

**EXPLANATION OF SIGNIFICANT DIFFERENCES  
FORMER AMETEK U.S. GAUGE DIVISION – PLANT #2  
SELLERSVILLE, PENNSYLVANIA  
EPA ID#: PAD002342236**

**I. INTRODUCTION**

This Explanation of Significant Differences (ESD) describes the United States Environmental Protection Agency's (EPA) proposed modifications to the Final Remedy for the former Ametek U.S. Gauge Division Plant #2 (Ametek) facility located at 900 Clymer Avenue, Sellersville, Pennsylvania (Facility). The Final Remedy for the Facility was selected in a 2012 Final Decision and Response to Comments (FDRTC). The Final Remedy allows for non-residential use of the Facility property. On August 19, 2019, the Industrial Development Authority of Bucks County (IDA) submitted to EPA a request to change land use of the Facility from non-residential to residential. This ESD proposes to modify the Selected Remedy to allow for residential use of the Facility property so long it is demonstrated to EPA that the soils in the area to be developed for residential purposes meet Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2) residential soil standards; buildings constructed on the Facility will have a vapor barrier and a passive radon-type mitigation system to address potential indoor air vapor intrusion, as necessary, and it is demonstrated to EPA that the residential development will not impact the on-going remedial activity at the Facility.

This proposed ESD and the documents supporting its issuance will be part of the Administrative Record (AR) for the Facility, which is located at the EPA Region III, RCRA Records Center, 1650 Arch Street, Philadelphia, Pennsylvania and can be obtained by contacting the EPA Project Manager, Khai Dao at [dao.khai@epa.gov](mailto:dao.khai@epa.gov) or at (215) 814-5467.

**II. SUMMARY OF SITE HISTORY, CONTAMINATION AND THE SELECTED REMEDY**

The Facility is located at 900 East Clymer Avenue in Sellersville, Bucks County, Pennsylvania. The Facility operated a pressure and vacuum gauge manufacturing business. In 2008, Ametek ceased manufacturing operations and shortly thereafter decommissioned the plant. On July 31, 2014, the Industrial Development Authority of Bucks County (IDA) acquired the Facility property for redevelopment.

Past operational practices related to the use of solvent degreasers, including trichloroethene (TCE) and 1,1,1-trichloroethane (TCA), resulted in the degradation of the groundwater at the Facility. On June 11, 1990, EPA and Ametek entered into an Administrative Order on Consent (AOC), EPA Docket No. RCRA-III-030-CA, pursuant to Section 3008(h) of RCRA. Under the terms of the AOC, Ametek completed a RCRA Facility Investigation (RFI) that evaluated the nature and extent of any release of hazardous waste and/or hazardous constituents at or from the Facility. In addition, Ametek conducted a Corrective Measure Study that evaluated Corrective Measures for the cleanup of the Facility.

On January 8, 2012, EPA issued the FDRTC that describes the Selected Remedy for the Facility. The major components of the Selected Remedy are:

- Establishment of a technical impracticability zone (TI Zone). EPA concludes that attainment of the drinking water Maximum Contaminant Levels (MCLs) for the groundwater plume within the Facility is technically impracticable. The TI zone delineates the area of hydraulic control that will ensure groundwater contamination stability within the Facility property boundaries.
- Operation of the existing groundwater pump and treat system. Ametek will continue to clean up and control groundwater contamination migration within the TI zone as long the as the contamination levels in groundwater are above MCLs. Groundwater contamination outside the TI zone will be cleaned up to MCLs.
- Long-term groundwater monitoring to confirm hydraulic control of the groundwater contamination within the TI Zone and to ensure that offsite groundwater contamination will be cleaned up to MCLs.
- Implementation of institutional controls through an environmental covenant pursuant to the Pennsylvania Uniform Environmental Covenants Act (UECA - Act 68) that restrict the use of the Site for non-residential purposes and will prohibit the installation of public or domestic groundwater supply wells within the TI zone.

### **III. DESCRIPTION OF SIGNIFICANT DIFFERENCES AND THE BASIS FOR CURRENT CHANGES TO THE SELECTED CORRECTIVE MEASURE**

The purpose of this proposed ESD is to modify the Corrective Measures selected by EPA in the FDRTC to permit the redevelopment of the Facility, or portions of the Facility, for residential purposes. EPA's proposed modifications include the following components to allow for residential development:

- 1) It is demonstrated to EPA that the soils in the area(s) to be developed for residential purposes meet Act 2 residential soil standards and EPA provides prior written approval of such development.
- 2) It is demonstrated to EPA that such development will not impact the on-going remedial activity at the Facility.
- 3) Buildings constructed on the Facility will have a vapor barrier and a passive radon-type mitigation system to address potential indoor air vapor intrusion unless EPA provides prior written approval that a vapor barrier and mitigation system are not necessary.

The above listed components may be implemented through a permit, order, or in the form of an environmental covenant pursuant to the Pennsylvania Uniform Environmental Covenants Act (UECA - Act 68).

### **IV. SUPPORT AGENCY REVIEW**

EPA has consulted PADEP regarding the proposed modifications to the selected Corrective Measures for the Facility as described above. PADEP concurs with the proposal.

### **V. AFFIRMATION OF DECLARATION**

EPA has determined that the Final Remedy selected in the 2012 FDRTC as modified by this



ESD will remain appropriate and protective of human health and the environment.

## VI. PUBLIC PARTICIPATION

EPA is requesting comments from the public on this proposed ESD. The document is available for public review at the location listed in Section VII below and at [http://www.epa.gov/region3wcmd/public\\_notice.htm](http://www.epa.gov/region3wcmd/public_notice.htm). The public comment period will last thirty (30) calendar days from the date EPA places an announcement in the Perkasie News Herald newspaper to notify the public of the proposed ESD. Comments on, or questions regarding, the proposed ESD may be submitted to the EPA Project Manager:

Mr. Khai Dao (3LD20)  
U.S. EPA, Region III  
1650 Arch Street  
Philadelphia, PA 19103  
Telephone: (215) 814-5467  
Email: [dao.khai@epa.gov](mailto:dao.khai@epa.gov)

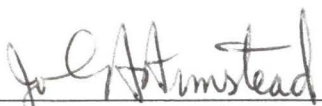
EPA will respond to all comments received. On the basis of comments received or other relevant information, if EPA makes minor changes to the proposed ESD, the proposed ESD will become effective upon those changes being made. If, on the basis of comments received or other relevant information, EPA makes significant changes to the proposed ESD, EPA may seek additional public comments. All comments received during the thirty (30) day comment period will become part of the Administrative Record for the Facility, as will EPA responses to the significant comments.

## VII. ADMINISTRATIVE RECORD

The Administrative Record supporting the issuance of the ESD is available for public review on Mondays through Fridays, from 9:00 a.m. to 5:00 p.m., by contacting the EPA Project Manager, Mr. Dao, at:

U.S. Environmental Protection Agency  
Region III (3LD20)  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029  
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10.15.19  
Date

  
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John A. Armstead, Director  
Land, Chemicals and Redevelopment Division  
U.S. EPA Region III