

April 25, 2024

**VIA EMAIL:** [Samuel.Kramer@7-11.com](mailto:Samuel.Kramer@7-11.com)

7 Eleven, Inc.  
c/o Mr. Samuel Kramer  
P.O. Box 711  
Dallas, TX 75221-0711

Re: ECB-Storage Tanks Program  
RACR Approval Letter – Site-specific standard  
7 Eleven 23322  
Facility ID#: 39-24557  
Remediation ID#: 52837  
11 E. Susquehanna St.  
Allentown City, Lehigh County

Dear Mr. Kramer:

The Department of Environmental Protection (DEP) has reviewed the January 30, 2024 document titled, “Remedial Action Completion Report: 7-Eleven Store No. 23322,” for the release incident(s) referenced above. This document was prepared by AECOM and submitted as a Remedial Action Completion Report (RACR) as required by 25 Pa. Code § 245.313.

DEP approves the RACR in accordance with 25 Pa. Code § 245.313(c)(1) for the substances identified and remediated to a standard under the Land Recycling and Environmental Remediation Standards Act (Act 2) relating to this release. Chapter 5, Section 501 of Act 2, provides the liability protection where attainment of Act 2 cleanup standards is demonstrated. The cleanup liability protection provided by this chapter applies to the current and future owner or any other person who participated in the remediation; a person who develops or occupies the property; successor or assign of any person to whom liability protection applies; and a public utility to the extent the public utility performs activities on the identified property(ies).

The project has attained a Site-specific standard for soil and groundwater for benzene, toluene, ethylbenzene, total xylenes, methyl, tert-butyl ether, naphthalene, cumene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene.

Petroleum impacted groundwater exceeding the nonresidential Statewide health standard remains on the site property. It has been determined that the impacted groundwater will likely migrate beyond the property boundary.

The RACR demonstrates that there is not a complete vapor intrusion exposure pathway.

The Uniform Environmental Covenants Act (Act 68 of 2007), Title 27, Pa.C.S. Chapter 65 (UECA) and accompanying regulations provide a standardized process for creating, documenting and assuring the enforceability of activity and use limitations on contaminated properties involving most engineering and institutional controls used to achieve Act 2 standards. Since the report utilizes activity and use limitations or will have post remedial care obligations to meet and/or attain the site-specific standard, an environmental covenant is required to be submitted within 30 days of the date of this approval letter. Please also submit an electronic Word version of the draft environmental covenant to Steve Clark at [sdclark@pa.gov](mailto:sdclark@pa.gov).

All site groundwater monitoring wells that will not remain in use should be properly decommissioned in a manner consistent with DEP's Land Recycling Program Technical Guidance Manual and any applicable county and local municipal requirements. Any remaining wells should be maintained.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board) pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

The technical review of this document was conducted under the responsible charge of a Pennsylvania Licensed Professional Geologist. If you have any questions or desire clarification regarding the above, then please contact Steve Clark, Licensed Professional Geologist, who can be reached either by telephone at (570) 826-5440 or through e-mail to [sdclark@pa.gov](mailto:sdclark@pa.gov).

Sincerely,

*Eric Supey*

Eric Supey  
Environmental Program Manager  
Environmental Cleanup & Brownfields Program

Enclosures: Well Abandonment Procedures, Technical Memo regarding RACR review, EC  
Waiver Requests Approval Letter

cc: Allentown City, Lehigh County ([michael.hanlon@allentownpa.gov](mailto:michael.hanlon@allentownpa.gov))  
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S. Sheetz – DEP  
T. Coar – DEP  
OnBase: Storage Tanks/907/Correspondence/Decision Letters