



Federal Street BDA Steering Committee Meeting Agenda

Wednesday July 23, 2025

1:00 – 2:00 PM

FINAL MINUTES

Present: Josephine Michner, Ronald Wienckoski, Pilar Hogan, Patrick Peck, Olivette Simpson, Melody Williams, Joe Myers, James Winckowski, Jeffrey Gottlieb, Carrie Kitchen Santiago, Benjamin Ovadia, Pilar Hogan, Melody Williams, Falio Leyba Martinez, Michele Christina, Alison Devine, Lynn Brooks Avni

Absent: Ira J. Smith, Raymond Lamboy, Yolanda Hawkins, Janette Ramos, Richard Sanchez, Victor Carstarphen

- I. **Welcome:** Olivette Simpson welcomed everyone to the meeting and provided updates on the web page and the timeline of future meetings. The web page will be up and running in August and steering committee meetings will be held quarterly.
- II. **Updates on NJDEP MOU Status:** It was noted that the MOU was signed, again, recently to comply with recent updates to the MOU language. MOU is fully executed and in place.
- III. **Updates Federal Street Redevelopment Area Planning:** Working toward City authorization. Updates will be provided in next meeting.
- IV. **Updates on Assessment:**
 - a. Concord Chemical Site: Remedial investigation is moving forward conducted by the NJDEP publicly funded group.
 - b. Former Incinerator site: Preliminary Assessment (PA) Report is due in August. The county's the trail design portion of the project is moving forward, and they are looking to secure funding.
 - c. Port-a Pot-Site: James Winckowski displayed a drawing of the proposed intersection on screen, provided a brief overview of the status of the roadway improvements to be constructed. Roadway improvements portion of the site is to be subdivided and transferred to the County. The balance of the site is being assessed by the CRA. Some field work is to be conducted this month.
 - d. Former Standard Oil Site: The PA e report is due in August. The Site Investigation is anticipated to be completed January 2026.
 - e. SE 19th/Carman Street: There is developer interest in this site and assessment has been paused.



- f. Richard Schweiker Site (aka RMH Automotive) The PA report is anticipated to be completed August.
- g. ES North 19th/Berkley Streets: No updates.
- h. Berkley/19th Streets: No updates.

V. Updates on Remediation:

- a. Borden Chemical Site (aka Consolidated Foam): There are three hot spots on the site, each of which have been excavated to various depths. The rest of the site will be backfilled and capped. A portion of the site is part of a rail line, and is NOT part of the developable site. A question on the type of cap was asked and it was indicated that it would be a soil cap and not an asphalt cap.

VI. Discussion

- a. Ron Wienckoski NJ DEP asked that when work is being done NJ DEP is notified so that staff can do a site visit. BRS is to let NJDEP know when field work is scheduled.
- b. A question was asked about the Berkley sites reuse. It was noted that the area residents were hoping it could become green space for the adjacent housing.
- c. Information on the development in the Admiral Wilson North redevelopment area was requested. Specifically, there was interest in Lot 57. There was an application for this site at the July Planning Board meeting. Olivette noted that she would follow up after the meeting. An email and a map went out after the meeting providing the requested information. It should be noted that this site is not officially a BDA site.
- d. Next meeting will be held next quarter.
- e. Meeting was adjourned at 1:44 PM



Follow up information distributed after the meeting:

Approved at the July 2025 hearing of the City of Camden Planning Board Meeting

Preliminary & Final Site Plan re: Asset Realty & Construction Group, Inc. 1901 Admiral Wilson Boulevard, **Block: 1220; Lot: 57**. The applicant is proposing to construct a five-story mixed use building (self-storage facility and retail)



Source: NJ Parcel Explorer

Block	Lot	Address
1220	57	NW RANDOLPH & BANK ST