

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development-Brownfields

Resolution No.: 06-08-22B

Resolution Title:

Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$54,765.32 for Environmental Assessment and Investigation for Certain Property Known as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, 114, and Block 324, Lots 4, 7-11, 14-20, 26-34, 39-41 of the City of Camden Tax Map

Project Summary:

- S. Yaffa & Sons, Inc. has been cited for illegally importing and storing soil material on property owned by Weyhill Realty Holdings, LLC d/b/a WRH I, LLC, an affiliated entity.
- These activities have also encroached upon property owned by the City and CRA as well as and other private properties located in Blocks 331 and 334 of the City of Camden Tax Map.
- The subject of this resolution are those parcels bounded by Sycamore, Mount Vernon, 6th and 7th Streets known as Tax Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-11, 14-20, 26-34, 39-41 of the City of Camden Tax Map and described on Exhibit A (the "Yaffa Dirt Pile Site").
- Preliminary sampling data collected by the State of New Jersey Department of Environmental Protection (NJDEP) indicates that the imported soil material contains elevated levels of contamination that require an environmental assessment and investigation.
- The State of New Jersey provides grants for conducting environmental assessment and investigation of contaminated sites through the Hazardous Discharge Site Remediation Fund (HDSRF).
- CRA has received notification that NJDEP has reviewed the technical aspects of an application for a HDRSF grant for environmental assessment and investigation of the certain impacted parcels within Block 331 and has recommended approval of the application.
- This resolution authorizes CRA to apply for and accept a grant of \$54,765.32 from the HDRSF for assessment and investigation activities at the Yaffa Dirt Pile Site.
- The HDSRF grant covers 100% of requested funding for assessment and investigation, and no match or cost share is required. Additional funding will be sought for the balance of the work.
- CRA by Resolution 03-09-22A, CRA executed a Shared Services Agreement with the City to act on its behalf to secure and manage brownfield and other funding for the City-owned parcels and to contract for environmental and professional services for the Yaffa Dirt Pile Site.

- The CRA has leveraged other stable funding sources to ensure the Yaffa Dirt Pile project’s viability, which include a \$157,142.00 Brownfield Impact Fund grant from the New Jersey Economic Development Authority (NJEDA), a \$164,560.00 Brownfield Revolving Loan Fund Sub-grant from the CRA, and a grant of up to \$5 million from the City’s American Recovery Act funding.

Purpose of Resolution:

To apply for and accept a grant from the New Jersey Hazardous Discharge Site Remediation Fund

Award Process:

N/A

Cost Not To Exceed:

\$54,765.32

Total Project Cost:

TBD

Source of Funds:

HDSRF Grant - \$54,765.32

Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$54,765.32 for Environmental Assessment and Investigation of Certain Property Known as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-11, 14-20, 26-34, 39-41 of the City of Camden Tax Map

WHEREAS, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

WHEREAS, as part of CRA’s redevelopment duties, CRA manages the City of Camden Brownfield Program; and

WHEREAS, S. Yaffa & Sons, Inc. aka Weyhill Realty Holdings, LLC d/b/a WRH I, LLC, an affiliated entity, has been cited for illegally importing and storing soil material on multiple lots in Block 331 and Block 324 of the City of Camden Tax Map that require environmental assessment, investigation, and remediation; and

WHEREAS, the subject of this resolution are those parcels bounded by Sycamore, Mount Vernon, 6th and 7th Streets known as Tax Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-11, 14-20, 26-34, 39-41 of the City of Camden Tax Map and described on Exhibit A (the “Yaffa Dirt Pile Site”); and

WHEREAS, preliminary sampling data collected by the State of New Jersey Department of Environmental Protection (NJDEP) indicates that the imported soil material contains elevated levels of contamination that require an environmental assessment and investigation; and

WHEREAS, the state Hazardous Discharge Site Remediation Fund (HDSRF) provides grants to municipalities and qualifying agencies for environmental investigation and remediation; and

WHEREAS, CRA, as a qualifying agency, has received notification that the New Jersey Department of Environmental Protection (NJDEP) has reviewed the technical aspects of an application for a grant for the Yaffa Dirt Pile Site and has recommended approval of the application; and

WHEREAS, this resolution authorizes the CRA to apply for and accept a grant of \$54,765.32 from the HDSRF for assessment and investigation at the site; and

WHEREAS, 100% of requested funding for assessment and investigation will be covered by the HDSRF grant and no cost share is required, and

WHEREAS, CRA meets the HDSRF criteria for demonstrating a commitment to redevelopment of the site within three years from the completion of the remediation by securing other stable financial funding sources to leverage the HDSRF grant, including a \$157,142.00 Brownfield Impact Fund grant from the New Jersey Economic Development Authority (NJEDA), a \$164,560.00 Brownfield Revolving Loan Fund Subgrant from the City of Camden Redevelopment Agency, and a grant of up to \$5 million from the City of Camden’s American Recovery Act funding.

06-08-22B (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized to apply for and accept a Hazardous Discharge Site Remediation Grant for assessment and investigation of the Yaffa Dirt Pile Site for an amount not to exceed \$54,765.32 consisting of parcels described in Exhibit A; and

BE IT FURTHER RESOLVED that the City of Camden Redevelopment Agency meets the Hazardous Discharge Site Remediation Fund criteria for demonstrating a commitment to redevelopment of the site within three years from the completion of the remediation by securing other stable financial funding sources to be leveraged including a \$157,142.00 Brownfield Impact Fund grant from the New Jersey Economic Development Authority (NJEDA), a \$164,560.00 Brownfield Revolving Loan Fund Subgrant from the City of Camden Redevelopment Agency, and a grant of up to \$5 million from the City of Camden's American Recovery Act funding; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the New Jersey Economic Development Authority; and

BE IT FURTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all grant documents, grant agreements and grant reports necessary to secure and administer the Grant and to carry out the purposes of this resolution.

06-08-22B (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Jose Javier Ramos**

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

06-06-22B (cont'd)

Exhibit A
Project Property Ownership List

TAX BLOCK 331 - YAFFA PROJECT LOTS

Tax Lots	Street Address	Owner Name
Parcels referred to as S. Yaffa & Sons a/k/s Weyhill Realty Holdings LLC d/b/a WRHI, LLC		
46	602 CHESTNUT ST	WRH I, LLC
50 as well as 41,48,49,52	SS CHESTNUT 60 E 6TH	WRH I, LLC
54 as well as 55-65	624-644 CHESTNUT ST	WRH I, LLC
67	NW SYCAMORE & 7TH	WRH I, LLC
75	619 SYCAMORE ST	WRH I, LLC
80	601-609 SYCAMORE ST	WRH I, LLC
114	604 CHESTNUT ST	WRH I, LLC
Parcels referred to as CRA / CITY LOTS		
86	1114 SO 6TH ST	CAMDEN CITY
87	1112 SO 6TH ST	CAMDEN CITY
89	1108 SO 6TH ST	CAMDEN REDEVELOPMENT AGENCY
113	602 1/2 CHESTNUT ST	CAMDEN CITY
Private Residential Property being vetted for acquisition		
53	620 CHESTNUT ST	MCCONNELL, JAMES & SOUDAN, CARLTON

TAX BLOCK 324 - YAFFA PROJECT LOTS

Tax Lots	Street Address	Owner Name
Parcels referred to as S. Yaffa & Sons a/k/s Weyhill Realty Holdings LLC d/b/a WRHI, LLC		
10	618 MT VERNON ST	WRH I, LLC
34 as well as 7-9, 26-33	619-635 CHESTNUT ST	WRH I, LLC
40	607 CHESTNUT ST	WRH I, LLC
41	605 CHESTNUT ST	WRH I, LLC
Parcels referred to as CRA / CITY LOTS		
4	606 MT VERNON ST	CAMDEN CITY
11	620 MT VERNON ST	CAMDEN CITY
14	626 MT VERNON ST	CAMDEN CITY
15	628 MT VERNON ST	CAMDEN CITY
16	630 MT VERNON ST	CAMDEN CITY
17	632 MT VERNON ST	CAMDEN CITY
18	634 MT VERNON ST	CAMDEN CITY
19	636 MT VERNON ST	CAMDEN CITY
20	638 MT VERNON ST	CAMDEN CITY
39	609 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY