

MOTOR WHEEL SITE

Final Plan of Remedial Action

1. INTRODUCTION

This Final Plan of Remedial Action is issued under provisions of the Delaware Hazardous Substance Cleanup Act (HSCA) and the Delaware Regulations Governing Hazardous Substance Cleanup (the Regulations). It presents to the public DNREC's final selection of remedial activities to occur at the Motor Wheel Site.

2. BACKGROUND

In July, 1992, the Department of Natural Resources reached an agreement with various potentially responsible parties to perform a Remedial Investigation of the Motor Wheel Site under HSCA. The investigation was concluded in 1993.

In accordance with the Regulations, the Department set remedial action objectives for land use, resource use, and cleanup levels that are protective of human health and the environment for the Motor Wheel Site. The following two objectives were determined to be appropriate:

- To continue the use of the site as a industrial/commercial facility with supplied public water for all purposes;
- That routine construction, excavation and maintenance activities can occur without any special chemical hazard precautions.

These objectives are consistent with the value of the building structure as a manufacturing facility, the surrounding land use, county zoning, state regulations governing water supply, and worker health and safety.

A risk assessment of the site was performed based on data obtained during the investigation. A comparison of the results of the risk assessment with the remedial objectives for the site indicate that no further cleanup of the site is required to comply with HSCA.

3. PROPOSED PLAN AND PUBLIC PARTICIPATION

The Department drafted a Proposed Plan of Remedial Action for the site recommending further action limited to institutional controls and some minor site closure matters. The notice of the Proposed Plan was published on February 22, 1994. A public meeting on the Proposed Plan was held on March 17, 1994. During the public comment period, the Department responded to several inquiries, but there were no objections to or substantive comments on the Proposed Plan.

4. FURTHER ACTION

Institutional Controls:

A restrictive covenant executed by the property owner shall be recorded with the registrar of deeds in New Castle County. The covenant will contain language, acceptable to DNREC, which restricts future uses of the property to industrial or commercial uses in recognition of low levels of hazardous substances detected in the soil and groundwater of the property which make it unsuitable for residential or institutional uses. The covenant shall run with the land and be binding upon the owner and its successors and assignees. The covenant shall apply to Tax Parcel #90-022.00-116 (Record Minor Subdivision Plan M.F.#11297, Deed Reference - Book 654 page 175), owned by D&J Realty.

Termination of Groundwater Monitoring:

Since 1982, Motor Wheel Corporation has performed quarterly monitoring of four shallow wells on the site. This program was established by letter from the Solid Waste Branch, Division of Air and Waste Management, DNREC. By agreement of the Solid Waste Branch, the Superfund Branch and Motor Wheel, the groundwater monitoring program is henceforth discontinued.

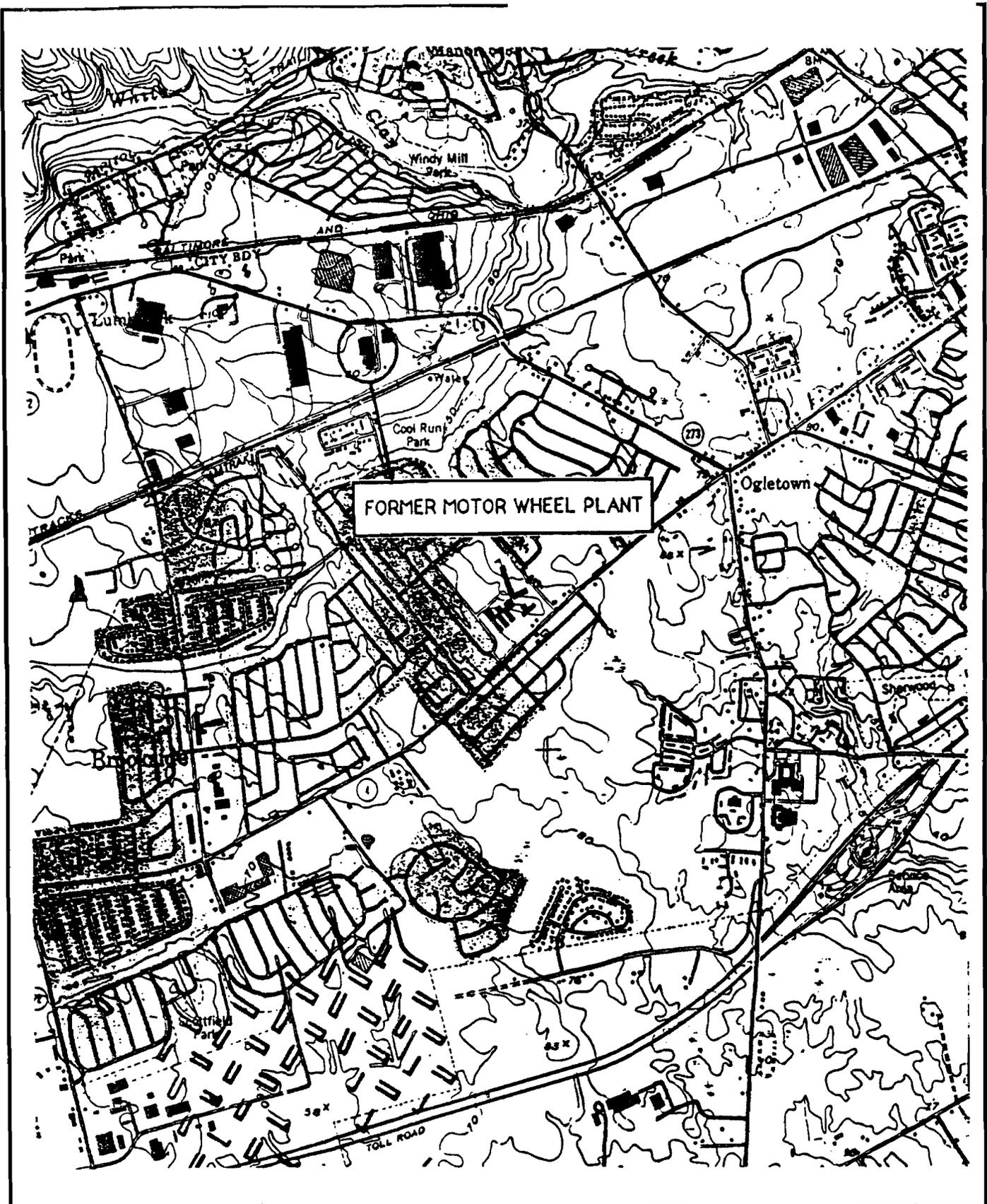
Abandonment of Monitoring Wells

Four monitoring wells installed by Motor Wheel in 1982 and two installed in 1993 as part of the Remedial Investigation shall be abandoned. Procedures for well abandonment are given in " Delaware Regulations Governing the Construction of Water Wells".

5. DECLARATION

This Final Plan of Remedial Action for the Motor Wheel Site is protective of human health, welfare and the environment and is consistent with the requirements of the Delaware Hazardous Substance Cleanup Act.


Nicholas A. Di Pasquale, Director
Division of Air and Waste Management



SCALE 1" = 2000'

FORMER MOTOR WHEEL
PLANT LOCATION
USGS NEWARK EAST, DELAWARE
7.5' QUADRANGLE