



**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**

Date Stamp  
(For Department use only)

**NOTE:** If any information is missing, the application will be deemed incomplete and will not be considered. A complete application includes: the completed BDA Application Form, all required supporting information or documentation, required resolutions/ordinances, and letters of support.

For detailed instructions to complete the form and attachments see the *Brownfield Development Area Application Guidance* and the *BDA Application Instructions* available at: [NJDEP SRP - Brownfields Development Area \(BDA\) Initiative](#).

To complete this application, provide the following attachments: (Attachments A, C, and D are available at: [NJDEP SRP - Brownfields Development Area \(BDA\) Initiative](#)).

- Attachment A - BDA Site List (*template provided on website*)
- Attachment B - Scaled Map or Photo
- Attachment C - Baseline Property Datasheets (*template provided on website*)
- Attachment D - Steering Committee (*template provided on website*)
- Attachment E - Overview of the Steering Committee
- Attachment F - Community Overview
- Attachment G - Redevelopment Vision and Community Benefits

**Section I: Applicant Information**

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email address: \_\_\_\_\_

Applicant Type (*check one*):

- ☐ Municipality   ☐ County   ☐ Redevelopment Agency   ☐ Co-applicants\*

\* If co-applicants, attach additional copies of this section with the appropriate information for each co-applicant. The governmental applicant may partner with non-profits, community groups, and others; however, these entities cannot apply on their own.

**Section II: Project Information**

Project Name: \_\_\_\_\_

- A.** Clearly state the boundaries of the proposed BDA. Provide a narrative description of the proposed BDA and why these boundaries were selected. See *BDA Application Instructions* for details.



Camden Redevelopment Agency

Federal Street BDA Application

Section II.

Attachment A: BDA Site List



New Jersey Department of Environmental Protection  
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Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section II - Project Information**  
**Attachment A - BDA Site List**

Project Name: Federal Street BDA  
Applicant: Camden Redevelopment Agency

PI#	Property Name	Street Address	Municipality	County	Size (acres)	Blocks and Lots	Ownership	NJ State Plane Coordinates	
								Easting (ft)	Northing (ft)
1 02734	Concord Chemical Site	1698 Federal Street	City of Camden	Camden	1.38	B 1186, L 25	City of Camden	323714.33	405132.76
2 G000008948	Former Incinerator Site	NE Federal & Admiral Wilson Blvd	City of Camden	Camden	2.46	B 116, L 15	City of Camden	322359.46	405208.59
3 G000027674	Port-a-Pot Site	NE Federal & River Avenue	City of Camden	Camden	2.91	B 1182, L 5 & 12	City of Camden	323148.98	405358.70
4 1051098	Former Standard Oil Site	NW Federal & River Avenue	City of Camden	Camden	0.69	B 1181, L 1	City of Camden	322828.08	405292.38
5 G000003602	Borden Chemical Site (aka Consolidated Foam)	1625 Federal Street	City of Camden	Camden	2.98	B 1184, L 5	City of Camden	323634.65	405492.03
6 1051101	SE 19 <sup>th</sup> / Carman Streets	SE 19 <sup>th</sup> Street & Carmen Street	City of Camden	Camden	1.69	B 1210, L 1	City of Camden	325022.74	405086.92
7 G000030484	Richard Schweiker Site (aka RMH Automotive)	SW 17 <sup>th</sup> St 160 N Admiral Wilson Blvd	City of Camden	Camden	1.44	B 1208, L 4	Camden Redevelopment Agency	323946.26	404279.64
8 0408-18-0003.1	ES North 19 <sup>th</sup> / Berkley Streets	ES North 19 <sup>th</sup> & Berkley Streets	City of Camden	Camden	2.62	B 1214, L 4	City of Camden	325249.21	404041.14
9 N/A	SS Berkley / 19 <sup>th</sup> Streets	SE 19 <sup>th</sup> & Berkley Streets/ 70 E 19 <sup>th</sup> Street	City of Camden	Camden	1.65	B 1219, L 3 & 25	City of Camden	325388.88	403735.06
					17.82				

Camden Redevelopment Agency

Federal Street BDA Application

Section II.

Attachment B: BDA Map






### Legend

- Proposed Federal Street BDA Sites
- Proposed Federal Street BDA Boundary

Source: ESRI World Imagery

Scale 1:8,000		0 150300 600 900 1,200  Feet	
Figure Title <b>Federal Street BDA Application</b>			
Client Camden Redevelopment Agency		Figure No. <b>1</b>	
Address Camden, New Jersey			
		Print Date 7/29/2024	



Camden Redevelopment Agency

Federal Street BDA Application

Section III.

Attachment C: Baseline Property Datasheets



**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section III – Baseline Information for Brownfield Sites**  
**Attachment C - Baseline Property Datasheet**

Date Stamp  
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Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Concord Chemical Site

Address: 1650 Federal Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1186 Lot #(s) 25 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 1.38 Zoning Designation: GI-2 General Industrial

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

Concord Chemical Company operated from 1969 to circa 2009 as a soap manufacturing facility but abandoned the property in 2010. In June 2011, a fire heavily damaged the manufacturing building and in 2012 the majority of the manufacturing building was demolished, with the exception of two wings which include the kettle room, transformer room and cresylic acid filling room. The remaining buildings were scheduled for demolition circa the fall of 2016. Google Maps© Street View imagery dated September 2016 shows all the buildings as demolished with only the ground floor of the kettle room and the associated basement remaining.

**Known or Suspected Contaminants / Affected Media**

Contaminants include tetrachloroethylene (PCE), trichloroethylene (TCE), 1,1, dichloroethylene, 1,2 dichloroethane methylene chloride, chlorobenzene and benzene in groundwater. The source of the groundwater plumes from hazardous substances is believed to be located beneath the floor of the kettle room.



**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: 002734

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>2018</u> To Present	City of Camden	vacant
<u>1969</u> To <u>2018</u>	Concord Chemical Company	Soap manufacturing facility
<u>1951</u> To <u>1969</u>	Harley Chemical Company	Soap manufacturing facility
<u>1952</u> To <u>1965</u>	Philips & Jacobs, Inc	Soap manufacturing facility
<u>1951</u> To <u>1952</u>	Lavan Reality	Soap manufacturing facility
<u>1934</u> To <u>1951</u>	Iowa Soap Company, Corp. of Delaware	Soap manufacturing facility
<u>1892</u> To <u>1934</u>	Dobbins Soap Manufacturer	Soap manufacturing facility



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**Brownfield Development Area (BDA) Application Form**  
**Section III – Baseline Information for Brownfield Sites**  
**Attachment C - Baseline Property Datasheet**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Former Incinerator/Transfer Station Site

Address: 1401 Federal Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 116 Lot #(s) 15 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 2.46 Zoning Designation: R-2 Residential

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site is currently vacant and unimproved. Previous uses include an incinerator and a transfer station. Historic maps from years 1894 through 1995 all show a railroad spur on the northwestern portion of the property. The 1949-1984 maps show six former structures, one nearest the railroad spur, four centrally located and one nearest the Cooper River on the east side of the property. Historic aerial photographs from years 1940 through 1970 show the railroad spur, a smokestack connected to the building nearest the Cooper River and six or seven buildings scattered across the site. The structures look to be demolished in the 1986 and 1995 aeri

**Known or Suspected Contaminants / Affected Media**

Based on prior uses, contaminants are expected to include oil polycyclic aromatic hydrocarbons and possibly metals.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: G000008948

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>1988</u> To Present	City of Camden	NJDEP inspected the transfer station site and observed a discharge of oil from land to the Cooper River. A follow up inspection observed that the release was still on-going. A Notice of Violation was issued to the City on 11/30/1988 by NJDEP. A follow up inspection was again completed 6/2/1989 and soil samples were collected in banks along the river, at the "waste oil recycling center" and water samples were collected from the river.
<u>1991</u> To <u>1991</u>	City of Camden, Public Works	An on-going release of suspected heating oil (No.2 fuel oil) was reported by a Camden County Health Officer. The release status is listed as buried contaminated soil, with investigation for cause in progress.
<u>1991</u> To <u>1993</u>	Camden City Transfer Station	NJDEP file indicates groundwater, surface water and soils are impacted by site-wide contamination of leachate run off at the trash receiving pad and has seeped into groundwater and entered surface water (EPA Id # NJL000033191). It notes that a Stipulation of Settlement Agreement requires trash to be contained on the concrete pad and groundwater wells to be installed. The description of the site notes it covers 4 acres of barren soil currently used as a transfer station and includes two unoccupied buildings and a large mound of road salt. City officials and Hargrove Construction were investigated for waste dumping crimes (no dates or judgments are listed). One area under the Federal Street overpass is noted as heavily contaminated by petroleum substances and that the whole site has varying levels of polycyclic aromatic hydrocarbon (PAH) impacts from the former City use of the site as an incinerator.
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		



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Date Stamp  
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Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Former Port-A-Pot Site

Address: 1601 Federal Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1182 Lot #(s) 15, 21 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 2.91 Zoning Designation: TOD Transit Oriented Development

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The current owner of the site is the City of Camden via tax foreclosure. A lumberyard operated at Lot 21 circa 1900 through maybe 1920. Across River Road from the site was the Standard Oil Company facility that stored several large oil tanks likely for petroleum bulk distribution. Standard Oil facility appears to have expanded to the site at some point. The surrounding area includes residential and industrial uses. The site was abandoned sometime circa 2000 when the last known use was involved a portable toilet rental facility. The site is currently vacant.

**Known or Suspected Contaminants / Affected Media**

Petroleum and historic fill contaminants have been identified to date. Groundwater contamination at the site was identified with relatively low concentrations of volatile organic compounds, lead and arsenic that require delineation.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: G000027674

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>1990s</u> To Present	City of Camden	Vacant
<u>1977</u> To <u>1990s</u>	Unknown	Contractor storage yard and filling station shown on the eastern side of the building of lot 21
<u>1926</u> To <u>1950</u>	Hollingshead Chemical Corporation (Lots 5 and 20) Standard Oil (Lot 21)	Contractor storage yard with a machine shop on the central portion of lot 5 and as a drum storage company on lots 5 and 20.  Petroleum storage operations with installation of three USTs along Federal Street and two large tank fields. A drum storage area was noted along the eastern portion of lot 21 belonging to the drum storage company.
<u>1907</u> To <u>1926</u>	Standard Oil (Lot 21)	Petroleum storage operations
<u>1906</u> To _____	R.F. Smith and Son Lumber & Coal Company	Storage of lumber and boards
_____ To _____		
_____ To _____		





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**Attachment C - Baseline Property Datasheet**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Former Standard Oil Site

Address: River Avenue & Federal Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1181 Lot #(s) 1 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 0.69 Zoning Designation: MW2 Mixed Waterfront

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site is vacant and is bounded to the north by railroad tracks, to the east by River Avenue, to the south by Federal Street, and to the west by the Cooper River.

**Known or Suspected Contaminants / Affected Media**

Sanborn maps indicate historical use as a bulk coal and then petroleum storage facility that at one point was operated by the Standard Oil Company. Contaminants included volatile organics, semi-volatile organics, PAHs, metals among others. No known assessment work has been conducted at this site.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: 1051098

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>1976</u> To Present	City of Camden	Vacant
<u>1906</u> To <u>1976</u>	Standard Oil	Petroleum bulk storage facility
<u>1880s</u> To <u>1906</u>	Unknown	Coal shed and storage facility
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		



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**Attachment C - Baseline Property Datasheet**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Borden Chemical (aka Consolidated Foam)

Address: 1625 Federal Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1184 Lot #(s) 5 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 2.98 Zoning Designation: GI-2 General Industrial

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The Site onced contained a multi-story industrial building, a portion of which was destroyed by fire in the late 1990s and was later demolished. The remaining buildings were also damaged by fire and scrap metal scavenging. The Site now consists of concrete slabs and building foundations.

**Known or Suspected Contaminants / Affected Media**

Site soils are contaminated above state standards for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), PAHs, non-TSCA regulated PCBs, and several metals, including arsenic and lead. Groundwater was found to have arsenic and chlorinated VOCs

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: G000003602

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>1999</u> To Present	City of Camden	Vacant
<u>1983</u> To <u>1990s</u>	Lynkram	Wire manufacturing
<u>1974</u> To <u>1983</u>	Borden Chemical	Printing ink manufacturing
<u>1940</u> To <u>1974</u>	Cities Service Co.	Printing ink manufacturing
<u>1906</u> To <u>1926</u>	Warren Webster	Steam heating supply manufacturing
_____ To _____		
_____ To _____		



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Date Stamp  
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Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: SE 19th & Carman Streets

Address: SE 19th Street and Carman Street

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1210 Lot #(s) 1 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 1.69 Zoning Designation: TOD Transit Oriented Development

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site is currently vacant. The CRA has no historical information pertaining to this site.

**Known or Suspected Contaminants / Affected Media**

Unknown as no known assessment work has been performed at the site. The PI number listed for the site has not been confirmed via file review at this time.



### NJDEP Program Status

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site Remediation

PI#: 1051101

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

### Site History

Year (From/To)	Owner/Operator	Activity/Operation
<u>1998</u> To Present	City of Camden	Vacant
<u>1931</u> To <u>1998</u>	Unknown	Unknown
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		



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Date Stamp  
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Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: Robert Schweiker Site (aka Former RMH Automotive)

Address: WS 17th Street 160 N Admiral Wilson Blvd, 299 17th Street S

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1208 Lot #(s) 4 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 1.44 Zoning Designation: TOD Transit Oriented Development

**Property Owner**

Business Name: Camden Redevelopment Agency

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site was formerly a factory that packaged automotive/industrial chemicals in small metal and plastic containers. Bulk chemical containers were transferred into large lined cardboard shipping containers for off-site disposal. The site is currently vacant.

**Known or Suspected Contaminants / Affected Media**

According to the 2021 draft of PA and Phase I Report prepared by Terraphase Engineering Inc., a Site Investigation is required for Former ASTs (AOC-A1) and Former Interior Hazardous Material Storage Area (AOC-E2). This would require soil and groundwater to be further investigated.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Site RemediationPI#: G000030484

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>1999</u> To Present	City of Camden	Vacant
<u>1931</u> To <u>1995</u>	Unknown	Chemical production facility
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		



**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section III – Baseline Information for Brownfield Sites**  
**Attachment C - Baseline Property Datasheet**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: ES North 19th & Berkley Streets

Address: ES North 19th & Berkley Streets

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1214 Lot #(s) 4 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 2.62 Zoning Designation: TOD Transit Oriented Development

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site is currently vacant and located adjacent to new warehouse development.

**Known or Suspected Contaminants / Affected Media**

Historic fill has been identified as part of due diligence investigation activities completed at the property. Further, soil and groundwater samples collected from the Site exhibit concentrations of historic fill constituents at concentrations greater than the applicable standards. Historic fill constituents in soil and groundwater require additional action.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: Land UsePI#: 0408-18-0003.1

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>Unknown</u> To Present	City of Camden, unknown acquisition	Vacant
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		





**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section III – Baseline Information for Brownfield Sites**  
**Attachment C - Baseline Property Datasheet**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Property Information**

Property Name: SS North 19th & Berkley Streets

Address: SS North 19th & Berkley Streets

Municipality: City of Camden (Township, Borough, or City)

County: Camden Zip Code: 08105

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block # 1219 Lot #(s) 3, 25 Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_ Block # \_\_\_\_\_ Lot #(s) \_\_\_\_\_

Property size in acres: 1.65 Zoning Designation: TOD Transit Oriented Development

**Property Owner**

Business Name: City of Camden

Contact Person: Olivette Simpson Telephone Number: 856-757-7000

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

**Physical Description**

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

The site is currently vacant and adjacent to new warehouse development.

**Known or Suspected Contaminants / Affected Media**

Historic fill has been identified as part of due diligence investigation activities completed at the property. Further, soil and groundwater samples collected from the Site exhibit concentrations of historic fill constituents at concentrations greater than the applicable standards. Historic fill constituents in soil and groundwater require additional action.

**NJDEP Program Status**

List the DEP program involved, or if a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program: NA PI#: NA

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued? ..... ☐ Yes ☒ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

**Site History**

Year (From/To)	Owner/Operator	Activity/Operation
<u>Unknown</u> To Present	City of Camden, unknown acquisition	Vacant
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		
_____ To _____		

Camden Redevelopment Agency

Federal Street BDA Application

Section IV.

Attachment D: Steering Committee



**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section IV – Steering Committee**  
**Attachment D - Steering Committee List**

Date Stamp  
(For Department use only)

Project Name: Federal Street BDA

Applicant: Camden Redevelopment Agency

**Steering Committee List**

List the names of Steering Committee members, their affiliations, contact information, and the stakeholder sector that each Steering Committee member represents, **starting with the Steering Committee Chair**. Identify any Steering Committee member who owns or operates a property proposed for inclusion in the BDA in Section II.B as "Property Owner". **Include a separate letter of interest from each Steering Committee member**. Please include a copy of this table and the letters of interest as **Attachment D: Steering Committee List**.

**Chair**

Name: Olivette Simpson, Interim Executive Director

Affiliation(s): Camden Redevelopment Agency

Telephone Number: \_\_\_\_\_

Mailing Address: 520 Market Street, Suite 1300

Municipality: Camden State: New Jersey Zip Code: 08101

Email Address: olsimpso@ci.camden.nj.us

Stakeholder Sector Represented: Property owner

**Co-Chair** ☐ (Check if applicable)

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: Victor G. Carstarphen, Mayor

Affiliation(s): City of Camden

Telephone Number: 856-757-7200

Mailing Address: 520 Market Street

Municipality: Camden State: NJ Zip Code: 08101

Email Address: Mayor@ci.camden.nj.us

Stakeholder Sector Represented: BDA properties owner



Name: Melody Johnson-Williams, Executive Director  
 Affiliation(s): Housing Authority of the City of Camden  
 Telephone Number: 856-968-2775  
 Mailing Address: 2021 Watson Street, 2nd Floor  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: haccgeneral@camdenhousing.org  
 Stakeholder Sector Represented: public housing residents in the BDA vicinity

Name: Patrick Peck  
 Affiliation(s): US EPA  
 Telephone Number: 212-757-7200  
 Mailing Address: 290 Broadway, 25th Floor  
 Municipality: New York State: NY Zip Code: 10007  
 Email Address: Peck.patrick@epa.gov  
 Stakeholder Sector Represented: Federal agency, providing cleanup funding for several BDA sites

Name: Richard & Lolita Sanchez, Center Administrators  
 Affiliation(s): The Salvation Army  
 Telephone Number: 856-379-4852  
 Mailing Address: 1865 Harrison Avenue  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: Richard.Sanchez@use.salvationarmy.org  
 Stakeholder Sector Represented: neighboring community

Name: Carrie Kitchen-Santiago, Executive Director  
 Affiliation(s): Cathedral Kitchen  
 Telephone Number: 856-964-6771, Ext 103  
 Mailing Address: 1514 Federal St  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: carrie@cathedralkitchen.org  
 Stakeholder Sector Represented: Neighboring properties and job training

Name: Joe Myers  
 Affiliation(s): Camden Community Partnership  
 Telephone Number: 856-757-9154  
 Mailing Address: 2 Aquarium Drive, Suite 310  
 Municipality: Camden State: NJ Zip Code: 08103  
 Email Address: myers@camdencpinc.com  
 Stakeholder Sector Represented: neighboring community CDC





Name: Pilar Hogan Closkey, Ex. Director  
 Affiliation(s): St. Joseph's Carpenters Society  
 Telephone Number: 856-966-8117  
 Mailing Address: 20 Church Street  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: phogan@sjcscamden.org  
 Stakeholder Sector Represented: Community engagement and job placement

Name: Jeffrey Gottlieb, CEO  
 Affiliation(s): ResinTech  
 Telephone Number: 856-626-1516  
 Mailing Address: 1801 Federal Street  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: kgottlieb@resingtech.com  
 Stakeholder Sector Represented: Neighboring properties owner and employer

Name: Raymond Lamboy, President & CEO  
 Affiliation(s): LAEDA (Latin American Economic Development Association)  
 Telephone Number: 856-338-1177  
 Mailing Address: 433 Market Street – Suite 202  
 Municipality: Camden State: NJ Zip Code: 08102  
 Email Address: info@laeda.com  
 Stakeholder Sector Represented: Hispanic Community

Name: Ira Smith, President  
 Affiliation(s): ActionPak  
 Telephone Number: 215-785-4548  
 Mailing Address: 1600 River Ave  
 Municipality: Camden State: NJ Zip Code: 08105  
 Email Address: ismith@actionpakinc.com  
 Stakeholder Sector Represented: adjacent property owner/ employer

Name: \_\_\_\_\_  
 Affiliation(s): \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Municipality: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Stakeholder Sector Represented: \_\_\_\_\_

Camden Redevelopment Agency

Federal Street BDA Application

Section V.

Attachment E: Overview of Steering Committee, Support  
Letters, and Resolutions

## Steering Committee Selection

The CRA has engaged local partners to be part of the BDA Steering Committee. While there are some residential dwellings, the targeted sites are located in an industrial corridor, where there are no organized residential groups to engage per se. The steering committee consists of nonprofits, neighboring property owners, prospective developers for the site, and the general public that will be welcomed to attend and participate in steering committee meetings. Support letters from the steering committee members follow.

## Additional Funding Allocated

The Federal Street Corridor is poised to become a commercial and light industrial epicenter for East Camden. With the visibility of these sites making up such a large percentage of this area, their assessment and reuse is imperative for continued momentum in the City's redevelopment and job creation goals. Additional funding through the BDA program will leverage prior and future sources to ensure successful redevelopment of the BDA sites including the following:

Source	Purpose/Role	Amount	Status
NJEDA	Gap Analysis	\$27,032	NJEDA used their EPA Assessment grant funds to conduct a data gap analyses and prepare cost estimates for four of the targeted BDA sites.
NJDEP Publicly Funded Site	Assessment	\$1,738,342	Concord Chemical - NJDEP conducted a series of groundwater assessments, most recently in 2019. This effort did NOT include an evaluation of the site's soils.
USEPA Removal Action	Remediation	>\$1,000,000	Concord Chemical - Ten years ago, a non-time critical removal action was conducted resulting in the removal of drummed and other hazardous substances.
NJDEP / NJEDA	Assessment	\$652,743	A recently awarded HDSRF is being used to conduct assessment activities at targeted BDA sites.
USEPA Assessment Grant	Assessment / Community Outreach / Planning	Up to \$500,000	The CRA was recently notified of an award of a community-wide assessment grant to be used throughout the City. Some of this funding will be used in the Federal Street area to augment the HDSRF-funded assessment activities to include redevelopment planning and community outreach.
Camden County	Construction	\$3,260,000	Roadway improvements to the intersection at River and Federal Street to improve truck access.



OFFICE OF THE MAYOR  
CITY OF CAMDEN  
NEW JERSEY

VICTOR CARSTARPHEN  
MAYOR

TEL: 856-757-7200  
EMAIL: MAYOR@CI.CAMDEN.NJ.US  
WEBSITE: WWW.CI.CAMDEN.NJ.US

June 9, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

Dear Office of Brownfields & Community Revitalization:

The City of Camden and the New Jersey Department of Environmental Protection (NJDEP) have enjoyed a strong and collaborative relationship, accomplishing many great projects through a variety of initiatives to make Camden a safe and healthy community.

One such initiative is the Brownfield Redevelopment Area (BDA) program. NJDEP, in concert with our partners in the community and at the Camden Redevelopment Agency (CRA), have effectuated a neighborhood transformation within several established BDAs throughout the city. Most recently the city undertook remediation and redevelopment of the former Harrison Avenue Landfill into the Cramer Hill Waterfront Park and the Salvation Army Corps Joan and Ray Kroc Community Center.

As Mayor of the City of Camden, I strongly believe it is important to build upon this momentum to continue the important work of remediating and redeveloping brownfield sites. I hope you will agree by supporting the CRA's application to establish a new BDA in the vicinity of Federal Street, which will include nine properties.

The addition of these sites is very important to the overall planning and redevelopment efforts in our community. These sites are key priorities as detailed in the *East Camden Neighborhood Plan*. The addition of the Federal Street BDA will continue to provide a path of reuse and revitalization facilitating additional housing and job creation opportunities for the City of Camden.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Carstarphen", written over a horizontal line.

Honorable Victor G. Carstarphen  
Mayor, City of Camden



# HOUSING AUTHORITY OF THE CITY OF CAMDEN

2021 WATSON STREET, 2<sup>nd</sup> FLOOR. CAMDEN, NEW JERSEY 08105

TELEPHONE: (856) 968-2700

[www.camdenhousing.org](http://www.camdenhousing.org)

*Deborah  
Person-Polk  
Board of  
Commissioners  
Chairwoman*

*Melody Johnson-Williams  
Executive Director*

July 15, 2024

*Nohemí  
Soria-Pérez  
Vice-  
Chairwoman*

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

*Alesha  
Figueroa-  
Falcon  
Commissioner*

To Whom It May Concern:

The Housing Authority of the City of Camden is proud to support the community resident and stakeholder group efforts to collaborate with the Camden Redevelopment Agency (CRA) and the New Jersey Department of Environmental Protection (NJDEP) for the proposed Federal Street Brownfield Development Area (BDA).

*Melwood  
Hannah  
Commissioner*

Looking ahead, on behalf of the Housing Authority, I strongly believe it is important to build on the momentum of the other BDAs within Camden and department resource allocation by targeting additional brownfield properties to be part of the proposed Federal Street BDA. As presented in the CRA's BDA application, these sites are priorities for environmental cleanup and ultimate redevelopment per the East Camden Neighborhood Plan.

*Cameron  
Hudson  
Commissioner*

*Gwendolyn  
Torres  
Commissioner*

Please allow this letter to serve as an expression of my full support for the proposed Federal Street Brownfield Redevelopment Area. The inclusion of the targeted sites is important to the overall planning and development efforts in the neighborhood, allowing for cross jurisdictional coordination of resources. The proposed BDA will capitalize on the Choice Neighborhood project revitalizing Ablett Village and create potential for more job opportunities for Camden residents.

*Vacant  
Commissioner*

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Melody Johnson-Williams  
Executive Director



## REGION 2

NEW YORK, N.Y. 10007

July 30, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

To Our Partners at the State of New Jersey,

For more than 15 years, the US Environmental Protection Agency (EPA), the NJ Department of Environmental Protection (NJDEP), and the Camden Redevelopment Agency (CRA) have cooperatively worked with community organizations on the Cramer Hill Brownfield Redevelopment Area (BDA) initiative. This has resulted in the successful remediation and transformation of the former Harrison Avenue Landfill site into the Cramer Hill Waterfront Park and the Kroc Community Center.

Wishing to build on the momentum from the initial BDA and the Choice Neighborhood Project, we applaud the CRA's efforts to expand the BDA to support the community's vision for revitalization as set forth in the Cramer Hill Now Neighborhood Plan and the East Camden Neighborhood Plan.

It is our understanding that by expanding the Cramer Hill BDA, this might allow the CRA to access and leverage additional State resources to facilitate important brownfield remediation and reuse. As we have been informed, the HUD Choice grant is investing in affordable housing in Ablett Village. The next step on part of the City might be to link this area with living wage jobs and opportunities which can be accomplished by addressing the next phase of brownfields in the area as mentioned above to facilitate redevelopment of these sites.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Peck", is located below the "Sincerely," text.

Patrick Peck  
US EPA



## The Salvation Army

Ray and Joan Kroc  
Corps Community Center

William Booth  
Founder

Lyndon Buckingham  
General

Ralph Bukiewicz  
Territorial Commander

JongWoo Kim  
Divisional Commander

### ADVISORY BOARD

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Dan Kashen  
Ray Lamboy  
Dan McGovern  
Jason Meyers  
Joseph Myers  
Joseph M. Nardi III  
Andrew O'Brien  
David A. Rapuano  
Jack Tarditi

### LIFE MEMBERS

Hank Mülle  
C. Carney Savery

July 29, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

To the Office of Brownfield & Community Revitalization,

On behalf of The Salvation Army Ray and Joan Kroc Corps Community Center in Camden, I am writing this letter in support of the Camden Redevelopment Agency's (CRA) application to establish the Federal Street Brownfield Development Area (BDA).

The CRA has had great success with the BDA program thanks to the cooperative relationship between the New Jersey Department of Environmental Protection (NJDEP) and a myriad of governmental and community organizations in Camden. The BDA program helped to create the Cramer Hill Waterfront Park and The Salvation Army Kroc Center, a state-of-the-art sports, recreation, and community center. Wishing to build on the momentum from the other BDAs throughout the city, we support the creation of a new BDA in the vicinity of Federal Street to support the community's vision for revitalization. This vision connects the neighborhood to job opportunities.

We believe it is important that the Federal Street BDA must be created to ensure consistency with the vision of the East Camden Neighborhood Plan—which outlines the need for remediation of sites in East Camden. Therefore, we are supporting the nine sites proposed for the Federal Street BDA to continue the progress made in the neighborhood.

Now that the HUD Choice grant is investing in affordable housing in Ablett Village, the next step is to link this area with living wage jobs and opportunities which can be accomplished by addressing the next phase of brownfields in the area as mentioned above in order to facilitate redevelopment of these sites.

Your cooperation is greatly appreciated. If you have any questions, please let us know. Thank you.

Sincerely,

Richard Sanchez, Major  
Kroc Center Administrator

The Salvation Army Majors Lolita and Ricard Sanchez, Kroc Center Administrators  
Lieutenants Elias and Jennifer Pizzirusso, Kroc Center Corps Officers  
1865 Harrison Avenue Camden, NJ 08105 P 856.379.6900 [www.camdenkroccenter.org](http://www.camdenkroccenter.org)  
Serving Southwest New Jersey





1514 Federal Street • Camden, NJ 08105 • 856-964-6771 • [www.cathedralkitchen.org](http://www.cathedralkitchen.org)

---

July 15, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

Dear Committee Members:

I am writing this letter in support of the proposed Federal Street Brownfield Redevelopment Area (BDA). The Cathedral Soup Kitchen supports the proposed BDA to ensure consistency with the vision of the *East Camden Neighborhood Plan* which outlines the need for remediation of brownfield sites in the Federal Street Area.

Founded in 1976, Cathedral Kitchen is the largest emergency meal provider in South Jersey. Our mission is to help people out of food insecurity and champion their pursuit of stability and prosperity. Cathedral Kitchen aims to mitigate the harms of poverty and food insecurity through a robust Meal and Outreach program that serves 3,000 Camden residents annually, a comprehensive Social Services program offered in tandem with our meals, a Culinary Arts Training program that readies economically marginalized individuals for sustained employment in a living wage job, and a social enterprise program that provides jobs to Camden residents. CK is an essential part of Camden safety net and our services have never been more important than they are today.

Our community has already seen great success with the other BDAs throughout the city, and the creation of the Cramer Hill Waterfront Park and the Salvation Army Kroc Center. These new assets have benefited the community by increasing and improving access to the waterfront and recreational amenities. We support building on this revitalization effort by creating the new Federal Street BDA to fulfill the community's vision of improving the quality of life by addressing additional brownfield sites.

Now that the HUD Choice grant is investing in affordable housing opportunities in the area, it is important to move to the next step of revitalizing more sites to link this area with potential living wage job opportunities that are likely to come about with the cleanup of the additional sites.

Your cooperation is greatly appreciated. If you have any questions, please feel free to let me know. Thank you for your consideration.

Sincerely,

Carrie Kitchen-Santiago  
Executive Director





July 15, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, New Jersey 08625-0420

Dear Office of Brownfield & Community Revitalization:

The Camden Community Partnership is proud to support the community resident and stakeholder group efforts to collaborate with the Camden Redevelopment Agency (CRA) and the New Jersey Department of Environmental Protection (NJDEP) for the proposed Federal Street Brownfield Development Area (BDA).

Much has been accomplished with this collaboration. Wishing to build on the momentum from the other BDAs within Camden and the nearby neighborhood's Choice Neighborhood Project impact, I support the CRA's application for the Federal Street BDA. Such an expansion supports the community's updated vision for revitalization as set forth in the *East Camden Neighborhood Plan*.

I strongly believe it is important to continue the investment of NJDEP resources in addressing additional sites in a coordinated fashion. Thus, I am writing to express my full support for the Federal Street BDA. The coordinated redevelopment of these nine sites is very important to the overall community revitalization efforts in Camden and connecting employment opportunities to the residents of East Camden.

Thank you for your consideration in the important endeavor.

Sincerely,



Joseph Myers  
Chief Operating Officer



July 15, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
Trenton, New Jersey 08625-0420

Dear Office of Brownfield & Community Revitalization,

On behalf of Saint Joseph's Carpenter Society, we are writing this letter of support for the Camden Redevelopment Agency's (CRA) application to establish the Federal Street Brownfield Development Area (BDA).

The CRA has had great success with the BDA program and, wishing to build on the momentum from the other BDAs in the city, the CRA is seeking to establish the Federal Street BDA so that the community's vision for revitalization can be accomplished. This vision connects the neighborhoods to potential redevelopment of sites for job opportunities. The inclusion of nine sites located in the Federal Street area addresses the needs of both Cramer Hill and East Camden.

The redevelopment of these sites will provide a way for the reuse and revitalization of Federal Street industrial/commercial corridor to continue the redevelopment energy of the Choice neighborhood program that will remediate sites and potentially create jobs for the community. The *East Camden Neighborhood Plan* – which outlined the need to remediate brownfield sites and reuse for potential job creation – is a community-driven planning effort developed within the last several years. A central part of this plan includes improving connectivity and access that Ablett Village and other residents have to job opportunities.

I hope you will agree that establishing the Federal Street BDA will facilitate implementation of the community's vision. Your cooperation is greatly appreciated. If you have any questions, please email me at [phogan@sjcscamden.org](mailto:phogan@sjcscamden.org).

Sincerely,

Pilar Hogan Closkey, PE, PP AICP  
Executive Director



**CORPORATE HEADQUARTERS**

1801 Federal Street  
Camden, NJ 08105 USA

**PHONE** 856.768.9600

**FAX** 856.768.9601

**EMAIL** [info@resintech.com](mailto:info@resintech.com)

**WEB** [resintech.com](http://resintech.com)

July 15, 2024

New Jersey Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
Mail Code 401-05K  
401 East State Street, 5th floor  
Trenton, New Jersey 08625-0420

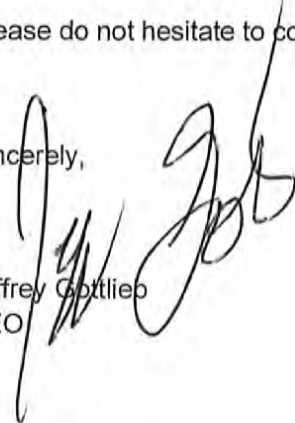
Dear Office of Brownfield and Community Revitalization:

On behalf of ResinTech, I am writing this letter in support of the Camden Redevelopment Agency's (CRA) application for the Federal Street Brownfield Development Area (BDA). Our company supports the of the nine sites, as discussed in the application, including several located proximate to my facility on Federal Street.

Since moving to Camden, Resin Tech has experienced significant growth allowing us to provide more living wage employment opportunities to Camden residents. In fact, our ability to expand and provide additional jobs in the City of Camden is predicated upon addressing brownfield sites and providing much-needed private and public sector investment. We welcome the proposed Federal Street BDA, which will allow for the cleanup and reuse of such sites in the community.

Please do not hesitate to contact me should you wish to further discuss my letter of support.

Sincerely,

  
Jeffrey Gottlieb  
CEO

**THE RESINTECH FAMILY OF COMPANIES INCLUDE:**

ResinTech, Inc. | Aries Filterworks, Inc. | ACM Technologies, Inc. | Aqua Wholesale, LLC | VMX Technologies, LLC



## EMPOWERING PEOPLE REVITALIZING THE COMMUNITY

RAYMOND L. LAMBOY  
PRESIDENT & CEO

JOSÉ MERCADO  
CHAIRMAN

July 23, 2024

NJ Department of Environmental Protection  
Office of Brownfield & Community Revitalization  
401 East State Street, 5th floor  
Trenton, NJ 08625-0420

To Whom It May Concern:

On behalf of Latin American Economic Development Association (LAEDA) we are writing this letter in support of the efforts of the Camden Redevelopment Agency's (CRA) application to establish the Federal Street Brownfield Development Area (BDA).

The CRA has had success with the BDA initiative which has contributed to the community through the redevelopment of many brownfield sites. We support building on this revitalization effort by establishing a BDA in the Federal Street vicinity to fulfill the community's vision of improving quality of life by providing job opportunities.

With the HUD Choice investment in new affordable housing in the East Camden area, it is important to move to the next step of revitalizing more sites to provide potential living wage job opportunities which can be accomplished through the proposed sites including:

- The Concord Site,
- The Former Incinerator Site,
- The Former Port-a-Pot Site,
- The Former Standard Oil Site,
- The Borden Chemical Site,
- The RMH Automotive Site, and others.

Your cooperation is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Raymond Lamboy  
President & CEO

433 Market Street, Suite 202 Camden, New Jersey 08102

Website: **LAEDA.COM** Phone: **856-338-1177** Fax: **856-963-1835** E-mail: **info@laeda.com**



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July 18, 2024

New Jersey Department of Environmental Protection

Office of Brownfield & Community Revitalization

Mail Code 401-05K

401 East State Street, 5th floor

Trenton, New Jersey 08625-0420

Dear Office of Brownfield and Community Revitalization:

On behalf of ActionPak Inc, I am writing this letter in support of the Camden Redevelopment Agency's (CRA) application for the Federal Street Brownfield Development Area (BDA). Our company supports the nine sites, as discussed in the application, including several located in close proximity to my facility on Federal Street.

Since moving to Camden, ActionPak Inc has experienced significant growth allowing us to provide more living wage employment opportunities to Camden residents. In fact, our ability to expand and provide additional jobs in the City of Camden is predicated upon addressing brownfield sites and providing much-needed private and public sector investment. We welcome the proposed Federal Street BDA, which will allow for the cleanup and reuse of such sites in the community.

Please do not hesitate to contact me should you wish to further discuss my letter of support.

Sincerely,

Ira J. Smith

President

**Resolution Authorizing a Memorandum of Understanding with the New Jersey Department of Environmental Protection for the Federal Street Brownfield Development Area**

**WHEREAS**, the New Jersey Department of Environmental Protection (“NJDEP”) has established a Brownfield Development Area (“BDA”) designation for selected communities affected by multiple brownfields; and

**WHEREAS**, this designation allows municipalities to receive significant grant funds and technical assistance for Brownfields sites within a BDA; and

**WHEREAS**, the City of Camden has multiple brownfield sites in the vicinity of Federal Street, which consist of the following properties and would benefit from the designation of a Brownfield Development Area program that would stimulate economic growth and development; and

Property Name	Block and Lot
Concord Site	B 1186, L 25
Former Incinerator Site	B 116, L 15
Port-a-Pot Site	B 1182, L 5 & 12
Former Standard Oil Site	B 1181, L 1
Borden Chemical Site (aka Consolidated Foam)	B 1184, L 5
SE 19 <sup>th</sup> / Carman Streets	B 1210, L 1
Richard Schweiker Site (aka RMH Automotive)	B 1208, L 4
ES North 19 <sup>th</sup> / Berkley Streets	B 1214, L 4
SS Berkley / 19 <sup>th</sup> Streets	B 1219, L 3 & 25

**WHEREAS**, the establishment of a BDA Steering Committee, consisting of various stakeholders is a requirement of the program; and

**WHEREAS**, such BDA Steering Committee, is expected to include such groups as owners of contaminated properties, potentially responsible parties, developers, community groups, technical experts, and residents, and

**WHEREAS**, a Memorandum of Understanding (“MOU”) between the NJDEP, the City of Camden Redevelopment Agency, and the Steering Committee is an additional requirement of the Program.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Camden Redevelopment Agency, that the Interim Director of the Agency is hereby authorized and directed to negotiate and execute an MOU, for purposes of advancing a BDA in the area of Federal Street.

**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.



**07-10-24E (cont'd)**

**ON MOTION OF:**     **Maria Sharma**

**SECONDED BY:**     **Christopher Collins**

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

***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***

---

Mark P. Asselta, Esq.  
Board Counsel

**Resolution of Support for the Federal Street Brownfields Development Area (BDA) Project**

**WHEREAS**, the New Jersey Department of Environmental Protection (NJDEP) has established a Brownfield Development Area (BDA) designation for selected communities affected by multiple brownfields to plan for and implement investigation, remediation, and redevelopment of those brownfield sites in a comprehensive and coordinated manner; and

**WHEREAS**, this designation allows municipalities to receive significant grant funds and technical assistance for the sites within the designated BDA; and

**WHEREAS**, nine (9) sites within the vicinity of Federal Street have been chosen to be part of the BDA, including:

Property Name	Block and Lot
Concord Site	B 1186, L 25
Former Incinerator Site	B 116, L 15
Port-a-Pot Site	B 1182, L 5 & 12
Former Standard Oil Site	B 1181, L 1
Borden Chemical Site (aka Consolidated Foam)	B 1184, L 5
SE 19 <sup>th</sup> / Carman Streets	B 1210, L 1
Richard Schweiker Site (aka RMH Automotive)	B 1208, L 4
ES North 19 <sup>th</sup> / Berkley Streets	B 1214, L 4
SS Berkley / 19 <sup>th</sup> Streets	B 1219, L 3 & 25

**WHEREAS**, these sites have been vacant for decades due to the known or perceived contamination in the area, and

**WHEREAS**, including these sites in a BDA would allow for the environmental remediation needs to be addressed in a coordinated fashion which would facilitate their reuse for employment opportunities, and

**WHEREAS**, together these sites would benefit from designation in the BDA program as a means of stimulating economic growth and development.

**NOW, THEREFORE BE IT RESOLVED** by the City of Camden Redevelopment Agency is in support of designating these properties as part of a BDA to stimulate economic growth and development with assistance from the New Jersey Department of Environmental Protection Brownfield Development Area Program.

**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.



07-10-24F (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Maria Sharma

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

*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*

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

Camden Redevelopment Agency

Federal Street BDA Application

Section VI. Community Overview

Attachment F: Community Overview

## Justification for the BDA Boundaries

The Federal Street sites were former industrial sites situated between the Cooper River and the railways predating the 1800s. The late 1800s and early 1900s brought great growth for this area as these sites hosted an incinerator, a coal/lumber yard, a petroleum distributor, and chemical and soap manufacturers. By the 1960s, the city experienced economic decline as most manufacturing facilities moved out of the city. The Federal Street corridor can now be characterized by vacant, former manufacturing facilities.

The proposed Federal Street BDA sites consist of nine (9) properties totaling approximately 18 acres of land within the vicinity of Federal Street and South 19th Street. Generally, the entirety of the proposed BDA area is 133 acres and is mostly vacant/abandoned former industrial facilities. A recently developed, active manufacturing facility and a new warehouse are located within the BDA. It is bounded by rail lines to the north, Rt 30 / Admiral Wilson Boulevard to the west and south, and Randolph, 20th, and East State Streets to the east. Federal Street runs through the center of the corridor, and the Cooper River bisects it to the west. A CHOICE housing redevelopment is located north of the rail line in Cramer Hill as well as the newly renovated McGuire Gardens housing development, both owned by the Housing Authority of the City of Camden (HACC), is to the east of the proposed BDA boundary.

The CRA wishes to build on the momentum from the nearby redevelopment of the former Harrison Avenue Landfill into Cramer Hill Waterfront Park and the Joan and Ray Kroc Salvation Army Community Center, to further support the community's vision for revitalization. The current impediment the city faces to securing a pathway to economic prosperity for residents is the remediation of sites for commercial and light manufacturing jobs proximate to the CHOICE and McGuire Gardens surrounding residential areas.

The brownfield sites located along and near the Federal Street Corridor present an opportunity for such redevelopment. Once the location of heavy manufacturing and petroleum distribution areas, these nine sites have sat vacant for decades due to the known or perceived contamination in the area. As some of these sites could be consolidated for development, the CRA is looking to undertake an areawide, coordinated approach to addressing these brownfields. Moreover, additional resources are needed for remediation as the anticipated extensive cleanup costs by far exceed the valuation of these properties.

## Area Population and General Demographics

Camden has a total population of 71,791 residents. The East Camden Neighborhood, where the proposed BDA is located, has a population of 19,159 residents. The city's population density is estimated at 8,047 people per square mile, which is significantly higher than the population density of the state of New Jersey (1,263 people per square mile).

A demographic profile can be seen in the chart below. The city has a relatively young population as compared to the rest of the state. The median age in Camden City is 33.6 compared to the State's median age of 40.4. Camden has a majority of Latino residents with 53.5% of the population, followed by 38.7% Black, 6.0% non-Latino White, and the remainder being multiple or other races or

ethnicities.

Demographic Overview	City of Camden		New Jersey
Population Size (2020 Census)	71,791		9,288,994
Age Distribution	Total Residents	Percent of population	Percent of population
0-19 years	21,484	30.3%	23.9%
20-64 years	41,241	58.0%	58.6%
65+ years	8,273	11.7%	17.5%
Median Age	33.6		40.4
Population of race and ethnicity			
Black	27,800	38.7%	15.4%
Non- Latino White	4,288	6.0%	52.9%
Latino	37,912	1.8%	21.9%
Multiple races, other	1,791	1.8%	2.4%

Source: U.S. Census Bureau (Decennial 2020 estimate)

As the table below indicates, household socio-economic indicators display significant challenges for Camden compared to the state. The median household income in Camden is \$37,075, which is less than 1/3 of the state's median household income of \$97,126. The percentage of households living below the poverty line is 29.8% which is three times the State's rate of 9.7%. In addition, 37.3% of the population under 18 years is below the poverty line. Almost 38.5% of households in Camden lack access to car ownership, which can limit mobility and access to opportunities. About 33.4% of households in the city have children under 18 and 37.2% of households are single mothers.

Regarding educational attainment, 36% of Camden's residents have a high school diploma or equivalent, while only 6.9% have attained a bachelor's degree or higher compared to New Jersey with 90.2% graduating high school and 45.5% with bachelor's degrees or higher. Language barriers may have a significant role, as 38.5% of the city's residents speak a language other than English at home. This is higher than the percentage of non-English speakers in New Jersey, which is 25.9%. The percentage of residents with a disability in Camden is 16.4%, which is higher than the state's percentage at 10.2%, indicating challenges in accessing and receiving adequate healthcare and other necessary services.

Over half (64.6%) of city residents are renters, which can contribute to housing instability and insecurity. For comparison, the percentage of renters in the State is 35.4%.

Overall, Camden's demographic data highlights several challenges linked to its socio-economic conditions compared to the State. These challenges include higher poverty rates, limited access to advances educational opportunities, limited access to transportation, higher rates of disability, higher rates of single mother households, and higher rates of renting.

Household Demographics	Camden City	Camden City %	New Jersey
Households below Poverty Line	20,419	29.8%	9.7%
Families below Poverty Line		25.2%	6.8%

<b>Under 18 below Poverty Line</b>	6,701	37.3%	12.9%
<b>Unemployment Rate</b>	3,546	6.5%	6.2%
<b>Median Household Income</b>	\$37,075		\$97,126
<b>Per capita income</b>	\$17,949		\$50,995
<b>Avg. Family Size</b>	3.4		3.22
<b>Avg. Household Size</b>	2.81		2.59
<b>Household with Children under 18</b>	8,086	33.4%	30.3%
<b>Female householders (No husband) with Children under 18</b>	9,196	37.2%	13.10%
<b><i>Educational Attainment</i></b>			
<b>High School Graduate</b>	15,519	36.0%	90.2%
<b>Less than high school education</b>	6,893	16.0%	10%
<b>Speak language other than English (over age 18)</b>	16,848	38.5%	25.9%
<b>Limited English-speaking households</b>	6,741	40.0%	7%
<b><i>Household Type</i></b>			
<b>Male</b>		46.3%	49.3%
<b>Female</b>		53.7%	51.7%
<b>Married couple</b>	4,988	16.8%	50.3%
<b>Never Married</b>	18,465	61.9%	34.2%
<b>Renter Occupied</b>	15,558	64.2%	35.4%
<b>Owner Occupied</b>	8,666	35.8%	64.6%
<b>With a disability (under age 65)</b>		16.4%	10.3%
<b>With Health Insurance</b>	58,330	84.5%	93.2%
<b>No Health Insurance</b>	10,671	15.5%	6.8%
<b>Household with no vehicles</b>	9,335	38.5%	10.9%

U.S. Census Bureau, American Community Survey 5-Year Estimates (2022)

According to the Census, Management, Business, Science and Arts were the most common occupation for city residents, followed by Sales and Office occupations. All of the employment by occupation categories were comparable to State occupations by employment.

Education Services and healthcare were the largest employers of Camden residents, followed by Retail Trade, and Arts, Entertainment, Recreation, Hospitality and Food Service. Only 52% of the city's population over 16 years old are members of the workforce, compared to 63% of that population in the State and nationally.

<b>Employment Demographics</b>	<b>Camden City</b>	<b>%</b>	<b>New Jersey %</b>
<b><i>Employment Status (People 16 and over)</i></b>			
<b>Employed (In Labor Force)</b>	28,2504	52.2%	62.7%
<b>Unemployed (In Labor Force)</b>	3,546	6.5%	3.3%
<b><i>Employment by Occupation</i></b>			
<b>Management, Business, Science, and Arts</b>		44.7%	47.7%
<b>Service Occupations</b>		15.8%	14.4%
<b>Sales and Office Occupations</b>		19.2%	19.9%

Natural Resources, Construction and Maintenance		7.1%	6.9%
Production, Transportation, and Material Moving		13.1%	11.2%
<b>Employment by Industry</b>			
Agriculture	147	.05%	0.2%
Construction	2,162	7.6%	6.1%
Manufacturing	3,013	10.6%	8.3%
Wholesale trade	845	3.0%	2.8%
Retail Trade	4,488	15.7%	10.6%
Transportation and Warehousing	2,744	9.6%	6.4%
Information	245	.9%	2.5%
Finance and Insurance, Real Estate	552	1.9%	8.6%
Professional	2,656	9.3%	14.7%
Educational, Healthcare, and Social Assistance	5,825	20.4%	24.1%
Arts, Entertainment, Recreation, Hospitality and Food Service	3,929	13.8%	7.0%
Other	1,347	4.7%	4.0%
Public Administration	551	1.9%	4.5%

U.S. Census Bureau, American Community Survey 5-Year Estimates (2022)

## Housing, Economic Activity and Public Assets

An overwhelming majority of the proposed Federal Street BDA is made up of large vacant industrial sites. In the last decade, however, the ResinTech company remediated 27 acres of contaminated land along Federal Street and constructed a brand new manufacturing facility. Also under construction is a brand new 279,600 square foot distribution/warehouse facility and a 157,000 square foot self-storage facility. There are about a dozen other industrial/manufacturing businesses within the proposed BDA as well. Because the predominant uses within the BDA are industrial and manufacturing, few commercial and neighborhood retail businesses are present.

There is only a small cluster of residential row homes fronting on Federal Street within Block 1182. There are several residential neighborhoods just outside of the BDA boundary, including the Housing Authority of the City of Camden's McGuire Gardens to the east and the CHOICE Ablett Village as well as the East Camden residential neighborhood to the north. There are very limited commercial sites along Federal Street.

These nearby residents are served by several community-driven public assets located within the proposed BDA including the Cathedral Kitchen Soup Kitchen and the Cathedral Kitchen Café which offers culinary arts job training. Also located in the BDA is the Woodland Community Development Corporation Headquarters, which operates a food bank and community garden.

## Local Planning Designations

Establishing the Federal Street BDA is supported by the following planning documents:

### *FutureCAMDEN (2002)*

The FutureCAMDEN Plan is the City's master plan. The Plan recommends that a targeted clean-up and re-use program should be deployed based on the feasibility of cleaning up brownfield sites, with priority given to sites that can be marketed for specific new industrial users, such as the targeted sites in the Federal Street Corridor. Furthermore, the Economic Development Element of the FutureCAMDEN plan includes a recommendation to use brownfields initiatives to generate industrial development sites, recognizing that brownfields in industrial areas like Federal Street provide an ideal source for new industrial development and living wage jobs.

The FutureCAMDEN Plan recommends industrial park areas in the vicinity of 17th Street and Federal Street and the railyards. (Pg. 69 Part 2). Office/Light Industrial is recommended for the area where a "future stop on the light rail line to traverse this area is also suggested to enhance access to this industrial district. The views of the city across the Cooper River and of downtown Philadelphia make this a commanding entry site into Camden and an ideal location for new economic development". (Pg 69, Part 2)

According to the FutureCAMDEN Plan, the zoning of the proposed BDA area permits Industrial use along Federal Street and Transit Oriented Development zoning along eastern Federal Street and south to Admiral Wilson Boulevard. Residential zoning borders the sites to the east and Commercial zoning runs along the eastern sections of Federal Street and Marlton Ave.

### *My East Camden Neighborhood Plan (2021)*

The My East Camden Plan is the neighborhood plan for East Camden where the proposed Federal Street BDA is located. Residents and community stakeholders of East Camden participated extensively in the development of My East Camden, and the final plan document offers a resident-driven vision for the area. As part of the community engagement process, residents articulated "the desire for the light industrial zone to stay as zoned and to encourage additional development in the area." Moreover, one of the plan goals to improve sustainability and environmental resiliency of the community involves reducing the number of unremediated brownfields by 30%. By assessing the contamination at the priority sites, their redevelopment into light industrial facilities will be facilitated as called for in the neighborhood plan.

### *Admiral Wilson North Redevelopment Plan (2013)*

Four (4) of the proposed BDA sites (SE 19th / Carman Streets site; Richard Schweiker Site; ES North 19th / Berkley Streets site; and the SS Berkley / 19th Streets site) are located within this Redevelopment Plan. This redevelopment plan aims to create improvements for commercial opportunities by bringing "needed goods and services to the community.... The provision of a supermarket is of particular importance, to aid addressing the lack of existing options available to Camden residents, as evidenced by the designation of Camden as a 'food desert' by the USDA."

Some of these sites were part of a larger development plan, however due to the suspected/confirmed contamination, several of the proposed sites were removed from the project by the private developer. Thus, there is a need to further investigate these brownfield sites in a coordinated fashion and facilitate remediation, should it be deemed necessary.

Moreover, the Redevelopment Plan was amended in 2014 to expand the range of commercial and industrial permitted uses

While there are no historic districts designated within the proposed BDA, two are located nearby. The Camden and Amboy Railroad Main Line Historic District received SHPO opinion dated 3/23/2016. This is the train yard and rails bordering the north side of the Federal Street area. The Wrightsville Historic District was identified on 8/1/2007 as a proposed historic district. This historic area is located further east along Federal Street a few blocks away from the proposed BDA area.

## Economic Development Designations

The New Jersey Department of Community Affairs (NJ DCA) has designated Camden as a “Distressed City” and an “Urban Aid Municipality” because of its extreme poverty. The Federal Street BDA area is located within the designated Urban Enterprise Zone and the Opportunity Zone (OZ), and the entire City of Camden is a Federal Empowerment Zone and Renewal Community. The proposed BDA area is also located in a NJ Redevelopment Eligible Zone and a Smart Growth Area.

According to the State DEP GIS mapping the proposed BDA site is part of the following State Programs: EDA/EOA Garden State Growth Zones, BPU-Utility Main Extension Regulations, EDA-Business Employment Incentive Program, HMFA- Loan and Subsidy programs, Treasury Property Management Space Approval request and Smart Growth Site Location Unit.

Additionally, the City of Camden is eligible for the following tax credit programs:

- New Market Tax Credit Eligible
- Neighborhood Revitalization Tax Credit Eligible Census Tract
- Neighborhood Revitalization Tax Credit Approved Neighborhood
- Low Income Housing Tax Credit Qualified Census Tracts

## State Planning Area

According to the State Development and Redevelopment Plan (2001) the City of Camden is in the Metropolitan Planning Area (PA1). Communities in the PA1 have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints.

In the Metropolitan Planning Area, the State Plan’s intention is to:

- provide for much of the state’s future redevelopment;
- revitalize cities and towns;



- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

The City of Camden is considered a Designated Urban Center, in accordance with the State Development and Redevelopment Plan. The designation as an Urban Center indicates a place of existing infrastructure, industrial jobs, along with large pools of labor that with investment could be a valuable asset and anchor growth in the metropolitan area. The proposed BDA area would support the City of Camden as an urban center.

The proposed BDA area is located between the Riverline 36<sup>th</sup> Street EDA/EOA Transit Oriented Development Area and the PATCO Camden EDA/EOA Transit Oriented Development Area. Transit Oriented Development Areas encourage growth around transit. The proximity of these two TODs to the proposed BDA area is advantageous since the vision for the area includes jobs for the community.

## Transportation Infrastructure

The proposed Federal Street BDA Area is well connected to surrounding regions via public transportation. Four (4) NJ Transit bus routes have stops along Federal Street. The 404 route runs from the Cherry Hill Mall, through Pennsauken, to Philadelphia; the 405 route begins in Camden, through Merchantville and ends at the Cherry Hill Mall; the 406 route runs from Berlin to Philadelphia; and the 407 route travels from Camden to Merchantville and ends at the Moorestown Mall. The bus routes that travel to Philadelphia terminate within walking distance of several local and regional rail systems. The 405 and 407 routes both terminate at the Walter Rand Transportation Center in Camden, where there is a stop for the RiverLine light rail to Trenton and the PATCO to Center City Philadelphia.

## Recreation and Open Space Inventory

There are no open spaces or parks within the proposed BDA; however, the Cooper River is along the west side of the BDA. Given the industrial nature of the corridor there are few street landscaping improvements. The redevelopment of the ResinTech facility offered much needed greenery to the corridor, as site improvements included turfgrass, shade trees, shrubbery, as well as ornamental fencing.

## Obstacles to Redevelopment

The current impediment the city faces to securing a pathway to economic prosperity for residents is the remediation of sites for industrial / commercial use. The brownfield sites within the proposed Federal Street BDA present an opportunity for such redevelopment. Once the location of heavy manufacturing and petroleum distribution areas, these sites have sat vacant for decades due to the known or perceived contamination in the area.

Camden Redevelopment Agency

Federal Street BDA Application

Section VII.

Attachment G: Redevelopment Vision and Community  
Benefits

## Direct and Indirect Environmental Benefits

Redevelopment of these sites will have environmental benefits beyond the direct remediation of contaminated sites. As the BDA is partially located in a federally designated floodplain, floodway zone AE, redevelopment will take care to address sites that are at an increased flooding risk, and will comply with all applicable regulations. This presents an opportunity to ensure that development is incorporating potential impacts of climate change as part of redevelopment planning, including the use of resiliency and green infrastructure strategies. In addition, Camden has a Sustainability Site Plan Ordinance which requires an Environmental Impact and Benefits Assessment for new development that evaluates and addresses the potential cumulative impacts and benefits of the development. Developers are required to report on any proposed technologies for buildings that will provide benefits from energy efficiency. As such, energy efficiency criteria are incentivized, as the Planning Board must review the assessment prior to providing site plan approval.

Remediation of these nine sites will also address long-term environmental contamination issues. Many of these sites are among the worst sources of brownfield contamination in Camden. The Concord Chemical site has such extensive soil and groundwater contamination that it is being addressed by NJDEP as a publicly funded project.

## Aesthetic Benefits

Potential aesthetic benefits to the proposed BDA can already be visualized through the redevelopment of the ResinTech site. The site was improved with turfgrass, shrubbery, shade trees and ornamental fencing, giving the corridor much needed greenery. Facilities developed on the BDA sites will also have more modern architectural characteristics. For example, the ResinTech facility was designed with gray aesthetics and ample fenestration, giving the building a much lighter appearance than the traditional sandstone-colored buildings just down the street. Redevelopment along the corridor can also foster street improvements such as the installation of street trees, landscaping, pocket parks and other amenities. It will cleanup vacant properties which attract dumping, an unfortunate common occurrence in Camden. Addressing these publicly owned parcels is expected to have a synergistic effort on privately held property within the BDA, much of which has abandoned, multistory buildings.

## Community Quality of Life Benefits

Remediation of the BDA sites associated with Federal Street area will facilitate economic growth within an area of extreme poverty and unemployment. For example, ResinTech has invested \$20 million in developing 379,500 SF of manufacturing space across 35 acres. They have created 265 full-time jobs and, depending upon production needs, anywhere from 100 to 180 temporary jobs. But for the cost for cleanup that can't be borne by private sector investment, the redevelopment of the targeted sites will build on such investment by providing new, development-ready industrial sites that support the area's transformation from vacant industrial corridor to thriving job center. Moreover, replacing vacant blighted sites that attract dumping with modern manufacturing centers providing living wage jobs and a sense of neighborhood pride.

## Public Health Benefits

The BDA area will facilitate the redevelopment of light industry that will bring living wage jobs. Such jobs are expected strengthen the economic resilience of residents, thus lessening the negative health impacts to sensitive populations in the city. All of Camden is at risk for poorer health outcomes associated with worse socioeconomic indicators, lack of an environment that supports health, and a deteriorating built environment. Many Camden residents struggle to meet their basic needs (e.g. food and shelter) and experience a higher incidence of post-traumatic stress due to violence and other experiences. According to State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality and certain types of cancer (invasive breast, kidney, renal, pelvis, liver, lung, bronchus, prostate and thyroid cancer and mesothelioma). 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 chlorinated solvents and lead, which are prevalent at the sites in the Federal Street Corridor.

Camden residents are disproportionately impacted by government policies that sited hazardous operations in close proximity to low-income and minority neighborhoods. According to EPA's EJScreen, Camden scores above the 90th percentile in 10 out of 11 measures of environmental justice in comparison to the US, including: PM 2.5, Ozone, NATA Diesel PM, NATA Respiratory HI, Traffic Proximity, Lead Paint Indicator, Superfund Proximity, RMP Proximity, Hazardous Waste Proximity, and Wastewater Discharge Indicator.

Because of such disproportionate impacts, Camden City Council passed a Sustainability Site Plan Ordinance that addresses environmental justice and cumulative impacts. This ordinance requires applicants for new development in Camden to submit an Environmental Impact and Benefits Assessment that identifies, evaluates, and addresses the potential impacts and benefits that the development activity could have on the environment and the public health and general welfare of residents of Camden. Planning board must take this assessment into consideration before providing site plan approval for any new development. The proposed BDA for the Federal Street Corridor will facilitate new development that takes into consideration impacts to the surrounding community and ecosystem, while actively engaging historically impacted communities in the remediation, and redevelopment process.

## Economic Benefits

Remediation of the BDA sites associated with Federal Street area will facilitate economic growth within an area of extreme poverty and unemployment. As previously mentioned, ResinTech, a local manufacturer has invested \$20 million in developing 379,500 SF of manufacturing space across 35 acres. They have created 265 full-time jobs and, depending upon production needs, anywhere from 100 to 180 temporary jobs. But for the cost for cleanup that can't be borne by private sector investment, the redevelopment of the targeted sites will build on such investment by providing new, development-ready industrial sites that support the area's transformation from vacant industrial

corridor to thriving job center. Extrapolating these numbers to the area of the four targeted sites provides an expectation that they will provide up to 154 full-time living wage permanent and temporary jobs.

## Planned End-Use

The Federal Street Corridor is best suited for light industrial and commercial redevelopment, consistent with local zoning, surrounding land uses, and existing planning documents as presented above. The reuse strategy will address both the residents' identified (and documented) need for living wage employment opportunities and the City's goal to prioritize sites for cleanup and economic re-engagement.