



The RACER Trust: Empowering America's Auto Communities

Ewing Township, NJ

RACER Site 10090

Delphi Trenton Industrial Land
1445 Parkway Avenue
Ewing Township, NJ 08618

Site Description

This site includes approximately 80 acres of land in an area of mixed industrial, commercial and residential properties.

The site was home to Delphi Interior & Lighting Systems. The manufacturing facility was built in 1937, and production of automobile window regulators began in 1938 under management of the former Ternstedt Division of General Motors. The plant was the first to be built outside of Detroit to produce Ternstedt products, and more than 3,000 people worked there before World War II. During WWII, the plant became Eastern Aircraft Corp., and carrier-based Avenger Bombers were built at the site to support the U.S. Navy.

When the plant closed in 1998, approximately 900 employees worked in two shifts, producing automotive body side moldings, powder-painted exterior products and power seat adjusters. When it closed, operations were consolidated at Delphi's facility in Grand Rapids, MI. The buildings at the Ewing facility were demolished between 2000 and 2002, although concrete slabs and paved parking lots remain.

Site cleanup activities are now performed by the RACER Trust under the Licensed Site Remediation Professional (LSRP) program. General Motors Corporation (GM, subsequently renamed as Motors Liquidation Company or MLC), the former owner and operator of the Site, negotiated with the State of New Jersey regarding the Site remediation costs and liabilities as part of GM's bankruptcy proceedings in 2009. On October 20, 2010, a bankruptcy settlement (Settlement Agreement) was signed by MLC, the U.S. Environmental Protection Agency (EPA), the State of New Jersey, and other parties including the Trust. On March 31, 2011, as stipulated in the Settlement Agreement the real property and cleanup funding of \$10.5 million for this property were transferred to the Trust. Since March 31, 2011, RACER Trust has undertaken Site investigations and remedial work pursuant to the New Jersey Industrial Site Recovery Act (ISRA).

Continued

Environmental History

Since 1998, extensive environmental investigation and remediation by the owners of record has taken place. The primary constituents of concern for groundwater are chlorinated volatile organic compounds (VOCs), hydrocarbons and hexavalent chromium. The primary constituents of concern for soil are metals, hydrocarbons and polychlorinated biphenyls (PCBs).

RACER Trust began remediation efforts in Summer 2011, with the following actions:

- Contaminated sediment was excavated from Gold Run Pond and Gold Run was restored to its original state.
- Contaminated sediment was excavated from the Southern Swale, which borders the rail line along the southern end of the property. Two-thirds of that area was remediated and restoration has been completed.
- Hexavalent chromium contaminated soils were excavated from plater pit areas associated with the former manufacturing building slab.
- PCB impacted soils were excavated from an area of general fill under the eastern parking lot.
- Separate phase petroleum product was removed from beneath the west end of the former manufacturing building slab.

Next Steps

RACER will continue to monitor groundwater conditions and will continue to work with the NJDEP LSRP to develop a cleanup plan that is protective of human health and the environment and consistent with NJDEP cleanup standards.

It is important to note that remedial activities will be closely coordinated with development plans. RACER can transfer the title to a property prior to the completion of cleanup activities, however, RACER retains the right of access to complete the cleanup while the new owner redevelops the property and invests in job-creating activities.

*Information on the site and past environmental tests can be viewed at the RACER website at www.racertrust.org.
The site is overseen by a Licensed Site Remediation Professional (LSRP) through NJDEP's LSRP program.*