



Federal Street BDA Steering Committee Meeting Minutes

Tuesday, March 25, 2025

1100am to Noon

DRAFT

I. Introductions: Olivette Simpson – CRA

Present: Richard Sanchez, Joe Myers, Jeffrey Gottlieb, Frank McLaughlin, Ray Lamboy, Keith L. Walker, Patrick Peck, Carrie Kitchen Santiago, Ben Ovadia, James Wincowski, Matt Mahon, Pilar Hogan Closkey, Olivette Simpson, Alison Devine, Michele Christina, Lynn Brooks Avni

II. BDA Designation: Josephine O'Grady and Frank McLaughlin – NJ DEP

Frank McLaughlin welcomed everyone and noted that Josephine O'Grady will be the project manager from the NJ DEP.

III. Federal Street Redevelopment Area BDA Sites: Olivette Simpson – CRA

A brief PowerPoint presentation was shown.

- a. **Concord Chemical Site**—NJ DEP is conducting the assessment at this 1.38 acre site. Remediation and clean up at the site is estimated to be in the millions. Redevelopment challenges include extension soil and water contamination
- b. **Former Incinerator site**—Located in a floodplain this 2.46-acre site was once a municipally run incinerator. CRA is conducting assessment work at the site.
- c. **Port-a Pot-Site**—The County is looking to subdivide this site for roadway improvements which will reduce its size to 2.6 acres (currently 2.91 acres). Additional assessment and remediation is needed at the site. CRA is conducting assessment work at the portion of the site outside of the roadway improvements.
- d. **Former Standard Oil Site**—There is no environmental data for this 0.69-acre site. Unknown sheens have appeared on the Cooper River and this site is suspected to be the source; however, there is no environmental data to back that up. CRA is conducting assessment work at the site. The small size of the site also poses some challenges for redevelopment.
- e. **Borden Chemical Site (aka Consolidated Foam)**—The CRA has conducted the assessment work at the site and anticipates going out to bid for remediation this year. While Resin Tech has expressed an interest in redeveloping the site, one of the challenges is the need for a mechanism to transfer the site for redevelopment. Establishing a redevelopment area would provide just such a mechanism.
- f. **SE 19th/Carman Street**—There is no known environmental data for this 1.69 acre site.
- g. **Richard Schweiker Site (aka RMH Automotive)**—This 1.44-acre rectangular site at the intersection of 17th Street and Admiral Wilson Boulevard has had prior assessment and



some remediation conducted at the site. CRA is conducting the next phase of assessment at the site.

- h. **ES North 19th/Berkley Streets**—There are unknowns with respect to the environmental status at this site. This site was not included in the state HDSRF grant and so will be the subject of future CRA assessment activities.
- i. **SS North 19th/Berkley Streets** - There are unknowns with respect to the environmental status at this site. This site was not included in the state HDSRF grant and so will be the subject of future CRA assessment activities.

There have been several planning initiatives in the corridor including, My East Camden Neighborhood Plan (2021), Admiral Wilson Boulevard Redevelopment Plan (2013). The CRA is undertaking a redevelopment study along the Federal Street Corridor. More information will be forthcoming as the work to establish a Redevelopment Area advances.

IV. Public Sector Funding: Michele Christina – BRS

CRA was awarded an HDSRF assessment for several of the BDA sites which will help BDA move to the next level of assessment. The CRA was also notified last year of award of a US EPA Assessment grant. The USEPA grant is not yet in place.

V. Open Discussion

- a. There will be a website for the BDA and PowerPoint will be uploaded so people can review it at their leisure. There are nine primary sites in the BDA and the CRA is contracting with LSRPs for five of the sites.
- b. All sites are in public ownership which allows for a more efficient process with assessments and planning.
- c. The Steering Committee will provide a central location to discuss all of the conversation surrounding the Federal Street properties in the BDA.
- d. A question was asked whether there will be additional opportunities to provide input for the Federal Street corridor. It was noted that there will be many opportunities to provide comments. The CRA is planning for a robust outreach process to designate these areas as in need of redevelopment.
- e. Steering Committee meetings will be held once a quarter.