



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
Four Penn Center
1600 JFK Blvd.
Philadelphia, Pennsylvania 19103-2029**

Report Title: Clean Air Act Asbestos NESHAP Inspection – Days Inn
Inspection Date: July 31, 2024
Regulatory Program: Clean Air Act

Company Name: JPSPA Realty, LLC
Facility Name: Days Inn
Facility Location: 838 Seven Bridge Road
East Stroudsburg, PA 18301
Latitude: 40.002460 **Longitude:** -75.151920
County/Parish: Monroe

NAICS Code: 531311 **SIC:** 6531

On-Site Representatives: Sam Patel – Owner / JPSPA Realty, LLC
Phone: 732-986-0778 Email: spatel1992@gmail.com
Point of Contact
X

EPA Inspector (s): Rich Ponak - Compliance & Enforcement Official / Inspector, EPA Region III
Phone: 215-814-2045 Email: Ponak.Rich@epa.gov

State Inspector: NA

EPA Lead Inspector

Signature/Date

Richard Ponak

Rich Ponak

Enforcement & Compliance Assurance Division
(3ED42)

9/26/24

Date

Supervisor

Signature/Date

Aquanetta Dickens

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9/26/2024

Date

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I. Introduction

On July 31, 2024, a CAA Asbestos NESHAP Inspection was conducted at the former Days Inn, located at Seven Bridge Rd., East Stroudsburg, Pennsylvania.

a. Summary of Site / Facility

The Days Inn was a multiple building hotel and restaurant complex. The facility is being demolished for redevelopment.

b. Entry and opening conference

EPA Region III Inspector Richard Ponak arrived at the facility at approximately 10:00 am on July 31, 2024, for an announced inspection. Upon arrival, Inspector Ponak presented federal credentials to Sam Patel, Owner of JPSPA Realty (JPSPA). The inspection was a “For Cause” follow up inspection based on the observations of Inspector Ponak during an April 9, 2024, inspection.

II. Process Description

- Not Applicable to the inspection.

III. Site / Facility Walkthrough

Inspector Ponak and Mr. Patel walked through the demolition site and observed some minor amounts of Regulated Asbestos Containing Material (RACM) in several areas of the site. Mr. Patel stated that he would have his contractor remove the RACM debris as soon as possible. Mr. Patel asked Inspector Ponak if the asphalt and non-RACM material could be removed from the site. Inspected Ponak informed Mr. Patel that the non-RACM can be removed from the site.

IV. Closing Conference

After walking the site, Inspector Ponak requested Mr. Patel to provide close out documents, including waste manifests, project logs, and photographs. Mr. Patel stated he would provide the documents. Inspector Ponak asked Mr. Patel if he had any questions. Mr. Pated stated he did not have any questions. Inspector Ponak left the site.

V. List of Attachments

NA