

**CRA**

**Federal Street Corridor**

**Brownfield Development Area**

**Steering Committee Meeting**

March 25, 2025

# Overview

---

- Planning Initiatives
- Environmental Assessment Initiatives
- Infrastructure Improvements
- Brownfield Development Area Designation (BDA) Sites

# Planning Initiatives

My East Camden  
Neighborhood Plan  
(2021)



Admiral Wilson  
North  
Redevelopment  
Plan (2013, 2025)



Federal Street  
Corridor  
Redevelopment  
Area Plan

(Coming 2025)

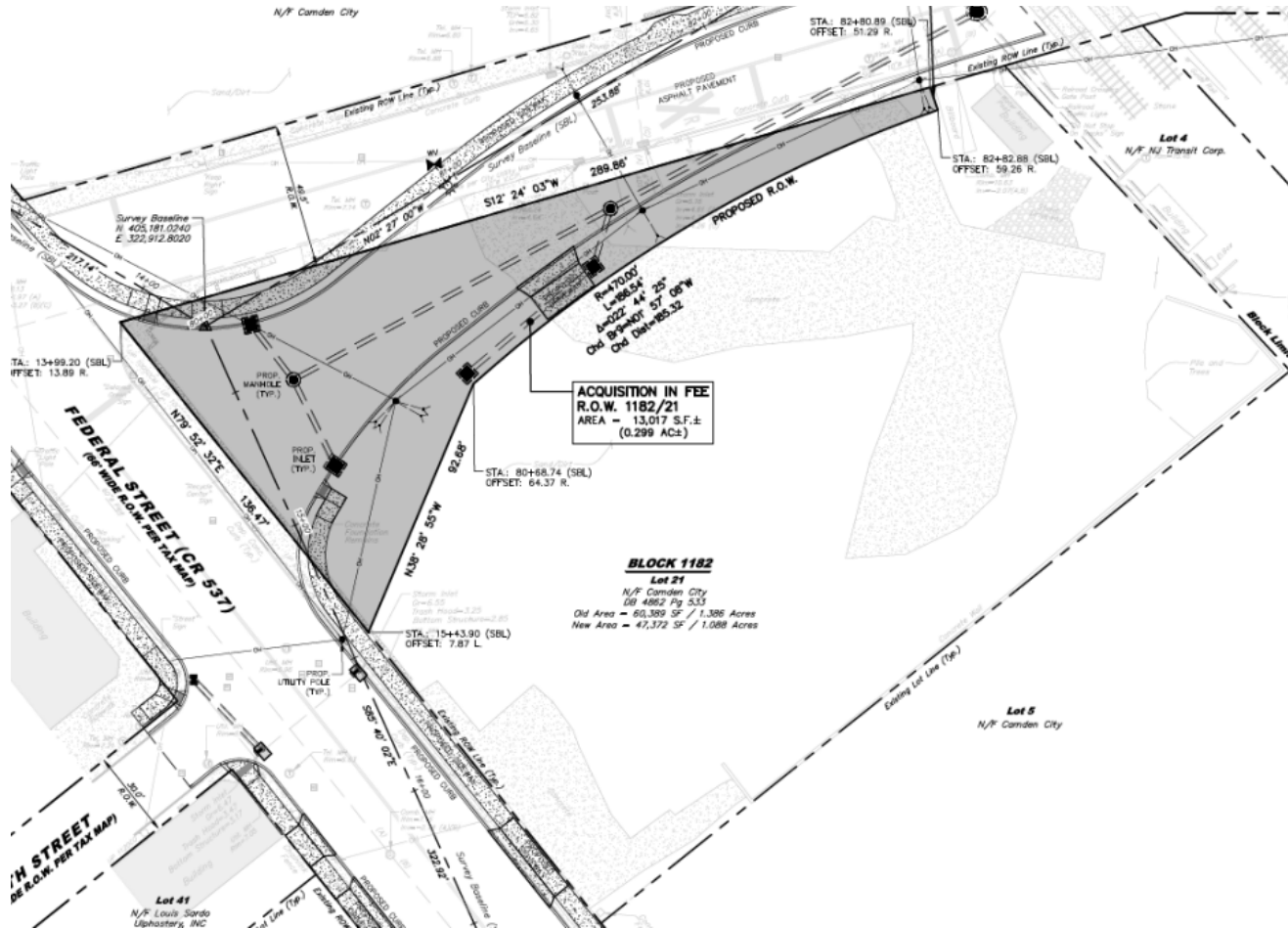
# Environmental Assessment

---

**Much work has been done, but much work has yet to be completed.**

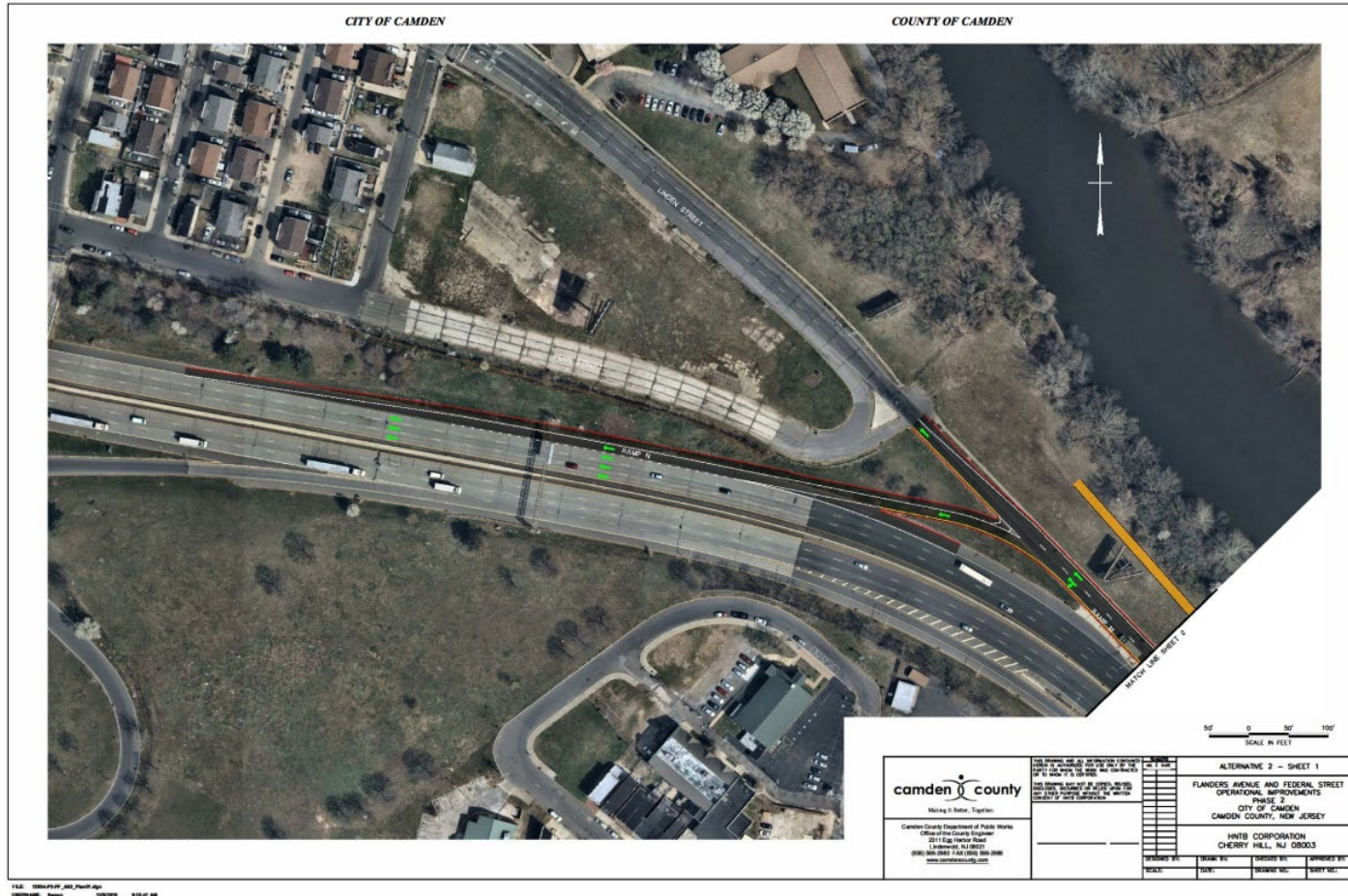
- NJEDA conducted a data gap evaluation of prior environmental works for the area for the CRA.
- CRA was awarded a State HDSRF assessment grant (\$652,742) to conduct the next phase of assessment activities at five of the sites. CRA awarded LSRP contracts and will be starting the environmental work this spring.
- CRA awarded a USEPA Assessment Grant focusing on the area. Will augment the State grant with additional assessment activities and redevelopment planning.
- Shared Services Agreement in place between the CRA and the City for conducting State HDSRF assessments on City-owned properties.

# Infrastructure Improvements





# Infrastructure Improvements



# Federal Street BDA Sites

Site No. /Name	Block	Lots	Owner	Acres	Address	Property Description
1. Concord Chemical Site	1186	25	City of Camden	1.38	1698 Federal Street	Vacant
2. Former Incinerator Site	116	15	City of Camden	2.46	NE Federal & Admiral Wilson Blvd	Vacant
3. Port-a-Pot Site	1182	5, 21	City of Camden	2.91	NE Federal & River Avenue	Vacant
4. Former Standard Oil Site	1181	1	City of Camden	0.69	NW Federal & River Avenue	Vacant
5. Borden Chemical Site (aka Consolidated Foam)	1184	5	City of Camden	2.98	1625 Federal Street	Vacant
6. SE 19 <sup>th</sup> / Carman Streets	1210	1	City of Camden	1.69	SE 19 <sup>th</sup> Street & Carman Street	Vacant
7. Richard Schweiker Site (aka RMH Automotive)	1208	4	Camden Redevelopment Agency	1.44	SW 17 <sup>th</sup> St 160 N Admiral Wilson Blvd	Vacant
8. ES North 19 <sup>th</sup> / Berkley Streets	1214	4	City of Camden	2.62	ES North 19 <sup>th</sup> & Berkley Streets	Vacant
9. SS Berkley / 19 <sup>th</sup> Streets	1219	3, 25	City of Camden	1.65	SE 19 <sup>th</sup> & Berkley Streets/ 70 E 19 <sup>th</sup> Street	Vacant





P.O. Box 2293  
Medford Lakes, NJ 08055  
T: 856-964-6456 | brsinc.com

#### Legend

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

Source: ESRI World Imagery

Scale	1:8,000	0 150 300 600 900 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	

Document Path: M:\Data\BRS Portal\CRA\GIS\01\_Apr\FederalStreetBDAApplicationJune2024.aprx



# Development Considerations: Concord Chemical Site



**Block 1186: Lot 25**



- 1698 Federal Street. Approximately 1.38 Acres.
- EPA conducted removal action at the site. Days later arson struck. ATF investigation resulted in prosecution of property owner.
- NJDEP conducting a publicly funded assessment / remediation at the site. As of last year, amount expended was at least \$1.7 million. Additional work is being conducted by NJDEP. NJDEP estimates additional \$10 million for cleanup.
- Redevelopment Challenges: NJDEP multi-million-dollar lien will be on property. Ongoing environmental assessment may take years to complete. Associated remediation may involve conducting cleanup activities on adjacent properties.

# Development Considerations: Former Incinerator Site



- Located at corner of Federal Street / Admiral Wilson Boulevard. Approximately 2.46 Acres.
- Site is in flood plain that limits development desire.
- Site of City former municipally run incinerator. As such, City is likely to be viewed as a responsible party.
- Redevelopment: County looking to acquire for improvements to Admiral Wilson Blvd/ Federal Street interchange.



**Block 116: Lot 15**

# Development Considerations: Port – A – Pot Site



- Located at corner of Federal Street / River Avenue. Two tax lots totaling approximately 2.91 Acres.

- County roadway improvements slated for later this year will decrease site size from 2.91 Acres to just over 2.6 Acres. County to subdivide and acquire portion needed for roadway.

- Redevelopment Challenges: Additional environmental assessment and remediation planning efforts needed at site.

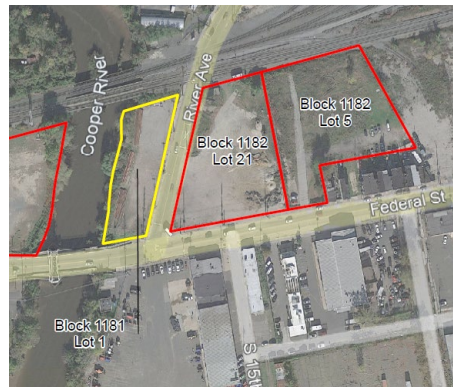


**Block 1182: Lots 5, 21**

# Development Considerations: Former Standard Oil Site

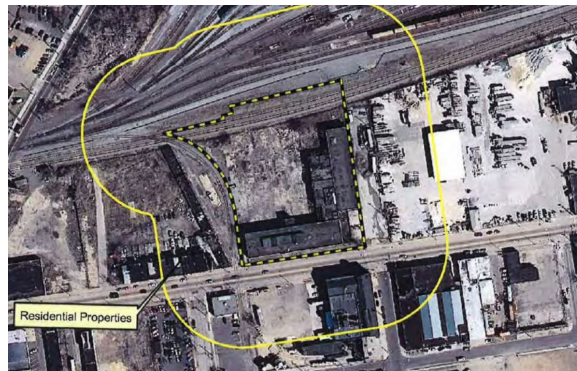


**Block 1181: Lot 1**



- Located at corner of Federal Street / River Avenue. Two tax lots totaling approximately 0.69 Acres.
- No environmental data for the site. May be the source of unknown sheens on the Cooper River that have been periodically reported to the NJDEP.
- Redevelopment Challenges: Additional environmental assessment and remediation planning efforts needed at site. Site size is small.





- Located at corner of 1645 Federal Street. Approximately 2.98 Acres.
- CRA anticipates going out to bid for the site remediation Spring 2025.
- Resin Tech has expressed interest in developing site.
- Redevelopment Challenges: Need mechanism to transfer site to developer AFTER EPA funded cleanup work completed. Establishing a Redevelopment Area would provide mechanism to designate them as developer.

# Development Considerations: Borden Chemical Site



**Block 1184: Lot 5**



- The Site located at corner of 19<sup>th</sup>/Carman Streets is approximately 1.69 acres. No known environmental data for the site.
- Redevelopment Challenges: Environmental assessment should be conducted at the site to ascertain if contamination is present.



**Block 1210: Lot 1**

# Development Considerations: 19<sup>th</sup> / Carman Streets Sites

# Development Considerations: Richard Schweiker Site



- Located at corner of 17<sup>th</sup> / Admiral Wilson Boulevard. Approximately 1.44 Acres.
- Redevelopment Challenges: Additional environmental remediation efforts needed at site along with additional funding.



**Block 1208: Lot 4**



# Development Considerations: Two Properties 19<sup>th</sup>/ Berkley Streets



- Three tax lots located at corner of North 19<sup>th</sup> / Berkley Streets. Approximately 4.27 acres.
- Not included in State HDSRF assessment grant.
- Could be consolidated with adjacent, privately owned site outside of redevelopment area, for larger commercial development with frontage along Admiral Wilson Boulevard.
- Redevelopment Challenges: Unknowns with environmental issues until additional assessment work conducted.



**Block 1214: Lot 4**

**Block 1219: Lots 3, 25**



# Questions?