



Facts About...

MT. TABOR ROAD PROPERTY (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 34.4-acre property consists of two adjacent parcels and is located at 2355 Mt. Tabor Road in Gambrills, Anne Arundel County, Maryland. Several dilapidated buildings were located on the property, which is surrounded by private residences. An unnamed creek on the property drains to Bell Branch.

Unconsolidated sediments of the Northern Atlantic Coastal Plain aquifer system underlie the site. Ground water occurs under unconfined water table conditions. An on-site well and septic system previously serviced the property and private wells and septic systems service the vicinity.

Site History

The property was formerly utilized as a farm and is now vacant. In 1941, Parcel 81 was purchased by William and Elizabeth Norfolk and in 2000, the current owner, Encore Development, LLC, purchased the parcel. In 2000, Encore Properties LTD. purchased Parcel 222 from Albert Moreland. It has been reported that the former farm owner apparently allowed uncontrolled dumping on the property.

Environmental Investigations and Actions

In March 2002, the Department received an anonymous complaint regarding scrap tires discarded at the property. On December 30, 2003, a Complaint, Order and Penalty were issued to Encore Development regarding the failure to remove the scrap tires from the property. On September 9, 2004, the Department issued a Consent Order and on October 19, 2004, the Department acknowledged the removal of the scrap tires from the property. In May 2004, a Phase II environmental investigation revealed potential heavy metal soil contamination at the property. Additional supplemental sampling was conducted at the property in December 2005.

Current Status

On December 7, 2004, Riva Properties, LLC submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as an inculpable person. The applicant submitted a revision to the original application on March 4, 2005 adding an additional contiguous parcel of 2.34 acres bringing the total property acreage proposed for inclusion in the VCP to 34.4 acres. On April 28, 2006, the VCP issued an NFRD for the property and it was recorded in the Anne Arundel County land records office on May 23, 2006. The NFRD provides use of the property for restricted residential, restricted commercial or restricted industrial and restricts use of the ground water beneath the property to the aquifer in the Lower Patapsco formation, at least 500 feet below the ground surface.

Additional VCP applications were submitted for the property and NFRDs have been issued to Encore Properties, Ltd., Encore Development, LLC, Robert J. Fuoco, and Michael Malone.



Planned or Potential Future Action

The proposed future use of the property will be residential.

Contact

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