



Community Relations Plan

**Former Borden Chemical Facility
1625 Federal Street
Block 1184, Lot 5
City of Camden
Camden County, New Jersey**

**NJDEP Case No. 99-07-16-0034-09
NJDEP PI No. G000003602**

**US Environmental Protection Agency Cooperative Agreements:
CRA 2022 RLF Grant: #4B96236900
City of Camden 2020 Cleanup Grant: #BF96250920**

Submitted by:

The Camden Redevelopment Agency
520 Market Street
City Hall
Camden, New Jersey

Prepared by:



Updated April 2026

Overview

The purpose of this Community Relations Plan (CRP) is to present the strategies that the City of Camden Redevelopment Agency (CRA) in Camden, New Jersey has employed to date and will employ going forward to facilitate communications with, and involvement of, the residents of Camden, City officials, local organizations, and other stakeholders during the process of environmental cleanup at the Former Borden Chemical Facility located at 1625 Federal Street in Camden (Site). The CRP is particularly aimed at the informational needs of City residents who are potentially directly affected by the proposed cleanup action and redevelopment of the property.

The CRP and the activities described herein are intended to comply with:

1. The Public Notification and Outreach regulations and guidance of the New Jersey Department of Environmental Protection (NJDEP), which provides regulatory oversight to the project, as found in N.J.A.C. 7:26E.
2. The Community Relations and Public Involvement requirements of the United States Environmental Protection Agency (EPA), which provides funding for the project via a brownfields cleanup grant and funding from the brownfields revolving loan fund.

The CRP is prepared in accordance with EPA guidance and the governing EPA Cooperative Agreements #4B96236900 and #BF96250920.

The CRA is primarily responsible for implementing community relations pertaining to the site.

Spokesperson and Information Repository

The spokesperson for this project is:

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The administrative record file/information repository is located on the CRA website at <http://camdenredevelopment.org>.

The information repository will include the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP)
- Analysis of Brownfields Cleanup Alternatives
- Decision Document
- Remedial Action Workplan

Site Description and History

The Site has been used for industrial purposes since at least the early 1900s, initially as a manufacturer of steam heating supplies. More recently, the Site produced printing inks and wire racks. The Site has been vacant since the early 1990s. The City of Camden acquired the Site in 1999 through foreclosure and is attempting to remediate this Site for redevelopment.

The Site formerly contained a multi-story abandoned industrial building, a portion of which was destroyed by fire in the late 1990s. The remaining portions of the buildings were also damaged by fire and scrap metal scavenging. Currently, the area is vacant and consists of a concrete paved surface, with scattered areas of vegetation and debris present. The photo below depicts the conditions at the Site. The approximate Site boundary is outlined in yellow.



Nature and Threats to Public Health and the Environment

Many environmental assessment and investigation activities have been undertaken at the Site and surrounding area since 1981. The USEPA conducted two non-time critical removal actions at the site between 2004 through 2006. Following completion of a Preliminary Assessment (PA) and Site Investigation (SI), contamination was confirmed. Both soil and groundwater have been impacted by former use. The most recent Remedial Investigation Report / Remedial Action Workplan (RIR/RAW) (Environmental Resolutions, Inc., November 2011) Areas of Concern (AOCs) at the Site which require remediation. BL Companies provided a RAWP Addendum (BL Companies, January 2025) to address NJDEP regulatory updates for the remediation activities. A summary of major AOCs being addressed is provided below:

- *AOC A2 – Existing 550-gallon UST* – PID readings above background (95 ppm) were observed in the soil around this tank during closure. These PID readings were determined not to be attributed to the UST, but to another unknown source. A temporary well point installed in this location reported volatile organic tentatively identified compounds (TICs) with a total concentration of 1,428 ug/L, above the GWQS of 500 ug/L. Limited excavation in the area near the tank was recommended to reduce the concentration of TICs in the local groundwater.
- *AOC K3 – Concrete Filled Former Structure* – An “I” shaped concrete trench was observed in the central portion of the Site measuring approximately 25 feet in length. Pesticides, PAHs, benzene, cis,1-2-dichloroethene, TCE, and PCBs were detected above applicable criteria. Only TCE and PCBs were observed above direct contact standards in soil. The remainder exceeded default IGWSSLs only. Groundwater sampling confirmed similar contaminants with the groundwater. Soil remediation was recommended in this area to address the ongoing source of groundwater impacts.
- *AOC L1 – Debris Filled Pit* – TCE was detected in soil above both direct contact standards and IGWSSLs. 1,1,1-trichloroethane, tetrachloroethene (PCE), benzene, cis-1,2-dichloroethene, 1,1-dichloroethane, and 1,1-dichloroethene were detected above their respective IGWSSLs. TCE was reported above its GWQS at nearby monitoring well MW-1. As such, additional remediation is planned at AOC L1.
- *AOC P – Historic Fill* – Historic fill was found to be present across the property, but was determined not to have impacted groundwater. As such, a deed notice and cap was proposed, but no CEA was determined to be required for the historic fill.

Community Profile

According to the 2016-2020 American Community Survey (ACS) 5-year estimates (the most recent Census data available for Census Tracts), Camden is the poorest municipality in the State. The city has a 13.9% unemployment rate, more than double that of the rest of the nation. And of the city's nearly 74,000 residents, 33.6% are living below the poverty line, with 16% living in deep poverty; earning less than half of the federal poverty level. These poverty rates are nearly 3 times the rate of Camden County (12.3% poverty rate for individuals) and the United States (12.8% poverty rate for individuals). For the city's families, these comparisons are even starker, with 30.6% of families in poverty; 4.4 times higher than the 7% of families in the state of New Jersey.

Camden's disproportionate rates of sensitive, economically disadvantaged populations, results in a higher demand for a wider range of social and economic services that is not commensurate with the City's available financial resources. This is further exacerbated by the fact that having a concentration of non-profit social service providers means that more property is occupied by those that do not pay local property taxes. Today, almost half of the assessed property value in Camden is exempt from taxation. According to information published by the state's Multi-Year Recovery Plan for Camden, Camden's tax ratable base is the smallest in NJ on a per capita basis - at approximately one-half that of other cities and one-quarter of Camden County. Given the fiscal state of the city and competing needs for basic services, the City is unable to address the hundreds of brownfields and relies on federal and state funding sources.

Action Plan

The USEPA funded work will remove a blighted property in a highly visible location among former industrial and institutional properties that can provide significant economic benefits to the community. The Site is part of an ongoing effort to establish a redevelopment area in the Federal Street Corridor.

The top priority of the community involvement plan is to maintain ongoing communication and active engagement with community stakeholders about the project. This involves creating opportunities for dialogue and ensuring that the community is informed and involved every step of the way. To achieve this, the City and the CRA have and will continue to conduct public meetings and information sessions. The City and the CRA will hold these meetings to provide updates on project developments, answer questions, and gather input from community members.

Addressing environmental concerns is a critical component of this CRP. By engaging the community, addressing environmental concerns, and promoting active involvement, we aim to create a transparent, inclusive, and collaborative process that leads to the successful revitalization of the City of Camden. Our commitment to these principles will foster trust, build strong partnerships, and ensure that the project meets the needs and aspirations of the community it serves. Written responses to significant and appropriate comments,

documentation of any changes to the cleanup plans will be included and/or incorporated into the final ABCA.

The City of Camden and the CRA have committed to providing meaningful community engagement throughout the duration of the assessment and cleanup of the Site. To date the following community involvement activities are planned or have been completed:

- An in person community informational session was hosted by the USEPA on 7/27/2005 in City Council Chambers to discuss the USEPA removal action activities.
- A community meeting, hosted by the City and the CRA was held on 11/25/2019 to discuss the draft Analysis of Brownfield Cleanup Alternatives as well as the USEPA cleanup grant application.
- The cleanup activities and schedule were discuss at the Federal Street Brownfield Development Area steering committee meeting on 7/23/2025. Project updates will continue to be provided at these quarterly steering committee meetings for the community stakeholders.

Further, prior to remediation construction, specific community notification is required. The LSRP of record (BL Companies) will ensure compliance with NJDEP public notification requirements. Signs were erected at the site to notify the public of the environmental work in progress on the site and provide contact information for responsible agencies in the event that any issues or questions arise regarding the work.

Contact Lists

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