



## Federal Street BDA Steering Committee Meeting Agenda

Wednesday October 15, 2025

1:00 – 2:30 PM

### FINAL Minutes

**Present:** Olivette Simpson, Melissa Jamieson, Josephine Michner, Jeffrey Gottlieb, Ray Lamboy, Donna Artur Pettigrew, Jim Winckowski, Ron Wienckoski, Carrie Kitchen, Sanjana Arunachalam, Ben Ovadia, Andrew McBride, Pilar Hogan Closkey, Allison Devine, Michele Christina, Michael Kolber

**Absent:** Patrick Peck, Ira J. Smith, Richard Sanchez, Falio Leyba-Martinez, Jannette Ramos, Victor Carstarphen, Keith Walker, Melody Johnson Williams

- I. **BDA Website Information:** The webpage lives on the CRA website. The BDA page is still a work in progress. Once complete a link will be shared with all.
- II. **Updates from NJDEP:** An HDSRF grant was approved for Borden Chemical in the amount of \$2 Million.
- III. **River Avenue / Federal Street Alignment:** Jim Winckowski – Camden County will be reconfiguring intersection of River and Federal Street. County is waiting for PSEG to relocate its utilities from Federal and River streets so that construction can commence. Additionally, the County has been working on subdividing a portion of the site.
- IV. **Federal Street Corridor Redevelopment Area Planning:** Michael Kolber of BRS provided a presentation on the efforts to establish a Redevelopment Area in the BDA. The presentation also included a facilitated discussion for the Steering Committees feedback on the proposed redevelopment plan.

The redevelopment planning effort involves refining the vision for this neighborhood in the city. The consultant team has reviewed prior planning efforts and the plans that were produced as part of same. Though Redevelopment and Rehabilitation are different, both offer the opportunity to utilize additional tools that can bring renewed investment to the area once the contaminated sites are remediated. Some of these tools include zoning and the types of uses that will be permitted, including revising bulk standards to address scale. This area is in a flood zone and when considering how to redevelop, there needs to be a focus on the design standards and permitted uses. While there is interest in residential development, that may not be the ideal option for the neighborhood. Some of the sites in the BDA have generated interest from developers and therefore it is important to discuss the goals and priorities for the redeveloped area.

The Following ideas were shared by the attendees:



- a. In planning discussions in 2013 and 2021 residents wanted to see this neighborhood remain light industrial. Opportunity for jobs.
- b. The Camden Coastal Resilience Plan showed that Marlton was the area of most concern.
- c. A food truck commissary and kitchen/restaurant incubator reuse on one of the sites was suggested.
- d. Redevelopment should be complimentary to the uses that already exist in the community. For example, there is a social services agency in the neighborhood, new development shouldn't push out the existing use, nor should it generate complaints about it.
- e. The community doesn't want to see cannabis uses in the area.
- f. There had been a proposal for a cannabis factory.
- g. Neighborhood scale is the preferred scale with light industrial; the neighborhood should remain walkable.
- h. Resin Tech has nice landscaping on their property and could provide an model for future development.
- i. Market Street core is not inviting. Federal Street could serve as a Main Street.
- j. Commercial doesn't belong; restaurants could be in the Federal Street corridor.
- k. The County is working on connecting trails.
- l. Interest was expressed in the Borden Chemical site. While a challenge because the site is in a flood zone there are opportunities to build it up.
- m. Restaurants are desired.
- n. The Bulk Requirements for the area provide for a minimum lot size of 40,000 SF which may not work for smaller mom and pop scale stores.)
- o. Community wants it to remain Light Industrial, but also the community should remain walkable.
- p. Desire for landscaping to create a walkable scale in the Light Industrial neighborhood.
- q. Questions were raised about whether residences belong in the district since it prone to flooding. Is it fair to redevelop the area, construct residences which could flooded in the future? It was noted that the redevelopment planning could limit residential to areas where residential exists today. It was also noted that an NJDEP program like Green Acres should be considered if residential isn't allowed.
- r. If residential is planned to remain, we want to be certain that we are having conversations with existing residents.



- s. Modern industry is cleaner than in the past and it is possible to create a mixed-use industrial district that includes residential.
- t. A concern was raised regarding the amount of truck traffic in the community and the need for balance as there are residential uses in the area. This was countered by noting that the area and several sites are immediately off the highway providing easy access for truck deliveries.
- u. There are two other redevelopment planning processes ongoing in the area: Yaffa Redevelopment Study Area and Knox Redevelopment Study Area. (Michael)

V. Updates on Environmental Work: Michele Christina — BRS

- a. **Borden Chemical Site—1625 Federal Street, Block 1184, Lot 5:** An invitation to bid to procure a remediation contractor was issued on 10/7/2025 and due 10/28/25. It is anticipated that soils RAO will be issued in 2026. The City / CRA have been in discussions with Resin Tech who has an interest in redeveloping the site.
- b. **Concord Chemical Site—1698 Federal Street, Block 1186, Lot 25:** This site being vetted for use for LAEDA food truck commissary and food business incubator. Ongoing environmental assessment and remediation is being conducted by the NJDEP Publicly Funded group and may take years to complete.
- c. **Former Incinerator site—NE Federal and Admiral Wilson Boulevard, Block 116, Lot 15:** Site is in flood plain which limits the development desire. The Draft PA is being reviewed. Historical industrial/commercial use dates back to late 1800s and a geophysical study indicated 24 anomalies and 31 Areas of Concern, of which 29 are recommended for additional assessment.
- d. **Port-a Pot-Site—NE Federal and River Avenue, Block 1182, Lot 5 and 21:** - County wants to subdivide and acquire portion needed for roadway improvements. Initial results of the 2025 sampling event indicate soil and groundwater contamination consisting of volatile organics and lead. Anticipate draft RI report at the end of October for the non-intersection portion to remain as a developable tract.
- e. **Former Standard Oil Site—NW Federal and River Avenue, Block 1181, Lot 1:** Draft PA is being reviewed. Historical industrial/commercial use dates back to late 1800s on the site. A geophysical study indicated 8 anomalies and 17 Areas of Concern were identified, of which 16 are recommended for additional assessment.
- f. **SE 19<sup>th</sup>/Carman Street—SE 19<sup>th</sup> Street and Carman Street, Block 1210, Lot 1:** There is no known environmental data for the site. Additional environmental assessment and remediation planning efforts needed at site.
- g. **Richard Schweiker Site (aka RMH Automotive)—SW 17<sup>th</sup> Street NW Admiral Wilson Boulevard, Block 1208, Lot 4:** Although there have been prior investigations and some remediation activities have been conducted at the site, it predates the LSRP requirements. Recently, a PA was conducted at the site (10/01/25) and a total of 14 Areas of Concern were identified. A Site Investigation will be conducted in the next few months at the site.



- h. **North 19<sup>th</sup>/Berkley Street Parcels—ES North 19<sup>th</sup> and Berkley Streets & SE 19<sup>th</sup> & Berkley Streets/70 E 19<sup>th</sup> Street:** - Not included in State HDSRF assessment grant. Unknowns with environmental issues until additional assessment work conducted.

VI. The meeting adjourned at 2:25pm