



MARLEY NECK TOWNHOUSES PARCELS PROPERTY (BMI# MD1650)

What You Need to Know

Site Location

The 3299 Marley Neck Townhouses Parcels 57, 58, 59, 60 & 234 property and Marley Neck Townhouses Parcel 357 property are located at several addresses in Glen Burnie, Anne Arundel County, Maryland. At the time of application, the Voluntary Cleanup Program (VCP) applicant only had purchased six of the seven total parcels; Parcel 61 was not included in the initial two application packages.

The seven parcels are contiguous and proposed for redevelopment into two condominium multi-family townhouse communities. This is a summary of the parcel, address and acreages for each parcel: 1) Parcel 57 - Marley Rd. - 6.10 Acres; 2) Parcel 58 - Marley Rd. - 1.05 Acres; 3) Parcel 59 - 368 Marley Neck Rd. - 3.9654 Acres; 4) Parcel 60 - 370 Marley Neck Rd. - 0.6646 Acre; 5) Parcel 61 - 364 Marley Neck Rd. - 6.25 Acres; 6) Parcel 234 - 376 Marley Neck Rd. - 1 Acre; and 7) Parcel 357 - 344 Marley Neck Rd. - 7.255 Acres. The estimated total acreage of all parcels is 26.285 acres.

The properties are situated in a commercial-residential area that is bounded to the north by the vacant, former Dobrody Farm (a former VCP Property, "Marley Neck"), to the east by Marley Neck Road, to the south by a single-family residential development, and directly to the west by Marley Creek. Five parcels are directly adjacent to Marley Creek or a tributary of the Creek; surface water from the properties flows into the Creek or its tributary. Public water and sewer service is supplied to the property and the area by Anne Arundel County.

Site History

The two properties currently consist of six parcels; one parcel has a stand-alone commercial building (Ed's Towing) and an automotive junkyard; the other parcels have a few dilapidated buildings and solid waste surface dumping. The building, which was reportedly constructed around 1950, has a well and septic tank. Prior to the 1950s, the use of the properties was generally residential and agricultural.

The current property owner of Parcel 357 is Marley Neck Investments, LLC who acquired that parcel in 2014 and is under contract to purchase the other parcels. Prior to 2014, private parties owned the parcels.

Environmental Investigation

The 2014 Phase I Environmental Site Assessment indicated several recognized environmental conditions for the properties; the on-going salvage operations and historic dumping. Also in 2014, a subsequent Phase II environmental site investigation, identified polychlorinated biphenyls (PCBs), Aroclor 1242 and 1254, along with arsenic and copper in the soils at the property at levels above the MDE residential cleanup standard.

Additional sampling in 2021 indicated that soil removal would be needed on the parcels because they exceeded the MDE residential cleanup standards. The soil removals and confirmatory sampling were completed under the Controlled Hazardous Substance Enforcement Program.

Current Status

On May 1, 2015, Marley Neck Investments, LLC submitted two applications to the VCP as an inculpable person seeking a Certificate of Completion for Tier 1B (Residential Restricted) future use of the properties.

Additional applications were submitted in 2021 for Parcel 357 and two inculpable person, Parcels 61 and 522, and the original application was amended. The properties received no further requirements determinations from the VCP on September 19, 2022 and they were recorded in the land records of Anne Arundel County on October 12, 2022.