

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Economic Development/ Brownfields**

**Resolution No.: 02-15-23D**

**Resolution Title:**

**Resolution Authorizing a Contract with The Ambient Group LLC to Provide Contaminated Soil Removal Services for the Yaffa Site Located at 619-635 Chestnut Street, Camden, New Jersey (Block 324 on the City of Camden Tax Map) for an Amount Not to Exceed \$209,160.00**

**Project Summary:**

- S.Yaffa & Sons, Inc. has been cited for illegally importing and stockpiling contaminated soil material on property owned by Weyhill Realty Holdings, LLC d/b/a WRHI, LLC an affiliated entity, at Mount Vernon, Sycamore, 6<sup>th</sup> and 7<sup>th</sup> Street which are designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 89, 113, and 114 and as Block 334, Lots 4, 7-9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 26-33, 34, 39, 40, and 41 on the City of Camden Tax Map (the "Yaffa Site")
- CRA, authorized by Resolution 03-09-22A, entered into a Shared Services Agreement with the City for CRA to manage environmental services for the Yaffa Site and City- and CRA-owned property as well as other private properties within Block 331 and Block 334
- Based on waste characterization sampling data provided by Montrose, the Licensed Site Remediation Professional (LSRP) under contract for the Yaffa Site, soil material at the site contains elevated levels of contamination that require removal.
- CRA issued an Invitation for Bid to remove the contaminated soil pile material from Block 324 (the Northern portion) of the Yaffa Site.

**Purpose of Resolution:**

To authorize a non-professional contract.

**Award Process:**

An Invitation for Bid was advertised in accordance with the "fair and open" process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq.

**Cost Not To Exceed:**

\$209,160.00

**Total Project Cost:**

N/A

**Source of Funds:**

Shared Services Agreement with City of Camden

02-15-23D (cont'd)

**Resolution Authorizing a Contract with The Ambient Group LLC to Provide Contaminated Soil Removal Services for the Yaffa Site Located at 619-635 Chestnut Street, Camden, New Jersey (Block 324 on the City of Camden Tax Map) for an Amount Not to Exceed \$209,160.00**

**WHEREAS**, the City of Camden Redevelopment Agency ("CRA") is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, as part of the CRA's redevelopment duties, the CRA manages the City of Camden Brownfields Program; and

**WHEREAS**, S.Yaffa & Sons, Inc. had illegally importing and stockpiling contaminated soil material on property at Mount Vernon, Sycamore, 6<sup>th</sup> and 7<sup>th</sup> Street which are designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 89, 113, and 114 and as Block 334, Lots 4, 7-9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 26-33, 34, 39, 40, and 41 on the City of Camden Tax Map (the "Yaffa Site")

**WHEREAS**, the City of Camden ("City") acquired the Yaffa Site via tax foreclosure in November 2022; and

**WHEREAS**, CRA, by Resolution 03-09-22A, entered into a Shared Services Agreement with the City for CRA to manage environmental services to address the contamination at properties within Blocks 331 and 334 designated on the City of Camden Tax Map; and

**WHEREAS**, in order to procure the removal of the soil pile material on Block 324 (the Northern portion of the Yaffa Site), CRA advertised an Invitation for Bid entitled "Contaminated Soil Removal 619-635 Chestnut Street (Block 324, Lots 26-34), Camden, New Jersey" dated January 6, 2023, in accordance with the "fair and open" process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq., and

**WHEREAS**, CRA received three (3) bids, and determined that The Ambient Group presented the lowest responsive bid.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a contract with The Ambient Group for the removal of the contaminated soil pile material on Block 324 (the Northern portion of the Yaffa Site) in an amount not to exceed \$209,160.00 Total Bid; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

02-15-23D (cont'd)

ON MOTION OF: **Derek Davis**


SECONDED BY: **Christopher Collins**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma			

***Ian K. Leonard***

\_\_\_\_\_  
Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

***Mark P. Asselta***

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Mark P. Asselta, Esq.  
Board Counsel