



The RACER Trust: Empowering America's Auto Communities

Clark & Cranford, NJ

RACER Site 10080

Former Hyatt Clark Industries Site
1300 Raritan Road
Clark Township, NJ 07066

Site Description

The former Hyatt Clark Industries property is the current home of the Hyatt Hills Golf Complex. The property is located in the Townships of Clark and Cranford on 84.8+/- acres.

The property was the location of a General Motors Corporation (GMC) plant that began operating in 1938 for the manufacture of steering wheels and door handles for vehicles. For most of the plant's life, however, it manufactured antifriction roller bearings for the automotive and railroad industries. In 1981, ownership of the property passed from GMC to Hyatt Clark Industries, Inc. (HCI), an employee-owned company that operated the plant until 1987. The plant ceased operations in August 1987 when HCI entered into bankruptcy. Ownership of the property then reverted back to GMC.

In March 2001, GMC entered into an agreement with the Hyatt Hills Golf Course Commission to construct a golf complex at the site that included a 9-hole regulation golf course, an 18-hole miniature golf course, a multi-station driving range, auxiliary support buildings, and a full-service clubhouse. The agreement, as amended in 2015, allows the Commission to continue to participate in the management of the Golf Complex, but the facility is now professionally operated by Troon Golf LLC under a license agreement with RACER.

RACER Trust performs cleanup activities at the property under the oversight of the New Jersey Department of Environmental Protection (NJDEP). The March 2011 Consent Decree and Settlement Agreement that established RACER Trust set aside \$14.2 million for the property's cleanup work.

Environmental History

The Trust has been performing, and will continue to perform, remedial actions at the property under a Consent Order with NJDEP. Investigations at the property have been performed and areas where conditions posed a potential significant risk to human health and the environment have been addressed. The investigation and remediation work has been overseen by NJDEP and has been conducted according to standards that are protective of human health and the environment.

Continued

Over the past 20 years, GMC and then RACER Trust have completed significant remedial work at the property, including the following:

- Demolition and abandonment of surface and subsurface facilities.
- Remediation of soil and groundwater contaminants.
- Construction of a 30-acre multi-layer cap system (made of a linear low-density polyethylene geomembrane) to prevent precipitation from infiltrating soil containing contaminant levels above established standards. The cap is covered by the driving range and parts of the golf course.
- Administratively, the Remedial Action Work Plan, Remedial Investigation Report, Remedial Permits, and Deed Notice – all for property soils -- have been prepared and approved by NJDEP.
- Construction of a product recovery system to remove floating petroleum product from groundwater.
- Excavation of affected soil adjacent to the southeast corner of the property on the adjacent Conrail Railroad property that has been affected by polychlorinated biphenyls (PCBs); a total of 200 cubic yards of soil was removed and transported off site for appropriate disposal.
- Evaluation of on- and off-site vapor intrusion (VI) potential, with no VI issues observed.
- Performed supplemental groundwater delineation and monitoring related to extent of dissolved and free phase impacts to groundwater.
- Approval by NJDEP of the Groundwater Remedial Investigation Report and the Groundwater Remedial Action Work Plan and Corrective Measures Study Proposal.

Next Steps

The Operation, Maintenance, and Monitoring (OMM) of the property remedy, an additional remedial action, and future property reporting will include the following activities:

- Operation, maintenance, and monitoring of the product recovery system. Via this system, petroleum impacted by PCBs is removed from the groundwater and stored in an on-site storage tank until it is shipped as PCB-contaminated waste to a certified disposal facility outside of the region. Pursuant to the site-specific NJPDES permit, quarterly monitoring is performed of both the untreated groundwater and treated groundwater.
- Annual inspection of the cap is conducted in accordance with New Jersey regulations to ensure the protectiveness of engineering and institutional controls.
- Further excavation of PCB impacts to soil on and adjacent to the Conrail Railroad property per an EPA approved plan.

*Information on the site and past environmental tests can be viewed at the RACER website at www.racertrust.org.
An information repository has been established where final project-related documents are available for public review:
Clark Township Library, 303 Westfield Avenue, Clark, NJ • 732-388-5999*

For More Information

RACER: Robert Hare • 855-RACER-411 • rhare@racertrust.org
NJDEP: Scott Vondy • 609-292-2403