

July 30, 2021

Lisa Strobridge
Pennsylvania Department of
Environmental Protection
Southeast Regional Office
2 E. Main Street
Norristown, PA 19401

End-of-Project Report**Darby Borough Brownfields Inventory Grant
Darby Borough, Pennsylvania
IRRSC Contract No. # 4000019257; Req No. IRRSC7-1-348**

Dear Ms. Strobridge,

AECOM Technical Services, Inc. (AECOM) is pleased to present to the Pennsylvania Department of Environmental Protection (PADEP) this End-of-Project Report, which includes a Brownfields inventory list for Darby Borough, Pennsylvania. The tasks detailed in the PADEP's February 8, 2021 Scope of Work and subsequently discussed in the April 21, 2021 Site scoping meeting includes using established databases and information provided by the PADEP, Darby Borough, Delaware County, and local community organizations to identify Brownfield properties within Darby Borough.

Attached is a spreadsheet that contains a Brownfield inventory list, as well as a spreadsheet providing a list of all evaluated properties within Darby Borough. Identified Brownfield properties have been reviewed and assessed for environmental concerns and economic factors. Each Brownfield property has been ranked as having a low, moderate, or high environmental risk, and as being most favorable, favorable, or least favorable for economic development. A detailed discussion of the project and ranking system criteria is presented below.

1. Introduction

Darby Borough is located in eastern Delaware County, bounded partially by Philadelphia to the east. As provided by the PADEP, an Environmental Protection Agency (EPA) 128 (a) Small Technical Assistance Grant was received to work with the Darby Borough to inventory, educate, and plan for Brownfield properties. This grant is not to be used for investigation and/or remediation.

The Borough of Darby has a long history of commercial/industrial activities that have resulted in Brownfields within the borough. The Borough of Darby would like to understand what Brownfields are in the borough, where they are located, and what could be done with the Brownfield properties to facilitate their productive re-use.

2. Objectives

The initial Scope of Work was dated February 8, 2021. The scope was further discussed and finalized during the April 21, 2021 scoping meeting with the PADEP and representatives from the Delaware County Planning Department. Based on the initial Scope of Work, subsequent details received during the Site scoping meeting, and additional correspondence with the PADEP, AECOM performed activities to the extent allowed by the grant budget, as follows:

1. using established databases and information provided by the PADEP, Darby Borough, Delaware County, and local community organizations to prepare a Brownfields inventory;
2. educate Borough officials and the local community on what Brownfields are, where they are located, how the Borough can best work with them, and identify available state and federal funding programs to finance investigation and remediation;
3. create an inventory of Brownfields that helps the Advisory Committee identify next steps, recommendations, roles, and responsibilities.

The Final Work Plan/Cost Estimate was provided to the PADEP on May 11, 2021. The subsequent Notice to Proceed was issued by the PADEP on June 1, 2021.

This inventory is meant as a guide for Darby Borough and other parties interested in redevelopment. All properties or portions thereof included on this list could be considered for redevelopment regardless of ranking. In addition, there may be other considerations outside of the scope of this evaluation that make redevelopment of a specific property more or less valuable to the community. Various grant programs are available to assess and clean up contaminated properties and are discussed in more detail below.

3. Brownfields Definition and Identification

The EPA defines Brownfields as "any land in the United States that is abandoned, idled or under used because redevelopment and/or expansion is complicated by environmental contamination that is either real or perceived." A Brownfield is an area typically used for historical commercial or industrial purposes that is vacant, abandoned, underused, or is derelict land. Properties that are currently in use may also be considered Brownfields. The expansion, redevelopment, or reuse of these properties may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Some of the most common contaminants identified at Brownfield sites are from fuels such as oil, gasoline, diesel, and kerosene from underground storage tanks (USTs), floor drains, outside storage of barrels and machinery, and cleaning solvents. Brownfield grants to assist with redevelopment continue to serve as the foundation of EPA's Brownfields Program.

The PADEP has created a Brownfield Development Guide that draws on over 20 years of experience in cleaning up more than 6,000 sites and outlines the full spectrum of services and resources available for the often-complex steps involved in redeveloping Brownfield properties. It seeks to assist a broad audience of private industry, state, and local agencies, economic development agencies and redevelopment authorities, local officials, communities, property owners, developers, and other stakeholders. The PADEP fosters and helps to build public-private partnerships, which have proven critical for the timely completion of successful projects resulting in the mitigation of Brownfield properties.

A total of 71 properties were evaluated in the Darby Borough for Brownfield consideration. These properties were identified by the PADEP and AECOM using the eFACTS database and associated eMapPA, as well as an evaluation of historical maps by Delaware County. Of these 71 properties, 33 properties have been identified as Brownfields within the Darby Borough. These properties are listed in the attached Brownfield Property Inventory (**Attachment 1**). A spreadsheet presenting all 71 evaluated properties is provided as **Attachment 2** and includes the rationale for exclusion as a Brownfield. The Brownfield Property Inventory includes 10 vacant or unused properties and 23 properties that are currently occupied or otherwise in use by the property owners or tenants. These Brownfield properties have a documented ongoing cleanup or historical environmental impacts or releases of contamination to soil and/or groundwater, or the presence or potential presence of USTs. In addition, properties where historic land use is often associated with the presence of environmentally hazardous chemicals have also been included as Brownfields. These include filling stations, dry cleaners, auto service and repair properties, and properties where industrial activities occurred. The inclusion of properties based on historical use does not suggest that a release or environmental impact has occurred at these properties, just that further evaluation is necessary. According to the Pennsylvania Mine Map Atlas and eMapPA, no abandoned mine lands (AML) are located within the Darby Borough.

An interactive Brownfield map providing the locations and other property details, including zoning, floodplains, parcel IDs, and more for the 33 Brownfield properties has been prepared by Delaware County and can be accessed at: [Delaware County Darby Brownfields Interactive Map](#). All 33 properties have been evaluated and ranked based on environmental risk and economic factors, as defined below. Environmental risk rankings are color coded while the economic factors are numbered 1, 2, or 3 depending on the economic favorability. Potential costs for environmental cleanup have not been included in the economic favorability ranking as the complexity and associated cost of and environmental cleanup can vary considerably. The criteria for these rankings are discussed below.

4. Brownfields Ranking and Spreadsheet

The attached Brownfield Properties Inventory spreadsheet presenting 33 properties includes the property name and address, eFACTS primary facility (PF) identification (ID) number and name (where applicable), tax parcel identification number, current and historic property use, zoning and floodplain designations, and historical environmental releases and cleanup activities, or potential remaining sources of contamination. The rationale for the ranking is also included in the spreadsheet. The potential current sources of contamination are based on review of eMapPA, and historical Fire Insurance (Sanborn) Maps and other historic maps (as available through Delaware County).

4.1 Environmental Risk Ranking

Environmental risk ranking of the Brownfield properties was developed based on information provided by online Sanborn and historic maps, eFACTS, and eMapPA. The environmental risk ranking is provided as low, medium, and high. The low ranking indicates the least potential for environmental risk (contamination) based on available information, and the high ranking indicates a higher likelihood for environmental risk (i.e. a documented release, former industrial facilities) based on available information. The environmental risk ranking criteria and associated colors are provided below:

1. Green – These locations have a potential for low environmental risk and may meet one or more of the following conditions:
 - a. Historic property use does not suggest an environmental concern exists and there are no documented environmental conditions.
 - b. The property or portion of the property has undergone an environmental cleanup and has met the attainment requirements under the Statewide Health Standards.
 - c. There are no documented environmental conditions on the property; however, historic property operations are not fully understood (i.e. manufacturing facilities).
2. Yellow – These locations have a potential for moderate environmental risk and may meet one or more of the following conditions:
 - a. The property or portion of the property has undergone an environmental cleanup and has met the attainment requirements under the Site-Specific Standards. Institutional controls and/or engineering controls are in place.
 - b. There are no documented releases on the property; however, a potential for environmental impacts may exist due to historic property use (i.e. filling station, auto services, drycleaners)
 - c. There are no documented releases on the property; however, storage tanks are documented in eFACTS and may still exist.
3. Red – These locations have a potential for a high environmental risk and may meet one or more of the following conditions:
 - a. There is a known environmental concern on the property or portion of the property for which an environmental investigation/remediation is or may be ongoing.

- b. PADEP records indicate that a historic environmental release occurred on the property or portion of the property that:
 - i. May have been remediated prior to current regulations.
 - ii. May have been remediated, but supporting documentation is not available.

A Phase I Environmental Site Assessment (ESA) is recommended for any of these properties selected for consideration by invested parties. Based on the Phase I ESA, a Phase II investigation may be warranted.

4.2 Economic Factor Ranking

The economic factor ranking was developed based on the location of the property, Delaware County zoning District designations, known or proposed development in the immediate area of the property, existing property structures, known deed restrictions, and location in the floodplain. According to the Pennsylvania Department of Community & Economic Development PA Federal Opportunity Map and HUD Map of Opportunity Zones, as well as the Pennsylvania Historical & Museum Commission National Register of Historic Places, no Federal Enterprise Zones or designated Historic Districts are located within the Darby Borough.

There are three (3) levels of economic factor ranking indicated in the spreadsheet, as summarized below:

1. Level 1 – These locations are the most favorable for economic development and may meet one or more of the following conditions:
 - a. Located within the Central Business District, Business/Institutional District, or Highway Commercial District.
 - b. Not located within a flood zone.
 - c. Existing property structures are present that may be viable for reuse, though the condition of the building is not fully understood.
 - d. No known environmental deed acknowledgement in place.
2. Level 2 – These locations are slightly less favorable for economic development and may meet one or more of the following conditions:
 - a. Located in a low to moderate risk flood zone.
 - b. Located within an Industrial District.
 - c. No existing property structure.
 - d. Known environmental deed acknowledgement(s) in place.
3. Level 3 – These locations are least favorable for development and may meet one or more of the following conditions:
 - a. Located in high risk flood zone.
 - b. Located within a Residential District.
 - c. Potential redevelopment plan may already exist.
 - d. Condemned existing property structure

This inventory does not identify all environmental or economic risks that could be encountered during redevelopment. The factors used are based on available resources and may not be all inclusive.

Seven (7) Delaware County Zoning Districts are associated with the identified Brownfield properties. A list of these Zoning Districts and their definitions, as provided in the Delaware County Planning Department Municipal Zoning Application, are detailed below. For more information about how each Zoning District is to be used, visit the Delaware County Planning Department [Municipal Zoning Application](#).

District Purposes –

1. CBD – The purposes of this district are to provide for and preserve a variety of pedestrian-oriented retail and service uses and to provide for a compact, attractive shopping area with unity of design and access to parking and public transportation. Secondary uses in the district include offices and apartments.
2. BI – The purposes of this district are to provide for the development of non-nuisance business and light industrial operations geared towards modern technological used and/or educational, medical, or other office and institutional uses providing services to the Borough and surrounding region.
3. HC – The purposes of this district are to provide for a wide range of highway-oriented retail, service and automobile-related business activities which ordinarily require main highway locations and serve regional as well as local customers and to provide sufficient space for automobile-related merchandising, including the provision of off-street parking facilities.
4. IND – The purposes of this district are to provide for a variety of manufacturing, industrial, storage and automotive establishments with minimum lot areas and other requirements to properly accommodate these uses and to allow certain uses only by special exception because of their potential impacts on the district and adjacent areas.
5. R-2 – The purposes of this district are to provide for medium- to medium-high-density single-family development, to preserve existing residential development and open space and to provide for and regulate certain nonresidential uses permitted by special exception.
6. R-3 – The purposes of this district are to provide for medium-high to high-density residential development, to preserve existing row home development and to provide for certain nonresidential uses permitted by special exception.
7. R-4 – The purposes of this district are to provide for a variety of high-density residential housing types, including apartments, townhouses, and semidetached dwellings; to protect and preserve existing high-density uses; and to provide for and regulate certain nonresidential uses permitted only by special exception.

Please note that the top 10 properties listed in the Brownfields spreadsheet are of primary interest as they are vacant or otherwise underutilized. As the additional 23 identified Brownfield properties are actively occupied by businesses or residences, or are otherwise being used by the property owners, additional redevelopment and/or financial obstacles may exist. However, as stated previously, this does not eliminate these properties for consideration.

5. Proposed Next Steps

Proposed next steps include a meeting with the Advisory Board, which includes Darby Borough, Delaware County officials, PADEP, and community group members. As directed by the PADEP, AECOM will not be presenting the finalized End-of-Project Report.

Based on the information reviewed during the Brownfields inventory evaluation, it is recommended that a Phase I Environmental Site Assessment (Phase I ESA) per the ASTM Standard (*ASTM E1527 - 13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*) be performed for each property of interest prior to considering any future use or development. This will provide a baseline to determine if further environmental investigations, such as lead-based paint and/or asbestos testing, as well as soil and/or groundwater sampling are needed. As part of the Phase I ESA, a file review at the regional PADEP office located in Norristown, Pennsylvania may be warranted to determine if there is additional information for applicable locations. Additionally, the Darby Borough should apply for Site Assessment Grants using this inventory as a guide for determining which sites may be appropriate for Brownfield redevelopment. A brief description of the EPA Site Assessment Grant, as well as other initial phase grant or financial support opportunities available through the EPA or Pennsylvania, are listed below. Please note that the list below may not encompass all potential grant or financial support

opportunities available. In addition, specific requirements must be met for each grant opportunity listed below. Please visit the [EPA Brownfields website](#) for further details on grants offered through the EPA.

1. EPA Assessment Grants – These grants provide funding for grant recipients to inventory, characterize, assess, conduct a range of planning activities, and develop site-specific cleanup plans, and community outreach. These include:
 - a. Community-wide Assessment Grants – This grant is used when a specific site is not identified, and the applicant plans to spend grant funding on more than one (1) Brownfield site in the community. Up to \$300,000 may be requested to assess contaminated sites.
 - b. Site-Specific Assessment Grant – This grant is used when a specific site is identified, and all grant funds are expected to be spent on one (1) site. Up to \$200,000 may be requested to assess a contaminated site. A waiver of the \$200,000 limit may be sought, with a request for funding up to \$350,000 based on anticipated level of contamination, size, or site ownership status.
 - c. Assessment Coalition Grants – These grants are designed for one (1) “lead” entity to partner with two (2) or more eligible entities that have limited capacity to manage their own EPA cooperative agreement. Up to \$600,000 may be requested to assess contaminated sites.
2. EPA Multipurpose (MP) Grants – These grants provide funding to conduct a range of eligible assessment and cleanup activities in a proposed target area. Up to \$800,000 may be requested. However, the Grant applicant must own the site for which the grant applies.
3. Pennsylvania Department of Community and Economic Development Industrial Site Reuse Program (ISRP) Grants – The ISRP grant provides funding to perform environmental site assessments and remediation work at former industrial sites. This program includes funding for Phase I, Phase II, and Phase III environmental assessments, as well as funding for the remediation of hazardous substances. Up to \$200,000 may be requested for environmental assessments, and up to \$1,000,000 may be requested for remediation. For more information, visit the [ISRP website](#).

6. Contact Information

For questions, please contact the following:

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We appreciate the opportunity to be of service to the PADEP on this project. Please feel free to call the undersigned at (410) 379-6842 or (717) 790-3443 to discuss any aspect of this work.

Sincerely,
AECOM Technical Services, Inc.



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Attachment 1

Darby Borough Assessment Grant Project
IRRSC7-1-348
Table: Brownfield Properties Inventory

| Site Number | Initial Environmental and Economic Risk Ranking | Floodplain | Site Name via eFACTS | eFACTS PF ID | Latitude | Longitude | Address | Parcel ID | Owner | Current Use | Historic Property Use | DVRPC Land Use (Commercial, Residential, Other) | DE County Zoning Designation | Size (acres) | Type of PADEP Case | Notes | Ranking Explanation |
|--|---|---------------------------|---|------------------------|------------|-------------|----------------------|-------------|------------------------------|---|------------------------------|---|-------------------------------------|--------------|--------------------|---|--|
| CURRENTLY VACANT OR UNUSED PROPERTIES | | | | | | | | | | | | | | | | | |
| 1 | 3 | NF | PECO Energy Company | 29399, 31097, 31098 | 39.9139926 | -75.2605145 | 900 Block Pine St. | 14000251901 | PECO Energy Company | Service shed and wooded area | PECO | Vacant | R-4 Residential District | 0.861 | Act 2 | Historical remediation. Site contaminants included: Inorganics - aluminum, antimony, barium and compounds, free cyanide, iron; PAH - Benzo(b)fluoranthene. Additional inorganics found during soil excavation - arsenic, lead, mercury, nickel in surface soil. Suspected ACM identified during excavation. Final Report approved by 2003. Attainment of SHS and SSS for soil and groundwater. 2011 Environmental Covenant with property use restrictions, including engineering controls. Current use as PECO service station. | Moderate environmental risk - Property or portion of the property remediated. Act 2 attainment achieved under the SSS. Least favorable for economic development - Property is zoned residential. No an existing structure. There is an environmental deed acknowledgement in place. |
| 2 | 3 | Zone AE | PECO Darby MGP, Sentry Paint and Chemical | 617743, 617735, 816684 | 39.9149801 | -75.2603214 | 237-263 Mill St. | 14000213400 | Sentry Paint & Chemical | Vacant Building | Grayson & Sons Yarn | Commercial | BI- Business Institutional District | 2.259 | Act 2 | Impacted soil, groundwater, and stream sediment identified during investigations between 2009 and 2014. 2017 Cleanup Plan approved by PADEP in August 2017. Act 2 Remedial Investigation Report & Baseline Risk Assessment submitted June 2017. | High environmental risk - Remediation on the property or a portion of the property may be ongoing. Least favorable for economic development - Property located in high risk flood zone. |
| 3 | 2 | NF | N/A | N/A | 39.9177573 | -75.2546423 | 505 Main St. | 14000176300 | ARI LLC | Gravel Parking Lot | Garage, Laundry, Station | Vacant | CBD-Central Business District | 0.196 | N/A | Lot appears to be used for parking and/or car storage. | Low environmental risk - No documented environmental conditions, but historical operations are not fully understood. Less favorable for economic development - No an existing structure. |
| 4 | 1 | NF | N/A | N/A | 39.9172541 | -75.2541413 | 422 Main St. | 14000184901 | ZIG ZAG LLC | Vacant Bldg. with fenced in storage area. | Auto repair | Commercial | CBD-Central Business District | 0.104 | N/A | Property last sold 2016. Historic use (1955 map) as Bottling Works. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 5 | 3 | Zone AE | Abel Assoc. | 591663 | 39.9166172 | -75.2609379 | 901 Quarry St. | 14000257700 | Quarry Bridge Associated LP | Vacant Building | Salts Griswold 1920 bldg. | Commercial | BI- Business Institutional District | 7.356 | Tanks | Abel Converting Inc. (Name on building) is permanently closed. Storage tank permit issued 1989. Attempted redevelopment in 2016 denied by town council. Vision Academy Charter School approved, then tabled occupancy permit in December 2017. | Moderate environmental risk - No documented environmental conditions, but storage tanks may still exist and there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Property located in high risk flood zone. A potential development plan may already exist. |
| 6 | 3 | NF | N/A | N/A | 39.9177377 | -75.2586997 | 799 Commerce St. | 14000041500 | Life Christian Fellowship | Parking Lot and Woods | Pearl Penn Mfg. Co. | Wooded | R-3 Residential District | 0.328 | N/A | Wooded area behind residential properties and church parking area. | Low environmental risk - No documented environmental conditions, but historical operations are not fully understood. Least favorable for economic development - Located in a Residential District. |
| 7 | 3 | NF | N/A | N/A | 39.9207435 | -75.2585933 | 850 Summit St. | 14000329700 | Shahid Abdus | Condemned | Supplee Dairy | Commercial | R-3 Residential District | 1.058 | N/A | A7 Auto Center is permanently closed. Building listed as being built in 1962 at 38,000 sq. foot industrial warehouse. Historical tanks unknown. Possible concerns due to autobody center use. No Sanborn or historical map for this location. Additional info needed. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Located in a Residential District. |
| 8 | 1 | NF | M & M Auto & Truck Svc. | 591762 | 39.9172772 | -75.2525824 | 323 Main St. | 14000174500 | Cooper, Frederick | Permanently Closed-M & M Auto and Truck Service | Filling Station | Commercial | CBD-Central Business District | 0.129 | Tank | Tank registration permits issued 1989 and 2003. Multiple NOVs between 2003 and 2004 and one as recent as 2011. Unleaded gasoline release on 1/8/03 from a UST to soil. Status of cleanup unknown. | High environmental risk - Documented release occurred that may have been remediated but supporting documentation is not available; storage tanks may still exist on property and there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 9 | 3 | NF | N/A | N/A | 39.9226835 | -75.2601325 | 1006 Summit St. | 14000331700 | Wilson, Maitia | Total Car Care | Tin Shop/ John Drew Garage | Residential- Multi-Family | R-3 Residential District | 0.099 | N/A | Total Car Care is permanently closed. The existing building remains. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Located in a Residential District. |
| 10 | 3 | Floodway Areas in Zone AE | N/A | N/A | 39.9191779 | -75.264428 | 199 N MacDade Blvd | 14000162700 | William Penn School District | Parking Lot | Auto sales and service | Commercial | HC - Highway Commercial District | 0.176 | N/A | Empty lot. Possible historical residences according to Sanborn. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Property located in high risk flood zone. |
| OCCUPIED/IN USE PROPERTIES | | | | | | | | | | | | | | | | | |
| 11 | 3 | Zone AE | N/A | N/A | 39.9184787 | -75.2623002 | 896 Main St. | 14000191300 | Darby Court Assocs LP | Strip Mall, apartments | Coach Factory site 1 | Commercial | CBD-Central Business District | 0.017 | N/A | Darby Court Apartments, Community Action Agency of Delaware County | Low environmental risk - No documented environmental conditions, but historical operations are not fully understood. Least favorable for economic development - Property located in high risk flood zone. |
| 12 | 1 | NF | N/A | N/A | 39.9178451 | -75.263248 | 6 Chester Pike | 14000032100 | Moon, Hyungsack | Check Cashing business with attached warehouse attached to businesses, possible converted residence | Coach Factory site 2 | Commercial | HC - Highway Commercial District | 0.154 | N/A | Business with attached warehouse. Area in front of warehouse used as parking for the businesses. Apparent historical use as a furniture store and apartments according to Sanborn. | Low environmental risk - No documented environmental conditions, but historical operations are not fully understood. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 13 | 1 | NF | N/A | N/A | 39.9167562 | -75.2537417 | 414 Main St. | 14000184500 | Christ Temple World | Garage within the Fenced area used by Church | Auto repair | Commercial | CBD-Central Business District | 0.152 | N/A | Appears to be used by Christ Temple World Outreach Center. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 14 | 1 | NF | N/A | N/A | 39.9158977 | -75.2644413 | 71 - 77 Chester Pike | 14000032900 | Scarpato, Raymond A Jr. | Jewel Auto Sales, Genius Car Professionals | Auto sales and service | Commercial | HC - Highway Commercial District | 0.555 | N/A | Jewel Auto Sales currently operating. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 15 | 1 | NF | TMI Inc., Modern Fuel | 587196, 591682 | 39.9228573 | -75.2617646 | 101 MacDade Blvd. | 14000169400 | Cars For Sale LLC | Darby Auto Sales | Filling Station | Commercial | HC - Highway Commercial District | 0.209 | Tanks | TMI - Petroleum release of leaded and unleaded gasoline to soil in 9/1994. Site Characterization Report submitted 11/1994. Cleanup apparently complete in 9/1995. Remedial Action Completion Report not available. Modern Fuel - Kerosene and Fuel Oil No 2 release to soil in 8/1996. Site Characterization Report submitted 8/1998. Cleanup apparently completed in 10/1998, but no supporting documentation available. | High environmental risk - Records indicate that a historic environmental release occurred that may have been remediated, but supporting documentation is not available. Favorable for economic development - Located in the Highway Commercial District, not in a flood zone, and there is an existing structure. |
| 16 | 1 | NF | AI's Sunoco Svc. | 590772 | 39.9173405 | -75.252996 | 401 Main St. | 14000174700 | Punjab Properties LLC | Conoco Gas Station | Filling Station | Commercial | CBD-Central Business District | 0.283 | Tanks | Actively in use as a Conoco Gas Station. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 17 | 2 | Zone X | Darby Post Office | 23-42697 | 39.91835 | -75.25949 | 801 Main St. | 14000178200 | US Post Office | Post Office | Verlenden/ Imperial Mills | Commercial | CBD-Central Business District | 0.530 | Tanks | 6,000-gallon Heating Oil UST installed in 1972 and closed 1990. | Moderate environmental risk - No documented environmental conditions, but storage tanks may still exist on property and there is a potential for environmental impacts due to historic property use. Less favorable for economic development - Located in the Central Business District with an existing structure, but in a moderate to low risk flood zone. |
| 18 | 3 | NF | N/A | N/A | 39.9186572 | -75.2546482 | 23 N 6th St. | 14000285700 | LXR RS VII LLC | Residential | Auto repair | Residential- Multi-Family | R-2 Residential District | 0.069 | N/A | Occupied residential home and do documented historical environmental concern. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Located in a Residential District. |
| 19 | 3 | Floodway Areas in Zone AE | N/A | N/A | 39.9185081 | -75.2640667 | 919 Springfield Rd. | 14000314600 | Best Quality Tire Shop Inc. | Best Quality Tires | Filling Station/ Dry Cleaner | Commercial | HC - Highway Commercial District | 0.391 | N/A | Tire sales. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Least favorable for economic development - Property located in high risk flood zone. |
| 20 | 1 | NF | N/A | N/A | 39.9236785 | -75.2588888 | 300 N MacDade Blvd. | 14000168600 | Cesar, Amilcar | The Automotive Clinic Repair Shop | Filling Station | Commercial | HC - Highway Commercial District | 0.241 | N/A | Car repair, welding, body work, oil changes, etc. | Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. Favorable for economic development - Located in the Highway Commercial District, not in a flood zone, and there is an existing structure. |

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Table: Brownfield Properties Inventory

| Site Number | Initial Environmental and Economic Risk Ranking | Floodplain | Site Name via eFACTS | eFACTS PF ID | Latitude | Longitude | Address | Parcel ID | Owner | Current Use | Historic Property Use | DVRPC Land Use (Commercial, Residential, Other) | DE County Zoning Designation | Size (acres) | Type of PADEP Case | Notes | Ranking Explanation |
|-------------|---|---------------------------|-----------------------|------------------|-------------|--------------|--------------------------|-------------|------------------------------|--------------------------------|---|---|----------------------------------|--------------|--------------------|---|---|
| 21 | 1 | NF | N/A | N/A | 39.9236019 | -75.2600104 | 309 N MacDade Blvd. | 14000169901 | Seitz, Carl W. | Trans Auto | Auto repairing/ painting | Commercial | HC - Highway Commercial District | 0.132 | N/A | Auto repair. | -Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone. |
| 22 | 3 | Zone AE | N/A | N/A | 39.9198674 | -75.2643905 | 199 S MacDade Blvd. | 14000163000 | Gentile, Albert Jr. | Produce Junction Grocery Store | Filling Station/ Car Wash | Commercial | HC - Highway Commercial District | 0.203 | N/A | Grocery Store between McDonalds and Meineke auto service. | -Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. -Least favorable for economic development - Located in a high risk flood zone. |
| 23 | 1 | NF | N/A | N/A | 39.9205606 | -75.2642966 | 25 S MacDade Blvd. | 14000192500 | KP 1018 LLC | United Furniture Style | Filling Station | Commercial | HC - Highway Commercial District | 0.744 | N/A | Furniture sales. | -Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone. |
| 24 | 1 | NF | N/A | 23-41024 | 39.9207889 | -75.2646936 | 24 S MacDade Blvd. | 14000163800 | Pickett's Auto Service Inc. | Auto Repair Shop | Filling Station | Commercial | HC - Highway Commercial District | 0.644 | Tanks | Pickett's Auto Service Inc. March 1996 unleaded gasoline release. Soil impacted. Cleanup completed 12/1996. | High environmental risk - Records indicate that a historic environmental release occurred that may have been remediated, but supporting documentation is not available and it may have been remediated prior to current regulations. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone. |
| 25 | 1 | NF | Fill Air | 617740 | 39.91933218 | -75.25344484 | 115 N 5th St. | 14000093700 | SHR Properties | General Aire Systems Inc. | Fill Air | Commercial | HC - Highway Commercial District | 1.140 | Act 2 | NIR via SHS submitted 1996. Status of cleanup unknown. Unleaded gasoline release constituents include: benzene, toluene, ethyl benzene, xylenes, naphthalene, MTBE, cumene. | High environmental risk - Records indicate that a historic environmental release occurred for which an environmental investigation/remediation may be ongoing. Documentation is not available. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone. |
| 26 | 1 | NF | Fill Air | 23-43378 | 39.91952426 | -75.25355606 | 113 N 5th St. | 14000093700 | SHR Properties | General Aire Systems Inc | Fill Air | Commercial | HC - Highway Commercial District | 1.140 | Tanks | Tanks identified in e-facts. No supporting information. Parcel ID is the same as 115 N. 5th St. and buildings are connected. 1996 investigation at 115 N. 5th St. may have extended to this portion of the building but supporting documentation is not available. | High environmental risk - Records indicate that a historic environmental release occurred for which an environmental investigation/remediation may be ongoing. Documentation is not available. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone. |
| 27 | 2 | Zone X | Charm Thr Clrns. | 254258 | 39.9179481 | -75.2602586 | 844 Main St. | 14000189500 | Seo, Young Deok | Charm Cleaners | Dry Cleaner | Commercial | CBD-Central Business District | 0.115 | N/A | Air Quality program in e-facts. | -Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. -Less favorable for economic development - Located in the Central Business District with an existing structure, but in a moderate to low risk flood zone. |
| 28 | 1 | NF | N/A | N/A | 39.9185676 | -75.2608477 | 857 Main St. | 14000178800 | Seitz, Carl W. | Benett's Stores Inc. | Dry Cleaner | Commercial | CBD-Central Business District | 0.037 | N/A | Men's clothing store. | -Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use. -Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 29 | 2 | NF | Roberts Filter Mfg. | 23-13604 | 39.91696048 | -75.25635463 | Sixth St & Columbia Ave. | 14000037600 | Roberts Filter Co. | Active business | Roberts Filter Mfg. | Manufacturing: Light Industrial | IND-Industrial District | 1.170 | Tank | Tank permits issued 1989 and 2020. 2/25/20 leaded gasoline release with soil impacts. Status of cleanup unknown. | High environmental risk - Records indicate that a historic environmental release occurred for which an environmental investigation/remediation may be ongoing. Documentation is not available. -Less favorable for economic development - Located in the Industrial District, but in a moderate to low risk flood zone. |
| 30 | 3 | Floodway Areas in Zone AE | Darby Town Center | 722183, 718550 | 39.91996732 | -75.26626952 | 150 S MacDade Blvd. | 14000163400 | MacDade Darby Development LP | Strip Mall | Saha Mfg. Co | Commercial | HC - Highway Commercial District | 5.600 | Act 2 | NIR submitted 4/2009. SSS - constituents include vinyl chloride and leaded gasoline. Documentation from SSS attainment has been achieved. Documentation is not available. | High environmental risk - Records indicate that a historic environmental release occurred for which an environmental investigation/remediation may be ongoing or SSS attainment has been achieved. Documentation is not available. -Least favorable for economic development - Property located in a high risk flood zone. |
| 31 | 1 | NF | 7-Eleven #20579 | 23-24585, 591088 | 39.91884661 | -75.25810542 | 731 Main St. | 14000177900 | Knights Properties LLC | Phillips 66 Gas Station | 7-Eleven #20579 | Commercial | CBD-Central Business District | 2.150 | Tanks | 2011 UST petroleum release. Remedial Action Plan submitted 9/2011. Soil remediation completed 2012 for kerosene and unleaded gasoline. Remedial Action Completion Report submitted for Background/SHS in 6/2012, approved 8/2012. Inspection violations noted as recently as 2020. | -Moderate environmental risk - Records indicate that a historic environmental release occurred, and environmental cleanup occurred, and attainment of the background and SHS was achieved; however, there is a potential for environmental impacts due to historic property use. -Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure. |
| 32 | 2 | NF | McGonigle Auto Repair | 590950 | 39.92285 | -75.26183 | 111 N MacDade Blvd. | 14000169400 | Cars For Sale LLC | Darby Auto Center | McGonigle Auto Repair, McGonigle, Eugene S. | Commercial | HC - Highway Commercial District | 0.209 | Tanks | Petroleum-contaminated soil encountered during March 2005 tank closure. Gasoline-impacted soil excavated. Soil impacted by benzene, MTBE, naphthalene, 1,2,4-TMB, 1,3,5-TMB remaining above SHS. SCR submitted June 2007/2008. Groundwater found to be impacted above the SHS - benzene, ethyl benzene, MTBE, naphthalene, toluene, TMB, xylenes. RACR submitted July 2015 for SSS attainment. Approved October 2015. Environmental Covenant with activity use limitations in place in 2016. Cleanup completed 10/2015 for unleaded gasoline in soil. Groundwater contamination extended onto 111 N. MacDade Blvd., with Environmental Covenant in place. | -Moderate environmental risk - The property has undergone an environmental cleanup and has met the attainment requirements under the SSS. Institutional controls and/or engineering controls are in place. -Less favorable for economic development - Located in the Highway Commercial District, not in a flood zone, and there is an existing structure. There is an existing deed acknowledgement with groundwater use restrictions in place. |
| 33 | 1 | NF | Sunoco 0363 9606 | 515168 | 39.92401154 | -75.25979966 | 321 MacDade Blvd. | 14000170000 | Sunoco LLC | Sunoco Gas Station | Sunoco Gas Station | Commercial | HC - Highway Commercial District | 0.43 | Tanks | Active gas station. No documented releases. | -Moderate environmental risk - No documented releases on the property, but there is a potential for environmental impacts due to historic property use. -Favorable for economic development - Located in the Highway Commercial District, not in a flood zone, and there is an existing structure. |

FEMA Flood Zone Definitions:
 NF Not in a Flood Zone
 Zone AE High Risk. Base Flood Elevations Determined.
 Floodway Areas in Zone AE High Risk - Regulatory Floodway Areas in Zone AE. A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
 Zone X Moderate to Low Risk. Area of minimal flood hazard: 0.2% Annual Chance Flood Hazard, Areas of 1% annual change of flood with average depth less than 1 foot or with drainage areas of less than 1 square mile.

Legend:
 Potential for low environmental risk associated with the property.
 Potential for medium environmental risk associated with the property.
 Potential for high environmental risk associated with the property.
 1 = Most favorable area for economic development.
 2 = Less Favorable area for economic development.
 3 = Least favorable area for economic development.

Notes:
 N/A = Not Applicable
 ACM = Asbestos Containing Material
 SHS = Act 2 Statewide Health Standards
 SSS = Act 2 Site Specific Standards
 NIR = Notice of Intent to Remediate
 PADEP = Pennsylvania Department of Environmental Protection
 DE = Delaware
 DVRPC = Delaware Valley Regional Planning Commission
 NOV = Notice of Violation
 UST = Underground Storage Tank
 PF ID = Project Facility Identification Number

Attachment 2

Darby Borough Assessment Grant Project
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Table: Brownfield Properties Inventory

| Site Viability | Floodplain | Site Name | eFACTS ID | Latitude | Longitude | Address | Parcel ID | Owner | Current Use | Land Use (Commercial, Residential, Other) | Size (acres) | Type of PADEP Case | Exclusion Rationale |
|----------------|---------------------------|------------------------------|------------------------|------------|--------------|---------------------------------|-------------|-------------------------------|---|---|--------------|--------------------|---|
| | NF | PECO | 594095 | 39.9139926 | -75.2605145 | 900 Block Pine St. | 14000251901 | PECO Energy Company | Service shed and wooded area | Vacant | 0.861 | Act 2 | |
| | Zone AE | Grayson & Sons Yarn | 617743, 617735, 816684 | 39.9149801 | -75.2603214 | 237-263 Mill St. | 14000213400 | Sentry Paint and Chemical | Vacant Building | Commercial | 2.259 | Act 2 | |
| | NF | Garage | N/A | 39.9156137 | -75.2555042 | 521 Walnut St. | 14000362800 | Planet Associates LLC | Tender Years Preschool | Community Services | N/A | N/A | Occupied as a Preschool and no documented or historical potential environmental concern. |
| | NF | Garage, Laundry, Station | N/A | 39.9177573 | -75.2546423 | 505 Main St. | 14000176300 | ARI LLC | Gravel Parking Lot | Vacant | 0.196 | N/A | |
| | NF | Higson Concrete Products | N/A | 39.9184938 | -75.2527004 | 122 - 124 N 4th St. | 14000106212 | Santana Fatima D Liberato | Row Houses | Residential: Row Home | N/A | N/A | Occupied residential home and no documented or historical potential environmental concern. |
| | NF | Junk Storage | N/A | 39.9183333 | -75.2535426 | 29 N 5th St. | 1400093400 | Mehmeti, Gjergji | Century Marble & Granite | Commercial | N/A | N/A | Occupied by Century Marble & Granite and no documented or historical potential environmental concern. |
| | NF | Paints & Warehouse | N/A | 39.9153134 | -75.2647059 | 401 Chester Pike | 14000033400 | Stein, Maurecetal | The Joshua Tree Preschool | Commercial | N/A | N/A | Occupied as a Preschool and no documented or historical potential environmental concern. |
| | NF | Candy Manufacturing | N/A | 39.9172166 | -75.2562752 | 601 Columbia Ave. | 14000037500 | Lerro Pasquale J & Carmella A | Lerros Candies | Manufacturing: Light Industrial | N/A | N/A | Occupied by Lerros Candies and no documented or historical potential environmental concern. |
| | NF | Auto repair | N/A | 39.9186572 | -75.2546482 | 23 N 6th St. | 14000285700 | LXR RS VII LLC | Residential | Residential: Multi-Family | 0.069 | N/A | |
| | NF | Auto repair | N/A | 39.9172541 | -75.2541413 | 422 Main St. | 14000184901 | Zlig Zag LLC | Vacant Bldg. with fenced in junk area. | Commercial | 0.104 | N/A | |
| | NF | Plumbing | N/A | 39.9170442 | -75.2537873 | 416 Main St. | 14000184600 | Christ Temple World | Fenced lot | Commercial | N/A | N/A | Used/occupied by Christ Temple and no documented or historical potential environmental concern. |
| | NF | Auto repair | N/A | 39.9167562 | -75.2537417 | 414 Main St. | 14000184500 | Christ Temple World | Garage within the Fenced area of 416 Main St-Unknown Use or occupancy | Commercial | 0.152 | N/A | |
| | NF | Filling Station | 590772 | 39.9173405 | -75.252996 | 401 Main St. | 14000174700 | Punjab Properties LLC | Conoco Gas Station | Commercial | 0.283 | Tanks | |
| | NF | Darby Fire Brick Co. | N/A | 39.9156264 | -75.2633443 | 315 Highland Ave. | 14000151200 | Tore Properties LLC | Residential House | Residential: Multi-Family | N/A | N/A | Occupied residential home and no documented or historical potential environmental concern. |
| | NF | Dairy/ Garage/ Fire | N/A | 39.9174799 | -75.263811 | 28 Chester Pike | 14000032500 | Bring Management LLC | Appears to be Darby Borough Fire Dept | Commercial | N/A | N/A | Occupied as a fire department and no documented or historical potential environmental concern. |
| | NF | Auto sales and service | N/A | 39.9158977 | -75.2644413 | 71 - 77 Chester Pike | 14000032900 | Scarpato, Raymond A. Jr. | Jewel Auto Sales, Genius Car Professionals | Commercial | 0.555 | N/A | |
| | Floodway Areas in Zone AE | Salts Griswold mill | N/A | 39.9173207 | -75.2613938 | New Walnut St. | 14000190001 | Parking Lot Authority | Basketball court in Powell Park | Wooded | N/A | N/A | Occupied by a park and no documented or historical potential environmental concern. |
| | Zone AE | Salts Griswold 1920 bldg. | 591663 | 39.9166172 | -75.2609379 | 901 Quarry St. | 14000257700 | Quarry Bridge Associates LP | Vacant Building | Commercial | 7.356 | Other | |
| | Zone AE | Darby Mills Grist/ Saw | N/A | 39.91697 | -75.25963 | New Walnut St. | 14000190001 | Parking Lot Authority | Roadway next to Powell Park | Wooded | N/A | N/A | Roadway and no documented or historical potential environmental concern. |
| | Floodway Areas in Zone AE | Darby Mills- Filling | N/A | 39.91679 | -75.25954 | New Walnut St. | 14000190001 | Parking Lot Authority | Powell Park | Wooded | N/A | N/A | Occupied as a park and no documented or historical potential environmental concern. |
| | Zone X | Verlenden/ Imperial Mills | 23-42697 | 39.91835 | -75.25949 | 801 Main St. | 14000178200 | USA Post Office | Post Office | Commercial | 0.530 | Tanks | |
| | Zone X | Dry Cleaner | 254258 | 39.9179481 | -75.2602586 | 844 Main St. | 14000189500 | Seo Young, Deok | Charm Cleaners | Commercial | 0.115 | Other | |
| | NF | Dry Cleaner | N/A | 39.9185676 | -75.2608477 | 857 Main St. | 14000178800 | Seltz, Carl W. | Benett's Stores Inc. | Commercial | 0.037 | N/A | |
| | NF | Gotshall Millwork | N/A | 39.9178467 | -75.256747 | 640 Main St. | 14000187000 | Scoleri, Ronald | OK Rental | Commercial | N/A | N/A | Occupied by OK Rental and no documented or historical potential environmental concern. |
| | NF | Pearl Penn Mfg. Co. | N/A | 39.9177377 | -75.2586997 | 799 Commerce St. | 14000041500 | Life Christian Fellowship | Parking Lot and Woods | Wooded | 0.328 | N/A | |
| | NF | Supplee Dairy | N/A | 39.9207435 | -75.2585933 | 850 Summit St. | 14000329700 | Shahid, Abdus | Condemned | Commercial | 1.058 | N/A | |
| | Floodway Areas in Zone AE | Filling Station/ Dry Cleaner | N/A | 39.9185081 | -75.2640667 | 919 Springfield Rd. | 14000314600 | Best Quality Tire Shop Inc. | Best Quality Tires | Commercial | 0.391 | N/A | |
| | NF | Undertaker | N/A | 39.9193391 | -75.2629717 | Septa Private Busway & Main St. | 14000317202 | SEPTA | Bus Station (Darby Transportation Center) | Transportation | N/A | N/A | Occupied as bus station and no documented or historical potential environmental concern. |
| | NF | Filling Station | 591762 | 39.9172772 | -75.2525824 | 323 Main St. | 14000174500 | Cooper, Frederick | Permanently Closed-M & M Auto and Truck Service | Commercial | 0.129 | N/A | |
| | NF | Sheet & Metal Shop | N/A | 39.9233895 | -75.2596183 | 220 N MacDade Blvd. | 14000168100 | Seltz, Carl W. | Ebees Auto Tags | Commercial | N/A | N/A | Occupied by Ebees Auto Tags and no documented or historical potential environmental concern. |
| | NF | Filling Station | N/A | 39.9236785 | -75.2588888 | 300 N MacDade Blvd. | 14000168600 | Cesar, Amilcar | The Automotive Clinic Repair Shop | Commercial | 0.241 | N/A | |
| | NF | Monument Works | N/A | 39.923495 | -75.2570207 | 920 Cedar Ave. | 1400018300 | Liberi, Michael Jr. | Cavalier Steel and Fence Company | Commercial | N/A | N/A | Occupied as Cavalier Steel and Fence Company and no documented or historical potential environmental concern. |
| | NF | Tin Shop/ John Drew Garage | N/A | 39.9226835 | -75.2601325 | 1006 Summitt St | 14000331700 | Wilson, Maitia | Total Car Care | Residential: Multi-Family | 0.099 | N/A | |
| | NF | Undertaker- 942 Maple Terr | N/A | 39.9218812 | -75.2603256 | 942 Maple Terr. | 14000199200 | Chorin, Meghan E. | Private Residence | Residential: Row Home | N/A | N/A | Occupied residential home and no documented or historical potential environmental concern. |
| | NF | Auto repairing/ painting | N/A | 39.9236019 | -75.2600104 | 309 N MacDade Blvd. | 14000169901 | Seltz, Carl W. | Trans Auto | Commercial | 0.132 | N/A | |
| | NF | Filling Station | 587196, 591682 | 39.9228573 | -75.2617646 | 101 MacDade Blvd. | 14000169400 | Cars for Sale LLC | Darby Auto Sales | Commercial | 0.209 | Tanks | |
| | Floodway Areas in Zone AE | Auto sales and service | N/A | 39.9191779 | -75.264428 | 199 N MacDade Blvd. | 14000162700 | William Penn School District | Parking Lot | Commercial | 0.176 | N/A | |
| | Zone AE | Filling Station/ Car Wash | N/A | 39.9198674 | -75.2643905 | 199 S MacDade Blvd. | 14000163000 | Gentile, Albert Jr. | Produce Junction Grocery Store | Commercial | 0.203 | N/A | |
| | NF | Filling Station | N/A | 39.9205606 | -75.2642966 | 25 S MacDade Blvd. | 14000192500 | KP 1018 LLC | United Furniture Style | Commercial | 0.744 | N/A | |
| | NF | Filling Station | 23-41024 | 39.9207889 | -75.2646936 | 24 S MacDade Blvd. | 14000163800 | Picketts Auto Service Inc. | Auto Repair Shop | Commercial | 0.644 | Tanks | |
| | NF | Undertaker | N/A | 39.9214616 | -75.2645165 | 1110 Main St. | 14000193000 | Marvil, Charles D. Jr. | Marvil Funeral Home | Residential: Multi-Family | N/A | N/A | Occupied residential home and funeral home and no documented or historical potential environmental concern. |
| | NF | Coal & Lumber | N/A | 39.9126273 | -75.2572555 | 544 Keystone Ave. | 12000034400 | Porter, Robert | Residential Row Home | Residential: Row Home | N/A | N/A | Occupied residential home and no documented or historical potential environmental concern. |
| | Zone AE | Coach Factory site 1 | N/A | 39.9184787 | -75.2623002 | 896 Main St. | 14000191300 | Darby Court Assocs LP | Strip Mall, apartments | Commercial | N/A | N/A | Occupied. No documented or historical potential environmental concern. |
| | NF | Coach Factory site 2 | N/A | 39.9178451 | -75.2633248 | 6 Chester Pike | 14000032100 | Moon, Hyongsack | Warehouse attached to businesses, possible converted residence? | Commercial | 0.154 | N/A | |
| | NF | Blacksmith Shop | N/A | 39.9181463 | -75.2590431 | 816 Main St. | 14000188700 | Veterans of Foreign Wars | Active VFW | Community Services | N/A | N/A | Occupied by Veterans of Foreign Affairs. No documented or historical potential environmental concern. |
| | NF | Villa St Joseph | 23-42328 | 39.9258552 | -75.26885629 | 1436 Lansdowne Ave. | 14000196800 | 1412 Lansdowne Realty LLC | Villa Saint Joseph (Church associated with Hospital) | Community Services | N/A | Tanks | Occupied and no documented or historical potential environmental concern. |

Darby Borough Assessment Grant Project
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Table: Brownfield Properties Inventory

| Site Viability | Floodplain | Site Name | eFACTS ID | Latitude | Longitude | Address | Parcel ID | Owner | Current Use | Land Use (Commercial, Residential, Other) | Size (acres) | Type of PADEP Case | Exclusion Rationale |
|----------------|---------------------------|-----------------------------------|------------------------|-------------|--------------|--|--------------|-------------------------------|--|---|--------------|-----------------------|---|
| | NF | Wallace Res | 636028 | 39.91957452 | -75.2491708 | 211 N 2nd St. | 14000265700 | Glenn, Joy | Residential House | Residential: Multi-Family | N/A | Heating Oil | Occupied and no documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tanks, but there is not indication of associated environmental concern. |
| | NF | Walnut Street | 23-23288 | 39.91473227 | -75.25682849 | 6th & Spruce Streets | 14000300801 | Walnut St. Public School | Walnut Street Elementary School | Community Services | N/A | Tanks | Occupied and no documented or historical potential environmental concern. eFacts indicates there is a registered tanks, but there is not indication of associated environmental concern. |
| | NF | Mercy Fitzgerald Hospital | 617745 | 39.92697681 | -75.26939221 | 1500 Lansdowne Ave. | 14000196801 | Mercy Catholic Medical Center | Mercy Catholic Medical Center | Residential: Single-Family Detach | N/A | Heating Oil | Occupied and no documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tank, but there is not indication of associated environmental concern. |
| | NF | Park Lane Elementary School | N/A | 39.92587359 | -75.26207667 | Park Lane at ChadbourneRd. | 14000241350 | William Penn School District | Park Lane Elementary School | Community Services | N/A | N/A | Occupied by Elementary School and no documented or historical potential environmental concern. |
| | Zone AE | PECO Dielectric Fluid | N/A | 39.91851594 | -75.26285297 | Chester Pike & New Walnut St. - 3 Chester Pike | 14000034300 | Darby School District | Sharon Bank | Commercial | N/A | N/A | Occupied and no documented or historical potential environmental concern. |
| | NF | Penwood W JHS | 617738 | 39.92016393 | -75.25654384 | 121 Summit St. | 14000280801 | Darby School District | Penn Wood Middle School | Community Services | N/A | Heating Oil and Tanks | Occupied and no documented or historical potential environmental concern. eFacts indicate there is a registered heating oil and other tanks, but there is not indication of associated environmental concern. |
| | NF | Picketts Auto | N/A | 39.92081857 | -75.26461897 | 11TH & MacDade Blvd. | 21000136500 | Cannie Quincy | Pickett's Automotive Repair | Commercial | N/A | Tank | Not in the borough. |
| | NF | Roberts Filter MFG | 23-13604 | 39.91696048 | -75.25635463 | 6th St. & Columbia Ave. | 14000037600 | Roberts Filter Company | Active business | Manufacturing: Light Industrial | 1.170 | Tank | |
| | Floodway Areas in Zone AE | Speedy Muffler | N/A | 39.91920352 | -75.26512824 | 198 MacDade Blvd. | 14000163200 | Van Truong, Mike | Fibber's Suds & Soda | Commercial | N/A | N/A | Occupied and no documented or historical potential environmental concern. |
| | NF | St Francis Country House | 617746 | 39.92495735 | -75.26778405 | 1412 Lansdowne Ave. | 14000196701 | Moost Rev Charles J Chaput | St. Francis Center for Rehabilitation & Healthcare | Community Services | N/A | Heating Oil | Occupied and no documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tank, but there is not indication of associated environmental concern. |
| | NF | Sunoco 0363 9606 | 515168 | 39.92401154 | -75.25979966 | 321 MacDade Blvd. | 14000170000 | Sunoco LLC | Sunoco Gas Station | Commercial | 0.430 | Tanks | |
| | NF | Fillt Aire | 617740 | 39.91933218 | -75.25344484 | 115 N 5th St. | 14000093700 | SHR Properties | General Aire Systems Inc | Commercial | 1.140 | Act 2 | |
| | NF | Fillt Aire | 23-43378 | 39.91952426 | -75.25355606 | 113 N 5th St. | 14000093700 | SHR Properties | General Aire Systems Inc | Commercial | 1.140 | Tanks | |
| | NF | Little Flower Manor | 23-44635 | 39.92336646 | -75.2736545 | 1201 Springfield Rd. | 14000317201 | Little Flower Manor | Nursing Home | Community Services | N/A | Heating Oil | Occupied and no documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tank, but there is not indication of associated environmental concern. |
| | Floodway Areas in Zone AE | Saha Mfg. Co | 722183, 718550 | 39.91996732 | -75.26626952 | 150 S MacDade Blvd. | 14000163400 | MacDade Darby DEVELOPMENT LP | Strip Mall | Commercial | 5.600 | Act 2 | |
| | NF | Calbazana Res | 634725 | 39.92397021 | -75.25849339 | 315 Mulberry St. | 14000220100 | URQUHART BRANDON | Residential House | Residential: Row Home | N/A | Heating oil | Currently occupied as residence and home-operated business. No documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tank, but there is not indication of associated environmental concern. |
| | NF | Andreadis Prop | 670520, 665506, 662388 | 39.91878565 | -75.25888816 | 811 Main St. | 14000178000 | Chris-Di-Anna LLC | Enterprise Rent-A-Car | Community Services | N/A | Act 2 | Cleanup under Act 2 SHS. No additional documented releases or historical potential environmental concern. |
| | NF | Archie Rhyne | N/A | 39.92354593 | -75.25923197 | 221 Mulberry St. | 14000219600 | Sheila E. Walker | Residential House | Commercial | N/A | N/A | Occupied residential home and no documented or historical potential environmental concern. |
| | NF | Baltimore & Ohio RR Mile Post 6.2 | N/A | N/A | N/A | PO Box 6 | N/A | N/A | N/A | N/A | N/A | N/A | Railroad post and no documented or historical potential environmental concern. |
| | NF | Blessed Virgin Mary CH | N/A | 39.92190191 | -75.2638797 | 1101 Main St. | 14000168901 | Blessed V Mary School | Blessed Virgin Mary Church | Community Services | N/A | Tanks | Occupied Church. No documented or historical potential environmental concern. eFacts indicate there is a registered tank, but there is not indication of associated environmental concern. |
| | NF | 7-Eleven #20579 | 23-24585 | 39.91884661 | -75.25810542 | 731 Main St. | 14000177900 | Knights Properties LLC | Phillips 66 Gas Station | Commercial | 2.150 | Tanks | |
| | NF | Mcgonigle Auto Repair | 590950 | 39.92285 | -75.26183 | 111 N MacDade Blvd. | 14000169400 | Cars for Sale LLC | Darby Auto Center | Commercial | 0.209 | Tanks | |
| | NF | 16 Greenway Ave | 747002 | 39.91736655 | -75.24808592 | 16 Greenway Ave. | 14000137000 | Darby Borough | Residential House | Residential: Multi-Family | N/A | Other | Occupied residential home. No documented or historical potential environmental concern. No supporting information for eFacts |
| | NF | MacDade Laundromat | 639075 | 39.92409 | -75.25761 | 1020 Cedar Ave | 14000018800 | Lee Jea Suk | Cedar Beauty Supply | Commercial | N/A | Other | Occupied by Cedar Beauty Supply. No documented or historical potential environmental concern. No supporting information for eFacts inclusion. |
| | NF | Johnston Res | 617739 | 39.9181 | -75.25078 | 211 Greenway | 140000144200 | Cisse Morimakan | Residential | Residential: Multi-Family | N/A | Heating Oil | Occupied residential home. No documented or historical potential environmental concern. eFacts indicate there is a registered heating oil tank, but there is not indication of associated environmental concern. |

Legend:

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| | Residential property, no known or historical potential for contamination, or otherwise not designated a brownfield. |
| | Not in a Flood Zone |
| | High Risk - Base flood elevations determined. |
| | High Risk - Regulatory Floodway Areas is Zone AE. A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. |
| | Moderate to Low Risk. Area of minimal flood hazard: 0.2% Annual Chance Flood Hazard, areas of 1% annual change of flood with average depth less than 1 foot or with drainage areas of less than 1 square mile. |
| | Included in the Potential Brownfield Properties Inventory List |

Notes:

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| N/A | = Not Applicable |
| ACM | = Asbestos Containing Material |
| SHS | = Act 2 Statewide Health Standards |
| SSS | = Act 2 Site Specific Standards |
| NIR | = Notice of Intent to Remediate |
| PADEP | = Pennsylvania Department of Environmental Protection |
| DE | = Delaware |
| DVRPC | = Delaware Valley Regional Planning Commission |
| NOV | = Notice of Violation |
| UST | = Underground Storage Tank |
| PF ID | = Project Facility Identification Number |