

DRAFT

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: Camden, New Jersey is located along the Delaware River, across from Philadelphia, PA. Industrial development came early to Camden, taking advantage of our waterfront and easy access to New York, agricultural South Jersey, Philadelphia, and points west. By World War II, Camden was home to the largest shipyard in the world, the iconic Campbell Soup company, and RCA Victor, once the world's largest manufacturer of phonographs. These jobs attracted waves of immigration resulting in a vibrant and diverse city, and the population continued to grow until the 1950s, when new technologies and competition took industries elsewhere.

The decline of Camden's industrial base has saddled the city with an overwhelming number of brownfield sites. According to the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Sites list, there are 212 confirmed brownfield sites in the City of Camden, with a total area of 6,697 acres. In addition to two EPA NPL sites, this high concentration of brownfield sites equates to one brownfield site for every 31 acres. Brownfields contribute to endemic poverty, crime, and lack of economic development and job opportunities in a city without sufficient resources to address such wide swaths of contaminated property. These sites represent lost tax revenue, lost jobs and depress Camden's ability to overcome chronic issues of poverty, unemployment, and health and safety hazards.

The brownfield site targeted by this grant is in the heart of the Bergen Square neighborhood. Bergen Square is a community of nearly 2,800 people, right in the center of Camden. Bergen Square is bounded by residential and commercial corridors to the north and south, Interstate 676 to the east, and South 3rd Street to the west, beyond which lies heavy industry separating the neighborhood from the Delaware River. The neighborhood is characterized by a high concentration of brownfield sites, many of which are extensive vacant lots that once had commercial and industrial uses, interspersed with abandoned and occupied rowhomes. The remediation and redevelopment of a key block within the Bergen Square neighborhood will address a major source of fear, frustration and demand for action, offering the opportunity to change the future for a community that has suffered from extreme illegal dumping.

b. Description of the Proposed Brownfield Site: The Target Site for cleanup funds is known as the Block 331 Yaffa property (Site), a 1.6-acre site located at 619 Chestnut Street in census tract 6004, in the Bergen Square neighborhood. It makes up almost a full city block. The area surrounding the Yaffa site is mostly residential, including occupied and abandoned multi-family and row homes, with some commercial use. A 500-student high school recently opened just east of the site.

Historical operations inclusive of the period when the property was owned by the Yaffa family included a scrap metal yard, automotive repair, junk storage, and a junkyard as depicted on Sanborn maps from 1891 through 1994. It is unclear when junkyard operations ceased and the stockpiling of soil began, but NJDEP records indicate a history of regulatory non-compliance spanning decades. Contaminated backfill containing construction debris from various urban construction sites as well as solid waste was stockpiled on site with the intent to sell as fill. On April 20, 2020, the property was purchased by Weyhill Realty Holdings, LLC (Weyhill). Weyhill continued to dump this type of soil and construction debris at the site for several years until the pile reached nearly 45 feet in height, dwarfing the surrounding buildings, blocking sunlight, encroaching upon neighboring properties, and creating an atmosphere of blight. Residents felt helpless as their neighborhood was quite literally being used as a dumping ground for others'

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debris. The pile also posed an enormous physical threat to residents, as it was steep and unstable, and a significant source of nonpoint source pollution as silt from the site was regularly washed off site during precipitation events, clogging the storm drains, resulting in street flooding. Fugitive dust perpetually blew down the street, creating an unsafe atmosphere for residents and for the children walking to the nearby high school. NJDEP and City orders and citations were ignored for years, but when the County Health Department issued a Cease-and-Desist order in 2022, the city gained the legal authority to enter the site to begin to address these issues. In February 2023 the city took possession of the site, and after raising significant funds, removed 59,757 tons of soil, 10,080 tons of construction waste, 4,521 tons of solid waste, 105 tons of tires, and 15 drums. The huge mountain of contaminated soil is now gone and the buildings demolished enabling site assessment of the underlying soil at this vacant site.

Soil sampling completed at the site indicates the presence of contaminated soil from over 100 years of commercial use. PCBs with a maximum concentration of 17ppm are mixed in historic fill containing elevated levels of polycyclic aromatic hydrocarbons (PAHs), PFAS, and metals, including a lead hit of 22,300 ppm. This historic fill layer varies across the site but is generally found up to 1.5 to 2 feet below grade. In addition to the lead hit of 22,300 ppm, other hot spots of contamination requiring remediation were found for the most part at greater depths at the site; arsenic was detected at a concentration of 22.6 ppm at depth of 8.5 to 9 feet below ground and three soil samples indicated PAH, PCB, and PFAS impacted soil at 4.5 to 5 feet below grade. Groundwater data indicates the presence of elevated levels of arsenic (10.8 ug/l) and lead (30.1 ug/L) in one monitoring well (MW-2).

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans: The City and the Camden Redevelopment Agency (CRA) have been meeting with residents about this site for several years. More recently, over the past year, the City has worked with residents and stakeholders in the crafting of a Redevelopment Plan reflective of the community's vision for Block 331. The Plan, slated to be finalized early 2026, calls for a "vibrant mixture of low-rise mixed income housing units with retail or commercial uses on the first floor that will enhance the visual character and vitality of the Bergen Square neighborhood." Its goals and objectives evolved from extensive community activism as residents and community leaders advocated for many years for the removal of the mountain of contaminated soil and construction debris that had previously defined the site. The Plan also advances the three neighborhood goals articulated in the city's comprehensive master plan, *FutureCAMDEN*: 1) Maintaining and improving the appearance of neighborhoods; 2) Preventing crime and reducing opportunities for it to occur; and 3) Building stronger neighborhoods through public-private partnerships. A goal of the Redevelopment Plan is to also encourage sustainable redevelopment that reduces environmental impact, conserves resources, and strengthens the site's ability to adapt to future conditions. As the site is outside any federally designated flood plain, it is an ideal location and opportunity to enhance the resiliency of this riverfront city through disaster-resistant infill development. The Redevelopment Plan provides the framework and criteria for the CRA to work with and engage the community in the selection of developer(s) to implement the plan, including the negotiation of a community benefits agreement to address affordable housing, open space, neighborhood security and local jobs.

d. Outcomes and Benefits of Reuse Strategy: Remediation of this site will help to increase the quality of life for city residents by helping to end the vicious cycle of contaminated, vacant land that contributes to community blight and the unwillingness of developers to invest here. It will

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result in nearly a full city block cleaned up and redeveloped into a mix of neighborhood commercial, residential and community spaces. The block, long a symbol of neglect, will become ratable properties sparking further redevelopment in Bergen Square. This is also an opportunity to boost Camden's resiliency. The City is at the confluence of two tidally influenced rivers and has experienced an increase of nuisance flooding at regular intervals during high tide events, endangering many commercial and residential properties. Redevelopment of the Yaffa site for new housing and commercial opportunities outside of the floodplain will provide an increase in the disaster resilient locations available to relocate city residents and/or businesses. Further objectives to be contained in the Redevelopment Plan include: encouraging energy-efficient building practices, stormwater management to comply with new state requirements for extreme weather and natural disasters, incorporating sustainable landscaping, planting trees along the streetscape, and the use of solar panels on buildings or parking facilities to offset electricity costs.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization: A Remedial Instigation was completed with the report expected to be finalized 1Q26. While not expected to be needed, should any additional assessment work be required, it will be funded 100% with the State HDRSRF grant program.

f. Resources Needed for Site Remediation: EPA funding will leverage prior and future sources from the city and its partners to ensure successful cleanup that paves the way for redevelopment of the target site. The EPA funding requested in this application will fully complete the remediation.

g. Resources Needed for Site Reuse: Site reuse activities conducted to date include the community reuse planning, demolition of all buildings on site, and acquisition of a residential property surrounded by the Yaffa site to consolidate the block for redevelopment. Private and public investment for redevelopment will be pursued. As one of New Jersey's highly distressed municipalities, developers are eligible for numerous state grants and tax credits for affordable housing and small businesses redevelopment projects in Camden.

Name of Resource	Is the Resource for (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities?	Secured or Unsecured?	Additional Details or Information about the Resource
State HDSRF Assessment Grant	1.e.	Secured	\$54,765 for conducting the PA (Phase I), SI (Phase II) planning, and soil pile classification. \$100,806 for conducting the Remedial Investigation
NJEDA BIF	1.f.	Secured	\$157,142 awarded for 2023 removal of a portion of the contaminated soil pile
CRA EPA RLF	1.f	Secured	\$164,560 awarded for 2023 removal of a portion of the contaminated soil pile
State Transitional Aid	1.f	Secured	\$2 million awarded and fully expended for 2024 removal of a portion of the contaminated soil pile and site acquisition
Coronavirus State and Local Fiscal Recovery Fund	1.e, 1.f, and 1.g	Secured	\$3 million awarded and fully expended for 2025 removal of the balance of the contaminated soil pile; conducting the SI (Phase II); and funding the Reuse Planning for the site.

Documentation that substantiates the secured leveraged funding is attached to this Narrative.

h. Use of Existing Infrastructure

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The Yaffa site and surrounding neighborhood is served by a major bus route one block south of the site, along Kaighn Avenue. Buses connect the neighborhood to the Walter Rand Transportation Center (RiverLINK light-rail, PATCO, Greyhound, and NJ Transit buses) in downtown Camden and on to Philadelphia. The site is also proximate to the State Route 676 on-ramp, a major thoroughfare in southern NJ. The site is served by existing city water, sewer, electric and gas.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: Camden is the poorest municipality in New Jersey. According to the 2023 American Community Survey (ACS) 5-year estimates, the city has a 14.1% unemployment rate, more than double that of the rest of the nation, and of the city's nearly 72,000 residents, 28.5% are living below the poverty line, with about 13% living in deep poverty (earning less than half of the federal poverty level). Camden's poverty, long history of industrial manufacturing, and population density have resulted in a greater need for both brownfield remediation and safe affordable housing, but the City's available resources are unable to meet this demand. In addition, almost half of the assessed property value in Camden is exempt from taxation. According to information published by the state's Multi-Year Recovery Plan for Camden, Camden's tax ratable base is the smallest in NJ on a per capita basis – approximately one-half that of other cities and one-quarter of Camden County's rate. Given the fiscal state of Camden and competing needs for basic services, the City is unable to independently address the remediation and reuse needs for over 200 brownfield sites, including the final and urgent remediation lift for the Yaffa site, and requires support from federal and state funding sources.

b. Health or Welfare of Sensitive Populations: Camden is a densely populated city that is home to many sensitive populations living in close proximity to identified brownfield sites. The target site lies within Census Tract (CT) 6004, which is home to 1,160 households (2,880 people). This neighborhood is more distressed than the city as a whole, having a higher concentration of renters and housing-cost burdened residents, more people without access to a car, lower per capita income, higher unemployment, lower median income, and a poverty rate of almost double the rest of the city – and quadruple the national average. In addition, the median year of construction for housing units in this census tract is 42 years older than the national average. These stark indicators of need and prevalence of sensitive populations are shown in the table below.

Demographic Indicator	CT 6004	Camden City	Camden County	New Jersey	United States
Children (0-18)	33.5%	27.4%	22.8%	21.9%	22.2%
Adults over 65	17.9%	11.1%	16.2%	16.8%	16.8%
Per Capita Income	\$13,112	\$20,043	\$44,380	\$53,118	\$43,289
Unemployment Rate	27.0%	14.1%	6.9%	6.2%	5.2%
Median Household Income	\$15,509	\$40,450	\$86,384	\$101,050	\$78,538
Poverty Rate – All Individuals	51.9%	28.5%	12.2%	9.8%	12.4%
Poverty Rate – Families w/Children	65.1%	34.2%	13.9%	10.7%	13.5%
Poverty Rate – Single Mother Households w/Children	84.2%	40.7%	31.5%	29.0%	32.6%
Individuals 65+ Below Poverty	63.8%	27.2%	11.1%	9.5%	10.4%
Population 25+ w/o HS Diploma	41.1%	29.5%	10.2%	9.3%	10.6%
Violent Crime Index	577	432	105	55	100
Renter-occupied Housing Units	76.7%	61.3%	29.9%	33.1%	32.2%

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Owner-occupied Housing Units	23.3%	38.7%	70.1%	66.9%	67.8%
Median Year of Housing Unit Construction	1938	1949	1966	1969	1980
Housing-cost Burdened	87.7%	64.1%	55.9%	50.7%	49.9%
Households with No Car	66.4%	32.7%	10.5%	11.3%	8.3%
Households w/ Food Stamp/SNAP	56.2%	43.4%	12.9%	8.8%	11.8%

Data Sources: US Census 2019-2023 American Community Survey (ACS) five-year estimates, Headwaters Economics, ESRI Business Analyst

Poverty is strongly linked to poorer health outcomes. Remediation at the Yaffa site will address the historical contamination at the site, reduce residents' overall pollutant load, increase property values, stimulate economic development in the neighborhood, and help to eliminate the blight that suppresses the quality of life of surrounding residents. It will also clear the path for development of new affordable housing in an area where it is desperately needed.

c. Greater than Normal Incidence of Disease and Adverse Health Conditions: A long history of industrial contamination and lack of economic investment has disadvantaged low-income communities like Camden, creating conditions – substandard housing, lack of parks and playgrounds, limited employment opportunities, exposure to environmental hazards, etc. – that contribute to a greater than normal incidence of disease and adverse conditions that contribute to health issues. Even within Camden County, the ability to live a long and healthy life is not equally available to all residents. According to the US Centers for Disease Control, a baby born to a family that lives in census tract 6062 in Haddonfield – only six miles away – is expected to live 9 years longer than a baby born to a family living in census tract 6004¹.

Rightly, Bergen Square community members remain very concerned about long-term health problems as a result of the Yaffa site. According to State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality, respiratory disease, and certain types of cancer. Greater than normal incidence of pre-term births, birth defects and infant mortality, as well as certain types of cancers may be associated with exposure to hazardous substances, such as PAH and metals (arsenic, lead), which have been identified at the Target Site. In addition, low-level concentrations of polychlorinated biphenyls (PCBs) have been detected in surface soil. The presence of these dangerous contaminants so near the surface creates significant risk of contact with residents through contaminated dust or water runoff. Health statistics connected to these contaminants include:

- **Asthma:** In Camden County, 12.4% of children have asthma, far higher than the New Jersey average of 9%. About 13.2% of adults have asthma, and the County ranks first in the state for Emergency Department visits due to asthma.²
- **Lead poisoning:** Children in Camden County demonstrate high levels of exposure to lead (Ages 0-3, 1.31% and Ages 3-5, 2.3%).³
- **Birth statistics:** Camden County's infant mortality rate was 5.9 per 1,000 live births in 2018-2022, higher than the state (3.8), as well as a higher percentage of premature births in 2023 than the state (10.5% vs. 9.3%) and higher incidence of low birth weight (9.6% vs. 7.8%).⁴

¹ Centers for Disease Control National Center for Health Statistics. <https://www.cdc.gov/nchs/nvss/usleep/usleep.html#life-expectancy>. Accessed 12 Dec 2025.

² New Jersey Department of Health- Asthma Prevalence by County. <https://www-doh.nj.gov/doh-shad/indicator/summary/AsthmaPrevalence.html>

³ CDC National Environmental Public Health Tracking Network. 2022 data. <https://ephtacking.cdc.gov/DataExplorer/>

⁴ New Jersey State Health Assessment Data – Community Profiles. <https://www-doh.nj.gov/doh-shad/topic/Births.html>

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- Cancer: Camden County's invasive cancer incidence rate per 100,000 population in 2020 (the most recent data available) was 473.2, substantially higher than the state's 442.1.
- Heart Disease and Stroke: Heart disease in the target area is higher than the state and County averages, with CT 6004 having a calculated prevalence of coronary heart disease of 7.1% in 2021, as compared to the county average of 5.9% and state average of 6%.⁵ The same is true for prevalence of strokes among residents of CT 6004 – the rate is 4.9% compared to 3.2% for the county and 2.8% for New Jersey overall in 2021.⁶

It is important to note that for many of the statistics above, data are not available on a census tract level, and it is likely that the rates of these health issues are higher in Camden City and the very low-income area surrounding the Target Site. Removal of the contaminants in the surface soil will disrupt any potential exposure pathways at the site.

d. Economically Impoverished/Disproportionately Impacted Populations: In the City of Camden, over 34% of families with children live in poverty. These poverty rates are nearly 3 times the rate of Camden County and the US (12.2%/12.4% poverty rate for individuals). Poverty is even higher in census tract 6004, where the Target Site is located: nearly 52% of the population lives below the poverty line, with a staggering 65% of families with children living in poverty, and the unemployment rate is 27%. Of the approximately 1,400 housing units in the census tract, 83% were built before 1970, and almost 60% were built before 1940.⁷ This aging housing stock offers low rental rates for the census tract's low-income families, but it also often comes with hazards such as lead paint, poor ventilation, disrepair, and lack of air conditioning. The neighborhood surrounding the target site has the added hazards of poor air quality and groundwater pollution, in part due to the existence of the Yaffa Site and other nearby brownfields. Remediation and redevelopment of the Target Site through the proposed project will address both environmental contamination, the scarcity of newly constructed, affordable housing units, opportunities for local business and jobs, while eliminating a major source of blight.

Community Engagement

e. Project Involvement and f. Project Roles: The following table provides a list of partners, their role in the project, and how they will be involved in making decisions with respect to the future remediation and development of the site. Residents, faith-based organizations and advocacy groups came together to protest the conditions of the Yaffa site to the City, NJDEP and the Attorney General's office. These project partners will continue to actively work with the City to ensure their voice in the remediation and redevelopment decision making process. The City and the CRA have had periodic meetings in the community to both inform about the schedule, results of the soil pile removal, and the environmental assessment work as well as solicit feedback on the reuse planning for the site and the proposed remediation approach. Recent public meetings in connection with the Yaffa site Redevelopment Plan were held on December 4 and 9, 2025 at the UAME and Shalom Baptist churches and included presentations of the draft ABCA. We will continue to meet with the residents in person in the community.

Name	Mission	Contact	Project Involvement
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⁵ CDC National Environmental Public Health Tracking Network <https://ephtracking.cdc.gov/DataExplorer/>

⁶ CDC National Environmental Public Health Tracking Network <https://ephtracking.cdc.gov/DataExplorer/>

⁷ ESRI Business Analyst data for Census Tract 6004.

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New Fellowship UAME Church	Committed to Fortifying Families for God and working with Agencies and Ministries in Camden	Bishop Adolphus Scott Jr., Pastor sdolphie@aol.com	Assist with distribution of meeting flyers as well as outreach to congregation members to help inform residents of meeting dates as well as provide meeting space.
Shalom Baptist Church	To stand as a beacon of hope in Camden.	Rev. Eugene Gilbert shalombcnj@outlook.com	
Faith Tabernacle Church	To be a worshipping, growing, and serving fellowship.	Bishop Barbara Ward-Farmer, Pastor faithtabernacleclg@gmail.com	
Center for Family Services	To support and empower individuals, families and communities to achieve a better life.	Merilee Rotolo, President and Chief Strategy Officer info@centerffs.org	Provide feedback from community and serve as an information source on remediation and reuse.
Joseph's House of Camden	A low-barrier homeless shelter.	Colandra Coleman ccoleman@jhoc.org	
Camden Treatment Associates	Dedicated to providing individualized care to help our clients make progress toward recovery.	Dr. John Holtsclaw 856-338-1811	
Camden Redevelopment Agency	Camden's lead agency for redevelopment and brownfields management.	Olivette Simpson, Executive Director 856.757.7600 osimpso@camdennj.gov	Interlocal agreement in place to assist with implementation of site cleanup, conducting redevelopment planning, and facilitate community outreach.
KIPP High School	Empower teachers and leaders to see each student as an individual.	Mitchell Cooper, Managing Director of Operations mcooper@kippnj.org	Assist with providing meeting space as well as distribution meeting flyers for public outreach events.
Camden Community Partnership	To serve as the catalyst for the preservation and growth of a vibrant Camden	Joe Myers, Chief Operating Officer myers@camdencpinc.com	Non-profit CDC assisting with distribution of meeting flyers and other outreach.

g. Incorporating Community Input: Meetings to provide updates on the site's cleanup, and to engage the neighborhood in reuse planning, have been taking place since 2023 and will continue throughout the proposed project. Project partners will continue to assist in implementing a grassroots approach to engage the neighborhood in understanding the cleanup and provide input as the redevelopment unfolds. We will continue to facilitate such community meetings throughout the course of the cleanup and proposed redevelopment given the community's drive to address not only the Yaffa site, but also other improvements needed in the overall Bergen Square neighborhood.

The City will conduct direct outreach, providing informational flyers in both English and Spanish, the primary languages of this census tract. Flyers are provided to the Kipp School for students to take home, to the local churches, and are posted on the City's Facebook page. At least three additional meetings are envisioned during the course of the remediation. While past experience has demonstrated that in person meetings are the best way to reach people in this community, all environmental reports, plans for remediation, redevelopment plans are posted online on the CRA

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website in the project document repository along with an email where people can reach out remotely to provide input and ask questions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: Estimated at \$2.5 million, the proposed cleanup plan calls for removal and off-site disposal of all impacted soil above NJDEP's residential soil remediation standards, estimated to be 11,838.22 tons. Of this, it is estimated that approximately 11,616 tons of material comprised of the low-level PCB /historic fill contaminated soil will be removed from the first three feet of the soil across the entire site for off-site disposal. Hot spot removals will be conducted to address the high levels of lead, arsenic, PAHs, PCBs, and PFAS estimated to be 222.22 tons. Post excavation soil sampling results will be used to confirm the removal of the contaminated material. Replacement back fill of approximately 11,838.22 tons will be imported and emplaced, and the site will be restored with approximately 70,132 square feet of seeded topsoil. Groundwater will be addressed by the establishment of an institutional control, a classification exemption area (CEA), preventing future use of groundwater at the site. Upon completion of the unrestricted use soil remediation and the filing of the CEA, the Response Action Outcome (RAO) and all associated regulatory reporting requirements will be filed, signifying cleanup completion. All work can be completed within a three-year performance period.

Description of Tasks / Activities and Outputs

Task 1: Program Management and Community Outreach
b. Project Implementation: The City will enter into an interlocal agreement with the Camden Redevelopment Agency (CRA) to oversee implementation of the cooperative agreement. All activities for this task will be EPA funded and include fees associated with the NJDEP LSRP program, the CRA's fee for providing project management services, procuring and managing contractors on behalf of the City, and acting as a liaison with the EPA and NJDEP. The CRA Project Manager will also facilitate the community engagement effort and the public document repository. A grant management consulting firm will be procured to perform grant budget tracking, compliance, and reporting activities as well as have a qualified environmental professional (LSRP) support for three community outreach meetings.
c. Anticipated Project Schedule: Duration of the Cooperative Agreement Performance Period
d. Task/Activity Lead: CRA Project Manager with assistance of a procured grant manager and LSRP.
e. Outputs: Final ABCA; ACRES reports; Financial Reports; Community Meeting Minutes
Task 2: Engineering Professional Services
b. Project Implementation: All activities for this task will be EPA funded and include permitting, developing a QAPP, preparation of the Remedial Action Workplan and Report, the PCB Self Implementing Plan (SIP), construction bid specification preparation, oversight of remediation by Owner's Representative including Davis Bacon Act/BABA compliance, conducting perimeter air monitoring, post excavation sampling and analysis, and preparation of the CEA and RAO.
c. Anticipated Project Schedule: Duration of the Cooperative Agreement Performance Period
d. Task/Activity Lead(s): CRA Project Manager overseeing LSRP.

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e. Outputs: Permits, SIP, bid specification, QAPP, Remedial Action workplan and report, CEA and RAO.

Task 3: Remediation

b. Project Implementation: All activities for this task will be EPA funded and include remediation contractor general conditions, site preparation, site survey, fencing, contaminated soil excavation, segregation, stockpiling, and disposal, and backfill/site restoration activities.

c. Anticipated Project Schedule: Years 2 - 3

d. Task/Activity Lead(s): Owner's Representative overseeing the remediation contractor with contract management performed by the CRA.

e. Outputs: Tons of soil removed and disposed of off-site, site fencing, square feet of site restoration

f. Cost Estimates:

Task 1 Program Management and Community Outreach:		
Contractual: Grant Management Consultant 3 years est. @ \$7,000/year		\$21,000
Contractual: LSRP Community Outreach 3 meetings est @ \$1,200/mtg		\$3,600
Other: CRA Project Management 3 years @ \$15,000 / year		\$45,000
Other: NJDEP Site Remediation Program Fees (3 years @ \$1,850/year)		<u>\$5,550</u>
	<i>Task 1 Subtotal</i>	<u>\$75,150</u>
Task 2 Engineering Professional Services:		
Contractual: Permitting (lump sum)		\$5,500
Contractual: Bid Preparation (lump sum)		\$12,000
Contractual: Owners Representative (10 weeks est. @ \$9,250/week)		\$92,500
Contractual: Perimeter Air Monitoring (10 weeks est. @ \$10,250/week)		\$102,500
Contractual: QAPP Preparation (lump sum)		\$4,500
Contractual: Post Excavation Sampling (est 45 samples @ \$175/sample)		\$7,875
Contractual: Reporting (RAW, SIP, RAR, ROA) (lump sum)		<u>\$78,478</u>
	<i>Task 2 Subtotal</i>	<u>\$303,353</u>
Task 3 Remediation:		
Construction: General Conditions (lump sum)		\$40,000
Construction: Site topographic and boundary surveys (lump sum)		\$4,500
Construction: Site Preparation (lump sum)		\$3,800
Construction: Construction Fencing (lump sum)		\$28,000
Construction: Excavation / Segregation/ Stockpiling soil (11,838 tons @ \$10/ton)		\$118,382
Construction: Loading/Transport/Disposal of PCB/HF soil top 3' (11,616 tons @ \$95/ton)		\$1,103,520
Construction: Loading/Transport/Disposal of Hot Spot Soil at depth (222 tons @ \$215/ton)		\$47,778
Construction: Clean fill emplacement and grading (11,838 tons @ \$35/ton)		\$414,338
Construction: Site Restoration (70,132 sq ft @ \$2.40/sq ft)		\$168,316
Construction: Contingency (10% of Construction Costs)		<u>\$192,863</u>
	<i>Task 3 Subtotal</i>	<u>\$2,121,497</u>

Some figures have been rounded. Unit costs used are based on actual costs for similar projects.

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Budget Categories	Project Tasks			
	Task 1 Program Management & Outreach	Task 2 Engineering Professional Services	Task 3 Remediation	Total
Personnel				\$0
Fringe Benefits				\$0
Travel				\$0
Equipment				\$0
Supplies				\$0
Contractual	\$24,600	\$303,353		\$327,953
Construction			\$2,121,497	\$2,121,497
Other	\$50,550			\$50,550
Total Direct	\$75,150	\$303,353	\$2,121,497	\$2,500,000
Total Indirect	\$0	\$0	\$0	\$0
BUDGET TOTAL	\$75,150	\$303,353	\$2,121,497	\$2,500,000

g. Plan to Measure and Evaluate Environmental Progress and Results: We will track, measure, and evaluate project performance through quarterly reporting/updates submitted to EPA Project Officer (PO) and in the ACRES database. The outputs anticipated through this grant are listed in each task in the section above (*Description of Tasks / Activities and Outputs*) and will be monitored via documentation from the various contractors and consultants. The outcomes associated with the project include: construction jobs created, number of community meetings, acres remediated. In addition, the EPA PO will be kept abreast of site progress via quarterly meetings with particular focus on the grant workplan schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. and b. Organizational Structure and Description of Key Staff: The City has entered into an interlocal agreement with the CRA to manage the remediation effort at the Yaffa site. The CRA is the primary economic development entity for the City and has deep knowledge of EPA brownfield grants, having managed the assessment and remediation of more than 40 brownfield sites and facilitating the community outreach activities, coordinating with the environmental regulators, and interface with the City for the redevelopment efforts at this site. These staff members not only provide the in-house contractor procurement and management of environmental engineering firms, but they also perform the administrative functions associated with pursuing, receiving and using the leveraged state funds. Olivette Simpson, Executive Director, will serve as the project manager. Ms. Simpson led CRA's successful multi-tiered performance of the Neighborhood Stabilization Program II (NSP2) through which some \$13 million was delivered in American Reinvestment & Recovery Act funding by the US Department of Housing and Urban Development. She currently oversees the CRA's EPA assessment, cleanup and RLF grants. Mr. Quevedo-Rodriquez, staff accountant for the CRA, will be responsible for finance functions, and will ensure compliance of all grant financial requirements.

c. Acquiring Additional Resources: The CRA will procure an experienced grant management consultant and a QEP (LSRP) to assist with project implementation, as described in Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

US EPA FY26 Brownfield Cleanup Grant- Block 331 Yaffa Site, Camden, New Jersey

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City of Camden has maintained up to date ACRES reporting, accurately reflecting the outputs and outcomes on all grants. The three currently open grants are:

Grant	Funds Remaining	Outputs/Outcomes Funded to Date
Knox Meadows II Cleanup Grant BF 96267217 10/01/2017- 9/30/2025	\$50,961.15	Developed RAR/RAO to close out all but one area of concern. Prepared PCB SIP. Performed site survey, prepared RAW to address remaining Area of Concern. In process of completing site Redevelopment Plan and subdivision.
Borden Chemical Cleanup Grant BF 96250920 10/01/2020- 9/30/2026	\$352,968.22	Developed remedial design and contracted with LSRP. Remediation contract awarded with remediation to be completed 3Q26.
Judge Johnson Park Cleanup Grant 4B 96218700 10/1/2023- 9/30/2027	\$979,291.00	Remedial Action Plan completed. Rebid remediation and anticipate award of contracts 1Q26 with remediation completed 3Q26.

(2) Compliance with Grant Requirements: The City of Camden has been managing EPA grants since the launch of the brownfields program and is current with complying with workplans and submitting required grant deliverables. This includes quarterly reports, federal financial reports, ACRES, MBE-WBE reports, and where appropriate, SAMP and QAPPs, and ABCAs. Any delays encountered on grant project milestones have been discussed with the EPA PO in advance during regularly scheduled monthly calls. Issues arose with the implementation of two of the Cleanup grants. We were able to pivot with the LSRPs to address the issues, communicating with the EPA PO as soon as the problems were identified, and No Cost Time Extensions were granted with approved. Given all contracts are either in place and/or are in the process of being awarded, all three cleanup grants will be fully expended prior to their respective expiration dates.