in PADEP's order. The letter will outline that work activities will be continuing on MIPC's property and MIPC's continued efforts to mitigate noise.
- MIPC will direct general work activities to occur between the hours of 8:00AM – 5:00PM.
- If MIPC conducts work on a neighboring property, MIPC will provide 48-hour notice to the property owner and the adjacent property owners.
- If MIPC conducts work in a public area, MIPC will provide one week notice prior to work commencing.

PUBLIC MEETINGS

MIPC will conduct a public meeting in coordination with PADEP and the Federal Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA). Representatives from PADEP, PHMSA, and the identified municipalities will be invited, along with local, county, and state elected officials whose districts encompass the Act 2 site. The date, time, and venue for the public meeting will be appropriately publicized and held at a suitable location and time that allows the community to attend. The meeting will occur on Wednesday, February 4th, at Lia's Catering (Ballrooms at Boothwyn), located at 1405 Meetinghouse Road, in Boothwyn, at 6:00 PM. This location is in close proximity to the impacted area and offers adequate space for community attendance.

MIPC will post notice in the Delaware County Daily Times advertising the date, time, and venue of any public meeting at least fifteen days before the event, or under shorter notice if otherwise directed by PADEP. The meeting details will be listed on www.ChelseaTankUpdates.com. Additionally, MIPC will provide notice via door-to-door outreach to all properties located within 1,000 feet of MIPC's western property line and will also provide mailed notice. Furthermore, MIPC will provide notice to anyone that

completed the “Chelsea Tank Updates Sign-Up Sheet” by the mailing address and/or email that they identified on the form.

The purpose of a public meeting is to inform the community, engage neighbors, allow participation, and ask questions. All attendees of a public meeting will be asked to complete a sign-in sheet, providing a name, address, contact information, and contact preference – so that MIPC can keep the community informed. The structure of the meeting will consist of a presentation by representatives of MIPC and its consultant, Langan Engineering and Environmental Service, LLC, explaining the discovery, investigation, and response action process. The presentation will include visualizations such as a map of the site and other images related to response actions being conducted at the site. Following the presentation, MIPC will provide an open microphone for questions and to hear feedback from the community. The meeting will provide enough time for an open dialogue with MIPC’s technical experts. Meeting minutes will be recorded and publicly available at the three municipalities and on the www.ChelseaTankUpdates.com website. Should questions arise that need additional data that is not available during the meeting, MIPC will be responsible for following up with the individual(s) to ensure that their questions are addressed.

MIPC will schedule future public meeting(s) to be held in concert with Act-2 milestones and also upon the request of Aston Township, Bethel Township, Upper Chichester Township, or PADEP.

PUBLIC COMMENT

MIPC will consider and respond to public comment. MIPC has identified the following reports to be subject to public comment:

- *Site Characterization Work Plan*
- *Interim Site Characterization Report*
- *Remedial Action Plan*
- *Remedial Investigation Report*
- *Site Specific Risk Assessment Report*
- *Site Specific Cleanup Plan*
- *Act-2 Final Report and Demonstration of Attainment*

The public comment period will be open for thirty days. MIPC will prepare and submit responses to comments within fifteen days. MIPC will then provide PADEP with the comments and responses at the closing of the forty-five-day process.

In the event PADEP issues a Letter of Deficiency, provides comments, or has revisions to any document subject to public comment, MIPC will subsequently draft responses and open these responses to public comment for thirty days.

MIPC will post all documents subject to public comment on the “Public Input” section of the www.ChelseaTankUpdates.com website and outline the dates by which public comments are due. MIPC will provide a method and explanation of the process to submit public comment through the “Public Input” section of the website.

Public notifications of comment opportunities will occur via email to everyone on the email distribution list which includes: participants who signed in at the February 4, 2026 public meeting, representatives of each of the three municipalities, DEP, the office of each state representative and state senator whose district includes the facility and 1000-foot area as described in PADEP’s order, and individuals who have requested to be added to the email distribution list. MIPC will post notice in the Delaware County Daily Times advertisement the comment period. MIPC will also notify each of the three municipalities, and

each of the aforementioned state representatives and state senators and request that they publicize the comment opportunity.

POINTS OF CONTACT

The primary point of contact to address questions and receive comments from the community and the three municipalities will be Adam Gattuso. Additionally, Matt McGlaughlin and Thomas Donohue from the Community Relations Team are also available to address questions and receive comments.

MIPC has established a dedicated hotline number and email for neighbors to contact 24/7. Both the community hotline and email are currently and will be continuously monitored. Any neighbor who makes outreach will receive a prompt and timely response.

Primary:

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