



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

SUBJECT: Venezia, Inc. **DATE:** 2/16/2021
3987 Easton-Nazareth Highway/Route 248, Lower Nazareth Township, PA
RCRA ID: PAD099427908

Long-term Stewardship Assessment

FROM: Caitlin Elverson, Project Manager (3LD10)

TO: Long Term Stewardship File for Venezia, Inc.
RCRA Corrective Action Branch 2 (3LD20)

Remedy Review Summary:

EPA's Statement of Basis required Venezia, Inc. to record an environmental covenant prohibiting groundwater use for potable purposes. The covenant was recorded by the City of Nanticoke, Luzerne County Notary Public on 05/10/2011. EPA has determined that the property is in compliance with EPA's remedy decision/covenant restriction.

Document Review:

The most recent aerial image of the former Facility (2/2021, Google Earth Pro™) shows that property use has not changed since the final remedy/covenant implementation.

The Environmental Covenant is available on PA's Activity and Use Limitation website and on EPA's Fact Sheet for the Facility. The covenant lists the current property Owner/Grantor and Holder/Grantee as Venezia Enterprises Royersford, PA. Covenant restrictions are summarized in the Table below. The Covenant applies to the areas outlined in the Figure below.

Background:

The Facility consists of approximately 10 acres located on Route 248 in Lower Nazareth Township, Northampton County, Pennsylvania. The eastern, southern, and western portions of the Facility are bordered by agricultural land. The Essroc Cement Company quarry is located to the North. The Facility has been used for industrial operations since approximately 1960. The Facility is now owned and operated by Venezia Hauling which purchased the facility on December 28, 2006. There are two buildings located on site. One building is occupied by Venezia and used as a maintenance and refueling facility. The other larger building is identified as a terminal and is rented as warehouse space. Venezia purchased the Facility from Quality Carriers on December 28, 2006. Venezia is a hauler of cement and concrete dust and operates as a transporter of this non-hazardous commodity. The Facility is used for trailer storage and as a maintenance shop for Venezia's solid tanker fleet.



Benzene, Carbon Tetrachloride, Trichloroethylene (TCE), and cis-1,2-Dichloroethylene (DCE) slightly exceed PADEP's soil-to-groundwater Statewide Health Standards; limited to the area beneath the former lagoons. The risk is an ingestion exposure from a possible leaching of soil contaminants into the groundwater. This risk is mitigated by the groundwater use restriction. Benzene, Carbon Tetrachloride, Chloroform, TCE, and DCE are above USEPA-PA default soil screening levels for protection of indoor air for industrial settings. The risk is an inhalation exposure in possible future indoor buildings from elevated contaminant concentrations in soil. This risk is mitigated by the land use change notification requirement.

Documents Reviewed:

EPA Facility Fact Sheet, which includes Statement of Basis for Remedy, Environmental Covenant (05/10/2011), Environmental Indicator Forms, Facility boundary and Covenant areas, Google Earth Pro™ image (2/2021); RCRAInfo database, PA Activity and Use Limitations (AUL) website.



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EPA United States
Environmental Protection
Agency

Facility Name	Venezia, Inc.			
Address	3987 Easton-Nazareth Highway/Route 248, Lower Nazareth Township, PA			
EPA ID Number	PAD0099427908			
Are there restrictions or controls that address:	Yes	No	Area(s)	Description of restrictions, controls and mechanism
Groundwater Use	X		Entire Facility	Use of onsite groundwater for potable purposes is prohibited.
Residential Use		X		
Excavation		X		
Vapor Intrusion		X		
Capped Area(s)		X		
Other Engineering Controls		X		
Other Restrictions		X		