

Baltimore County

1886	Property privately owned; used for residential purposes.
2/98	Har Sinai Holding Inc. assumed ownership.
11/13/98	Har Sinai Holding Inc. submitted a VCP application.
3/11/99	MDE approved the property for participation in VCP. Property eligible for Certificate of Completion. Har Sinai Inc. designated responsible person.
3/16/99	Proposed RAP submitted.
5/19/99	Public informational meeting.
9/17/99	MDE approved revised RAP dated August 20, 1999.
6/19/00	Revised RAP schedule submitted.
6/26/00	RAP implemented.

HAR SINAI PROPERTY Walnut Avenue and Greenspring Avenue Baltimore, Maryland (Voluntary Cleanup Program)

Site Description

The Har Sinai property is 17.6-acres of open woodland improved with two houses, a garage and a shed. Located in the Greenspring area of Baltimore County, the site is surrounded by residential properties. Privately owned since 1886, the site has been residential since at least 1957. In February 1998, Har Sinai Holding Inc. acquired the property for future redevelopment as a school and synagogue.

Potable water is supplied by three on-site domestic wells. At least 52 drinking water wells are located within a half-mile radius of the property, nine of which are downgradient. The property is underlain by a shallow water table aquifer and a deep confined aquifer. Groundwater flow is directed to the south. Private septic sewer systems are maintained on-site and in the surrounding area. Overland flow from the site enters a drainage swale that bisects the property centrally and a wetland intersects the swale along the

property's southern boundary. The nearest surface water body is an unnamed tributary of the North Branch located within 1.5 miles southeast of the property.

Environmental Concerns

Reports indicate that previous property owners permitted the swale to be used as a dumping area for constructional debris, auto-parts, and household debris. The thickest deposit of subsurface debris (up to 15') is buried at the head of the swale, in the northeastern section of the property.

Environmental investigations revealed arsenic, chromium, lead and traces of polycyclic aromatic hydrocarbons (benzo[a]pyrene, benzo[a]anthracene) in the fill material. Toxicity Characteristic Leaching Procedure tests characterized the fill material as non-hazardous. Soil contaminants included low levels of arsenic and polychlorinated biphenyls. Sampling of both the shallow and deep aquifers indicated that groundwater had not been impacted by the fill material. The Department's data screening evaluation indicated that the site poses no unacceptable risk to human health and the environment.

Voluntary Cleanup Program (VCP) Status

On November 13, 1998, Har Sinai Holding Inc. submitted an application to the VCP as a responsible person seeking a No Further Requirements Determination. The Department reviewed the application and requested additional subsurface samples. On March 11, 1999, the Department approved Har Sinai's application for participation in the VCP and requested a proposed response action plan (RAP) to address the fill material. A proposed RAP which provided for the removal and disposal of the fill material and the collection of post-removal samples was submitted to the Department for review on April 16, 1999. A public informational meeting on the proposed plan was held on May 19, 1999.

After evaluating several revisions to the proposed RAP, the Department approved the revised plan, dated August 20, 1999, and an addendum dated September 16, 1999. The approved RAP provided for the removal of subsurface fill material in the northeast portion of the property. Post-removal soil and groundwater samples will be collected throughout the property. Implementation of the approved plan will be preceded by sediment control measures.

Sediment controls were installed at the site on December 8, 1999, but the implementation of removal operations were postponed due to litigation against Har Sinai by some nearby residents. An out of court settlement was finalized between Har Sinai and a citizen group and, on June 19, 2000, Har Sinai submitted a revised RAP schedule. Implementation of the RAP began on June 26, 2000 with the installation of sediment controls. Removal operations began on July 10, 2000 and are expected to be completed by August 11, 2000.

Facility Contact

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