

# NOZNESKY JUNKYARD SUPERFUND SITE KENNETT SQUARE, PA



**Field analysis can be used to reduce laboratory fees**

Based on new opportunities created by modern “Brownfields” regulations, a prominent Chester County land developer was interested in assessing the risk associated with purchasing the Noznesky Junkyard Site in Kennett Square, PA. This is exactly the kind of project that Brickhouse Environmental is known for. The goal was to determine whether it made business sense to buy it, clean it up, and return it to productive use.

For many years, the Noznesky Junkyard was known as the local tire dump. In 1998, a government grant was obtained to fund the successful removal of 27,000 tires. However, this didn’t fully remove the environmental stigma attached to the site, which had been classified as a

“Superfund Site” by the U.S. Environmental Protection Agency. Brickhouse Environmental identified and assessed a whole host of challenges. They included the need to get Federal, State, and local regulators on the same page with a cleanup plan; the need to comply with several sets of conflicting regulations (CERCLA, TSCA, SWMA and Pennsylvania Act 2); and the need to assess several different contaminants with different chemical and toxicological properties. In the end, it came down to risk versus opportunity for the developer; and the risk was about understanding the science. What was present in site soils and groundwater?

Brickhouse Environmental conducted a site-wide sampling and analysis program to quantify areas of concern and how they would interface with the various regulations applicable at this site. Site investigations for solvents and metals were conducted under the federal CERCLA (Superfund) program; PCBs were investigated under the federal Toxic Substance Control Act (TSCA); debris and waste materials in the junkyard were assessed under the Solid Waste Management Act (SWMA); and all of the soil and groundwater contaminants were simultaneously evaluated under Pennsylvania’s Land Recycling, or Act 2 Program.

In less than two years, Brickhouse Environmental was able to help the client obtain a release of cleanup liability in accordance with Act 2 using the Special Industrial Area standard. Land development approvals for a light industrial/commercial business park are moving forward at the local municipal level, and the final stages of the cleanup will take place concurrent with the construction of the new facility.



**BRICKHOUSE ENVIRONMENTAL**  
515 SOUTH FRANKLIN STREET  
WEST CHESTER, PA 19382  
610.692.5770  
[www.brickhouse-environmental.com](http://www.brickhouse-environmental.com)