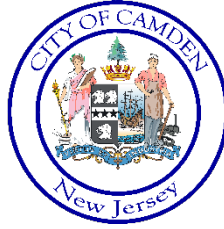


Analysis of Brownfields Cleanup Alternatives



**ROBERT B. JOHNSON PARK
BLOCK 520, LOT 26; BLOCK 522, LOT 9 (PARTIAL);
BLOCK 523, LOT 13**

CAMDEN, NJ 08104

**Cooperative Agreements:
CRA 2022 RLF Grant: #4B96236900
City of Camden 2023 EPA Cleanup Grant: #4B96218700**

Prepared by BRS, Inc. for the

The City of Camden
520 Market Street
City Hall
Camden, New Jersey

November 11, 2022
REVISED: April 2026



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1 INTRODUCTION & BACKGROUND

Robert B. Johnson Park is located at 723 Carl Miller Boulevard, comprising approximately 14.7 acres across Block 520, Lot 26, Block 522, Lot 9 (partial), and Block 523, Lot 13 as described by the City of Camden for tax purposes (“Subject Property”). Robert B. Johnson Park is a public park in Camden owned by the City of Camden. The subject property is currently improved as a public park with open space, basketball courts, and ball fields.

The City of Camden Redevelopment Agency (CRA) has contracted Brownfield Redevelopment Solutions, Inc. (BRS), to prepare this Analysis of Brownfields Cleanup Alternatives (ABCA) in support of EPA grant funding. Funding for the project is being provided from a variety of State, Local and federal funding sources to include the City of Camden 2023 EPA Cleanup Grant (Cooperative Agreement 4B96218700) and the Camden Redevelopment Agency 2022 EPA Revolving Loan Fund (Cooperative Agreement 4B96236900). The purpose of the ABCA is to:

- Identify reasonable brownfields cleanup alternatives considered for addressing the contamination identified at the site;
- Analyze the various factors influencing the selection of a preferred cleanup method, including effectiveness, implementability, costs, and sustainability;
- Select the preferred cleanup method, based on the analyses performed; and
- Provide community outreach and solicit public participation and comment on the remedial selection process prior to the final decision.

The CRA on behalf of the City will promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.

- The CRA will perform targeted outreach to notify communities of the availability of this ABCA. This includes fulfillment of the New Jersey Department of Environmental Protection community notification requirements (N.J.A.C. 7:26E-1.4). The CRA has published a notice of availability of the draft ABCA in the local newspapers with general circulation in the target community.
- The CRA has provided an opportunity for members of the public to comment on the ABCA in a public meeting. Additional details regarding the public notification process are presented in a *Community Relations Plan* for the site.
- The CRA has prepared written responses to the comments received and documented any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected for the site. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is available on the CRA website (<http://camdenredevelopment.org>).

The expected outcome of the site is Restricted Use.



1.1 Site Description and Previous Uses

Currently, the City of Camden is listed as the owner of all three lots comprising the Subject Property. According to review of historic aerial photographs and Sanborn® Fire Insurance Maps, the majority of the Subject Property has remained undeveloped since the late 1800's with the exception of the far southern end of the property fronting Carl Miller Boulevard. The southern end of the Subject Property was improved with primarily residential dwellings beginning around 1906. As the years progressed, some commercial and light industrial use structures were erected along Carl Miller Boulevard. In the late 1960's, all Site structures were razed to support the development of the existing Robert B. Johnson Park. The Park has been improved with various upgrades throughout the years. The Isabel Miller Community Center is located on the eastern portion of Block 522, Lot 9, which is a portion of the Lot not included as part of the Subject Property of this ABCA. The Subject Property is currently improved as a public park with open space, basketball courts, and ball fields.

1.2 Surrounding Land Use

The Subject Property encompasses 14.7 acres of playing fields, basketball courts and associated improvements, located in the Liberty Park neighborhood of Camden City, New Jersey. The site is located in a mixed use area consisting primarily of residential use with some light commercial use properties. The Subject Property is bordered by residential properties on the northeastern and southern sides and enclosed by Interstate 676 to the west, Thurman Street to the north, Carl Miller Boulevard to the south and South 8th Street to the east. See **Attachment A**.

1.3 Project Goal (Reuse Plan)

The redevelopment activities for the property will be improvements for the public open space, green infrastructure and recreational ballfields. The park has been closed since the completion of Preliminary Assessment (PA) and Site Investigation (SI) activities were conducted in 2021-2022. As this is a priority site affected solely by historic fill material found across the entire site, the site will be capped. Upon completion of the field work portion of the remediation activities, the site will be rehabilitated for community park use. All remediation work will be overseen by a Licensed Site Remediation Professional (LSRP).

1.4 Summary of Environmental Conditions

The site is currently an active case with NJDEP. A Preliminary Assessment (PA) was completed in September 2021 for the Camden County Department of Parks (CCDP). Subsequent assessment activities conducted on the site in 2022 identified 4 "Areas of Concern" or AOCs with potential to adversely impact soil and groundwater at the site.

- AOC-1 Historic Fill Material
- AOC-2 Historic Dumping



- AOC-3 Former Scrap Yard
- AOC-4 Potential Residential USTs

Based on a review of the historic aerial photographs and other research, it appears that dumping and/or or filling activities have occurred at the Subject Property since at least 1940 to approximately the mid 1950's, specifically in the rear two-thirds of the Site. The New Jersey Geologic Survey Historic Fill of the Camden Quadrangle shows the northern two-thirds of the Subject Property is mapped as containing historic fill. Further, prior reports note that the rear two-thirds of the property (where the filling is shown to have occurred) is situated at an elevation approximately 10 feet higher compared to the front portion of the property.

Based on these findings a Site Investigation performed in February 2022 was focused on the historic filling and/or dumping activities, the presence of a former junkyard at the southern end of the Subject Property and the potential for heating oil underground storage tanks (USTs) associated with the structures formerly present along Carl Miller Boulevard.

Analytical results for the 2021 and 2022 soil samples reported the following classifications of compounds above a Non-Residential (ingestion-dermal or inhalation pathway) Soil Remediation Standards (SRS) in multiple samples: semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals. These classes of compounds were detected throughout the Site, including in samples collected to investigate non-Historic Fill AOCs (AOC 2, 3, and 4).

Impacted soil was identified at depths ranging from 0.0-0.5 feet bgs to 19.5-20.0 feet bgs. 16 of the 26 samples collected in the top 1.0 foot of soil reported at least one compound concentration above a Non-Residential SRS. 11 of the 29 samples collected deeper than 1.0-foot bgs reported at least one compound concentration above a Non-Residential SRS. The distribution of the compounds of concern, including detections in samples collected to investigate other AOCs, is reflective of the presence of Historic Fill throughout the Site.

The soil investigative work completed to date, specifically the number, location, depth, and laboratory analysis requested, provides sufficient data and information to develop a Remedial Action Workplan and associated cost estimate. Remedial action will be required for only AOC-1: Historic Fill Material.

1.5 Physical Setting

There is a noticeable elevation difference between the rear (north end) of the Subject Property and the front (south end) of the Subject Property. The Subject Property has an approximate elevation of 17 feet above mean sea level (msl) at the north end and an average elevation of 7 feet above msl at the southern end fronting Carl Miller Boulevard. The Subject Property is bordered to the west by the Interstate I-676 corridor. The elevation of the Subject Property is similar to the surrounding properties and area in general; however, the rear two-thirds of the Subject Property is situated at a higher elevation compared to the remainder of the property as previously indicated.



The site is located within the Coastal Plain physiographic province of New Jersey. The dominant formation in this province is the Potomac Formation, which consists of fine to coarse grained sand, interbedded with white, red or yellow clay. According to NJ-GeoWeb, surficial geology consists of salt-marsh and estuarine deposits, as well as Cape May formation. Surficial geology generally consists of sand, silt, peat clay cobble gravel and pebble gravel.

NJ-GeoWeb identifies the subject property as underlain by the Potomac-Raritan-Magothy aquifer system. No surface water bodies are located within 2,500 feet of the Subject Property. The nearest surface water body is the Delaware River, which is located approximately 3,500 feet west of the Subject Property. Based on topography, groundwater is expected to flow in a southerly direction. Groundwater was not encountered in any borings drilled to 20 feet below ground surface.

1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance (“exposure point”); and
- An “exposure route”, such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

- **Direct contact with Soil.** Soil might be handled by children, nearby residents, occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which include excavation and offsite disposal of certain contaminated soils and installation of a soil cap.
- **Direct contact with surface water.** There is no surface water at the Site.
- **Direct Contact with, or Ingestion of, Groundwater.** There are no current or anticipated future uses of onsite groundwater.
- **Vapor intrusion risk.** Based on the absence of VOCs, a vapor intrusion risk is not possible.

2 APPLICABLE LAWS AND CLEANUP STANDARDS

All site remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing



regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E. The most current versions of the NJDEP Technical Guidance documents will be referenced, including:

- *Soil SI/RI/RA*
- *Ground Water SI/RI/RA*
- *Capping of Sites Undergoing Remediation,*

The reference remediation standards for soil will be NJDEP's published numeric values for the Ingestion/Dermal Non-Residential exposure pathway (IDNR), Ingestion/Dermal Residential exposure pathway (IDR), Inhalation Residential exposure pathway (IHR), Inhalation Non-Residential exposure pathway (IHNR), and Migration to Ground Water exposure pathway (MGW) (NJAC 7:26D).

The effective implementation of the applicable laws and guidance will be managed and overseen by a Licensed Site Remediation Professional (LSRP) to be retained for the site. Any Response Action Outcome (RAO, i.e., NFA-equivalent) for the site will be issued by the LSRP. Project reports, RAOs, etc. will be submitted on behalf of the City to the NJDEP, which retains the authority to audit the project and/or review and potentially reject any documents submitted.

3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable remediation alternatives that were considered in response to the environmental contamination issues at the site. The following potential remedial alternatives were considered:

- Alternative No. 1) No action
- Alternative No. 2) Site-wide Soil Capping of Historic Fill Material
- Alternative No. 3) Site-wide Historic Fill Material Removal.

The following evaluation criteria were considered in comparing the remedial alternatives.

- A. Effectiveness in providing compliance with NJDEP regulations and increased protectiveness to public health and the environment;
- B. Implementability of the considered alternative;
- C. Cost of the considered alternative; and
- D. Sustainability and resilience considerations.

3.1 Alternative No. 1 - No Action

If no environmental cleanup remedy were performed at this site:

- The site would remain out of compliance with NJDEP's regulations;



- The intended reuse of the site as open space and ballfields would not be possible. Currently, the park is closed due to the encountered contamination.

3.1.1 Effectiveness

The “no action” alternative is not effective in that it does not provide for compliance with NJDEP regulations and it fails to provide for the beneficial reuse of the site.

3.1.2 Sustainability and Resilience

The “no action” approach would not meet project remediation goals because the contamination would remain in place, untreated, and without a barrier. As such, the “no action” approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

3.1.3 Implementability

The “no action” alternative is technically feasible, although the presence of untreated soil and groundwater contaminants would not be in compliance with NJDEP regulations.

3.1.4 Operation and Maintenance

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the site.

3.1.5 Institutional Controls

As no action is taking place under this alternative, no institutional controls are proposed.

3.1.6 Cost

There would be no costs associated with this alternative.

3.2 Alternative No. 2 – Site-wide Soil Capping of Historic Fill Material

Under this alternative, the remedial action will include keeping almost all of the historic fill on site, regrading of the site as appropriate with the proposed park improvements, and capping the historic fill material with either 12 inches of clean fill/topsoil or impervious surfaces to serve as the cap per NJDEP SRP guidance. Site improvements incorporated with specific cut and fill areas as prescribed ground cover (ball courts, turf field, parking) will be incorporated as part of the cap design.

The goals of this alternative will be to minimize construction and public disruptions at the park, minimize or eliminate the need to remove and dispose of impacted historic fill from the Site, identify existing acceptable current or proposed (park development) cover conditions that may minimize the need to import clean fill, and minimize costs of removal and disposal.

This remediation will include an Engineering Control, and recording of a deed notice for the historic fill material.



This remedy will prevent exposure to residual site contaminants. Further details of the remediation plan would include:

- Excavated soils for off site disposal, if needed, will be sampled and characterized in accordance with the requirements of the designated disposal facility. The tasks will also include procurement and the emplacement of clean backfill.
- Restore site to a condition suitable for complete final restoration.
- All fill material will be compliant with the NJDEP Fill Material Guidance for SRP Sites, dated April 2015 (Version 3.0), and documentation of compliance will be provided in the final Remedial Action Report. Ultimately, the final remedial action including the engineered cap will be completed upon development of the Site.
- The ongoing protectiveness of the engineering controls will be ensured by adherence to the NJDEP approved Soil Remedial Action Permit. The cap will be monitored via regular cap inspections, on a schedule provided in the Soil Remedial Action Permit. Biennial certifications will be submitted to the NJDEP.
- The Institutional Controls will consist of a deed notice attached to the deed in perpetuity. The deed notice will provide notice of the contaminants and the concentrations that were left in place, and controlled by the Cap.

Selection of this alternative will result, upon completion of remediation activities, in restricted future use of the site.

3.2.1 Effectiveness

The Institutional and Engineering Controls approach does not physically remove all site soil contaminants. However, this alternative would effectively achieve project remediation goals by:

- Achieving technical and administrative compliance with the NJDEP site remediation regulations.
- Disruption of the pathway of contaminated fill material to the outside environment. Although the contamination still exists, the cap will significantly reduce the potential of human exposure.
- Providing notice of site environmental conditions to future site owners, occupants, and the general public by means of the Deed Notice.

3.2.2 Sustainability and Resilience

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of wastewater to be disposed, reduce volume of materials to be taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.



This alternative limits the excavation and transport by truck to offsite disposal facilities to the first foot of soil, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

3.2.3 Implementability

Removal of historic fill material is a conventional means of addressing this type of contaminant. Cap placement as a type of remedy is a widely used and accepted practice for remediating the remaining fill impacted contaminated soils.

The City and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites. The deed notice and CEA, prepared in accordance with NJDEP guidance and template, are relatively routine administrative submissions.

3.2.4 Operation and Maintenance

Operation and Maintenance on the installed soil cap should include the following:

- Routine inspections;
- Vegetation maintenance (grass mowing and weed control); and
- NJDEP Soil Remedial Action Permit that includes a discussion including but, not limited to; soil cover maintenance, reporting, and a plan should the cap need to be disrupted (future utilities, etc) at the Site.

3.2.5 Institutional Controls

This alternative will require the following Institutional Controls:

- A Deed Notice as part of remediation efforts is required because contaminants above the Standards are expected to remain below the soil cap. A Deed Notice is required to document the extent of contamination and the engineering controls and will be issued pursuant to N.J.A.C 7:26E-6.1(B).
- All required NJDEP permits, reporting, and inspection requirements.

3.2.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and LSRP, and LSRP review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Regrading and emplacement of clean fill cap materials;
- 6) Restore site to a condition suitable for complete final restoration;
- 7) Prepare Soil Remedial Action Permit;



8) Prepare Remedial Action Report and other regulatory reporting requirements.

The estimated cost for this cleanup alternative is \$3,550,000. Funding for the project is being provided from a variety of State, Local and federal funding sources. This also includes the City of Camden 2023 EPA Cleanup Grant (\$1,000,000) and the Camden Redevelopment Agency 2022 EPA Revolving Loan Fund Subgrant and Loan, State Hazardous Discharge Site Remediation Fund grant (\$1,967,944), that will be used to remediate the site wide historic fill material.

3.3 Alternative No. 3 – Site-wide Historic Fill Material Removal

Under this alternative, the remedial action will pertain to the entire site, with excavation extending to various depths across the 14.7 acre site. Most of the fill material was observed to end at about the 1 foot depth interval with locally deeper fill material observed in the northern portion of the site and shallower layers of fill material (0-2 feet) in the more southern portions of the site. Approximately 145,585 tons of impacted soils will be removed, disposed of off-site and replaced with clean fill.

Selection of this alternative is expected to result, upon completion, in unrestricted future use of the site. No engineered cap would be installed, as no contaminated materials would remain on site.

3.3.1 Effectiveness

This alternative would be immediately effective by removal of all contaminated soils. The remedial action should result in unrestricted future use of the site.

3.3.2 Sustainability and Resilience

The site-wide remediation alternative compares unfavorably to Alternative 2 (described in Section 3.2) with regard to sustainability metrics. The approach would result in increased energy use, greenhouse gas emissions, and landfill disposal volume.

This approach compares favorably to Alternatives 1 and 2 in resilience metrics, such as the continuing protectiveness of the remedy in light of reasonably foreseeable changing climate conditions and allows for no restrictions on future land use. This alternative would be ideal in that there would be unrestricted use of the site.

3.3.3 Implementability

This alternative is feasible and implementable. This approach will involve the work elements described in Section 3.2, with the exception of the emplacement of a clean soil cap, and deed notice.. While it is implementable, compared to Alternative 2, this option would be more difficult and costly due to the greater excavation depth required.

3.3.4 Operation and Maintenance

This approach, upon successful implementation, would allow for unrestricted use of the site. No ongoing operation and maintenance of remedial systems would be required.



3.3.5 Institutional Controls

This approach, upon successful implementation, would provide for the removal of all contaminated soil from the site. No Deed Notice is required. As the current presence of HFM is the reason that a groundwater CEA may be required under other scenarios, a CEA would not be required if the HFM is removed from the site.

3.3.6 Cost

To implement this strategy, a total of approximately 145,585 tons of soil would be excavated, disposed, and replaced with clean fill. Total project costs for this alternative are estimated at \$8,910,768.

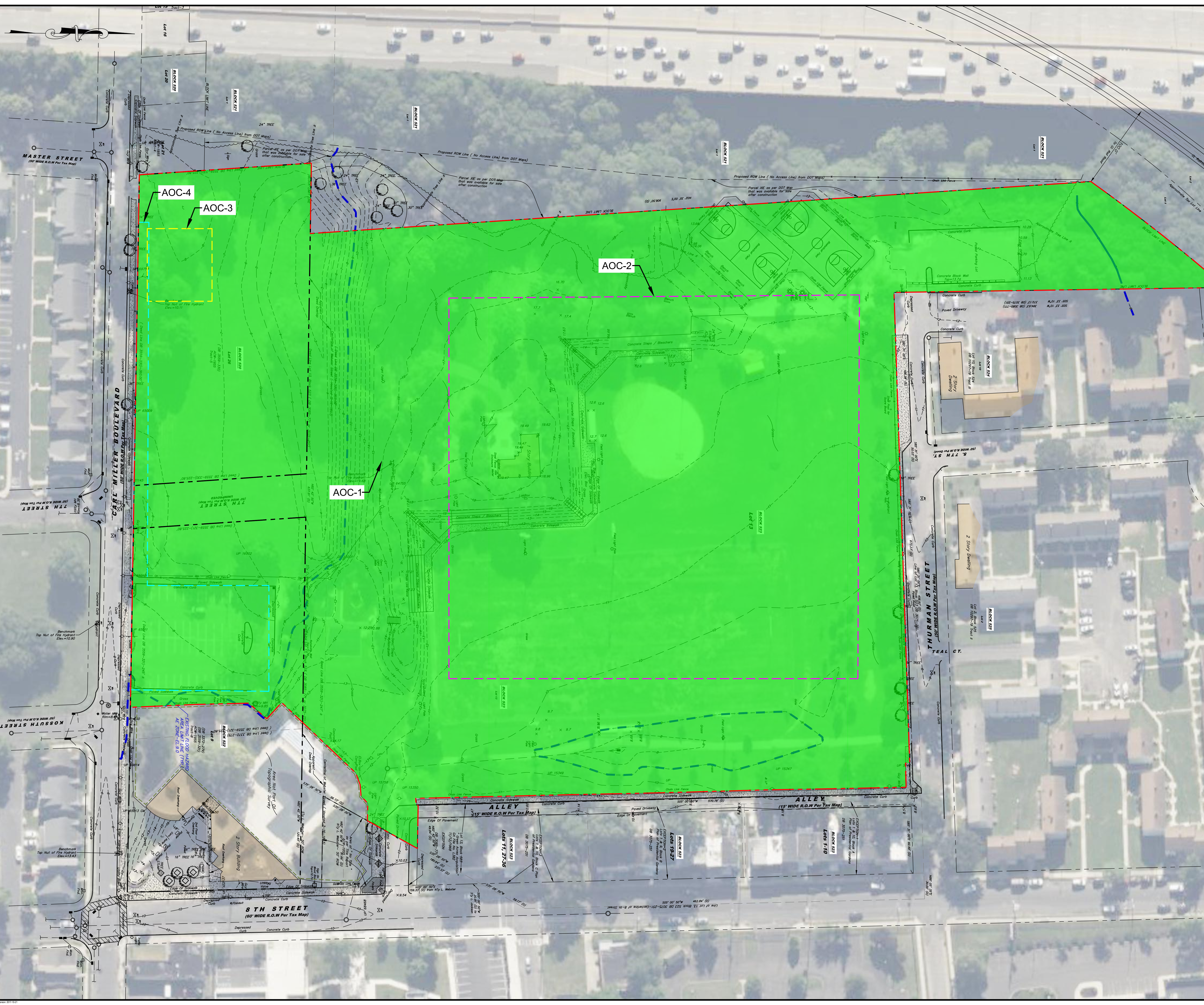
3.4 Preferred Alternative

The preferred alternative is Alternative No. 2 – Site-wide Historic Fill Material Capping. Capping the site is a proven method, environmentally effective and productive for long term, community-wide use. Excavation equipment is readily available. Soil capping as proposed eliminates direct contact with contaminants. While alternative 3 could fully address and remove contaminated materials, the scope and cost would be significantly greater than alternative 2. Although limited contamination may still exist, the eventual cap will significantly reduce the potential of human exposure. Future site owners, occupants, and the general public will be provided notice of site environmental conditions by means of the Deed Notice upon completion of remediation activities.



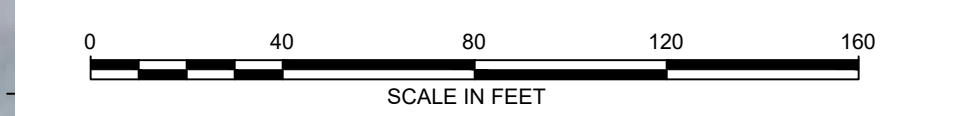
Attachment A
Site Location Map

3647 USER: D:\Users\TJLAPOLLA\OneDrive - TRC Companies\Documents\Projects\CAMDEN\CAMDEN REDEVELOPMENT AGENCY\JOHNSON PARK\CONCERN MAP\FIGURE 2\FIGURE 2.dwg
DRAWING NAME: CAMDEN REDEVELOPMENT AGENCY - JOHNSON PARK - CONCERN MAP - LAYOUT: SITE PLAN AREA OF CONCERN MAP
PLOT DATE: OCTOBER 18, 2024 - 11:02AM
FIGURE 2: LAYOUT: SITE PLAN AREA OF CONCERN MAP



LEGEND

- AOC-1: HISTORIC FILL
- AOC-2: HISTORIC DUMPING
- AOC-3: FORMER SCRAP YARD
- AOC-4: POTENTIAL RESIDENTIAL USTS
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE SITE BOUNDARY



PROJECT: CAMDEN REDEVELOPMENT AGENCY JOHNSON PARK	
TITLE: SITE PLAN AREA OF CONCERN MAP	
DRAWN BY: T. FIEBRANZ	PROJ. NO.: 593196.0000.02
CHECKED BY: T. LAPOLLA	
APPROVED BY:	
DATE: OCTOBER 2024	
FIGURE 2	
1617 JFK Boulevard Suite 510 Philadelphia, PA 19103 Phone: 215.563.2122 www.trccompanies.com	
FILE NO.: 593196.0000.02.SP.dwg	

ATTACHMENT B
Summary of Public Comments and Responses

Judge Johnson Park Cleanup Public Meeting

November 15, 2022

5:30pm via Zoom

Meeting Host: Camden Redevelopment Agency

Discussion

Representatives from Camden Redevelopment Agency, TRC Environmental, and BRS Inc. were available to provide attendees with information regarding the status of the park, proposed remediation, and park rehabilitation as well as discuss the City of Camden's US Environmental Protection Agency brownfields grant applications, due November 22nd. A draft cleanup grant application and ABCA for the Judge Robert B. Johnson Park, located at 723 Carl Miller Boulevard, Camden, NJ, were available for review at the Camden Redevelopment Agency office.

Questions and Answers

OS: Olivette Simpson, CRA

DC: Dave Carlson, TRC

PK: Phil Kunkle, TRC

MC: Michele Christina, BRS

1. What is the contaminant?

MC: As Phil had mentioned, there is a variety of contaminants that were found in the first foot of soil material, as well as, at deeper depths. We are looking to excavate that first one foot of soil and put a clean cap in. Whether it's in the form of new soil and/or some hardscapes so that it will provide a barrier of protection from anybody that is using park and the contaminants of concern.

DC: Michele, how you answered that is a good segue to one of the other questions. Somebody asked about PCBs and are they harmful. So, PCBs, yeah, they are harmful if you are exposed to them, if you eat them, if you get them in the water. But, one of the things that was part of the process that the CRA and the County did, was once they found out that there were PCBs, pesticides, metals and SVOCs out there, they went out and sampled the top one foot. That is all that people are exposed to, the top one foot. So, in that top one foot, there's no PCBs, no pesticides and no metals that are over any state

limits. What's there is SVOCs. For those of you who don't know what Semi Volatile Organic Compounds are, this is like tar, what's in the street, what holds the asphalt together in the street. Now, it's in the soil at way lower concentrations. It's in the parts per million concentrations. It's fine in the street, because it's all glued and stuck together. It's not fine in the soil because it's on little particles. You play out there, kids play and can get exposed to it. But, there are no PCBs, no metals and no pesticides in that top one foot. There is just the same thing that's in the street, basically.

2. What was the business that contaminated the soil?

MC: As far as the business, there was a former junk yard. But, by and large, that historic fill is usually imported material that was brought in to raise the elevation of this site. It was likely contaminated before it was brought in.

PK: It would have been contaminated before it came in by definition. At this point now, just by the nature of the stuff that was found in it, it was impacted before it was brought in. There's no doubt about it. This is material that was dirty before it was brought into the site. The vast majority of the site, about three quarters of the site, used to be wetlands. It used to be completely wet. There used to be a stream that drained all the way out to the Delaware River that ran through there, in the late 1800s. This area looked a lot different before anything was done, before that part of Camden was developed to the extent that it is now.

3. Was the ground water tested and is it contaminated? Does the contamination that we are seeing at the site in the soil, warrant a ground water investigation?

DC: NJDEP has rules about ground water contamination. They have rules to which you do different things when the ground is contaminated in different ways. For example, when tanks at gas stations leak, it puts gasoline down there on the water and it can spread. Spread is a concern. The problem out here at this site is historic fill material. There is nothing in there like gasoline, nothing that's volatile that you can get fumes from, or that it's going to travel distances. So, this historic fill material like we have in the park, is everywhere. It's everywhere in this state. If you go up and down the Delaware River, it's all along Delaware River shore. It's on the shore of every single water body. It filled up all of the old swamps. What the state does is, they make the owner of the property, the City in this case, go through a long study. We have to make sure that nobody is exposed to that water, that there is nobody who's drinking the water. As crazy as it seems, there are actually a couple of wells in the City of Camden. We have to make sure that nobody is exposed to the water. Then it will get a notice on its deed that says nobody can drink this water. Basically, we make sure that nobody is using the water. Then we put a deed notice on the property, so that no one ever will. That's what is done to protect the ground water and to keep people from being exposed to the ground water.

4. What has been done to notify the community of the problem?

MC: I'm not sure what the City has done to notify the community but there will be a sign posted at the site. If anybody has any questions, what so ever, it will have Phil's name and contact information. Any follow up questions on the site can be addressed to Phil. In addition, as Phil had mentioned, we are working on getting a couple of reports with the testing data in it. Those reports will be posted on the CRAs website. We are working to get that up so that anybody can access those reports and review them.

5. Why is Coopers Ferry involved in a city park and is the new train coming to Camden building a stop there?

MC: Coopers Ferry is involved because the County is taking the lead with developing the Park construction improvements. Coopers Ferry is their representative in the City of Camden to help move the construction of the park improvements forward. That is who the County uses to help with the work that they are doing for park improvements. Regarding the new train station being built at this location, that is not on the table as far as I'm aware of. We are only talking about redeveloping this park as more park. It's going to be park improvements that Brian talked about, new fields, etc. There is no question, as far as I'm aware of, as far as the reuse of the park as a train station.

6. You are not doing a good job of protecting our children from whatever is in the park, they climb the fence and play in it every day. What are you going to do to better that problem?

MC: There seems to be concern of people on the park. We weren't aware of that, we thought the park had been shut down and people were not on it. We can reach out to the City, make them aware of this to see what they can do to prevent access. One of things that will eventually happen is that a fence will be put around the park. Maybe we can look at moving that forward, sooner than later in order to avoid people getting on the site.

7. No one in the city could tell me anything about the park not public works, the park department or the mayor's office. What do you plan on doing to inform the residents?

MC: There is concern about getting information to the community. Like I said, we are working to get the reports on the CRA website. You will also have this meeting being that is being recorded and will be accessible on the both the CRA and City websites. In addition, there are going to be public meetings associated with the park improvements. They are trying to schedule the next one in January. We will know more information at that time. We will also have periodic meetings next year to talk about the cleanup. Once we know what the schedule is and make sure that all of the funding is in place to do the cleanup, we will provide more information about the anticipated time frame for all of that work. In addition, what usually happens when the county is working on redeveloping park projects, they will bring the in the CRA. The CRA will touch upon and answer any questions

regarding what has been happening with the environmental investigation and cleanup activities. That is another way that we can keep everybody informed as to what is happening on the cleanup front and how successful we've been with getting funding lined up, etc.

8. Is there going to be a new pool?

MC: We love that idea as far as you guys bringing your ideas for what the park should be when the park improvements are made with Camden County. Definitely bring those ideas to the meetings that will be scheduled by Camden County. The first one is anticipated sometime in January. That's the kind of feedback that absolutely, positively that the County needs to hear as far as what amenities you want to see in the park.

9. For kids who played in the grass daily due to football, what are some symptoms or setbacks from exposure to what you found?

Dave: People are concerned with kids, and with yourself, like I said before, our job is to protect human health and the environment. Protecting the environment will be the long, slow, hard and expensive process of making this park clean enough to meet the standards for everybody. At this point, it's a new development and a surprise to everybody. What I would say is, you're not going to get hurt walking through the park. What the danger is out here in the park is based on ingesting, eating dirt. I know that sounds a little crazy. I did notice that there was at least one person that was with the local athletic organization. I didn't catch the group. You know if you play football out there, you eat dirt. People walking around out there are really not in danger. You don't want to be planting your face on the infield on that baseball field. That's where danger comes. That's how you protect human health right now until the city puts a fence around it. There's not much else you can do. Stay out of the park. If you do go into the park, don't eat the dirt. Don't play in the dirt. Don't get on your knees, etc.

Audience Member: I was the one who posed that question. We understand that we should not be in the grass at this point. The fact is that we were doing it and nobody knew, for a prolonged period of time. I wanted to know, what should we be looking out for in the kids to make sure that they are ok. What type of symptoms, from being exposed to that, for a prolonged period of time should we look for?

Dave: Everybody's different as to how they react to anything from a flu bug to a wasp sting. Like I said earlier, the contamination in the top one foot of soil, the SVOCs, it's really the same chemicals that are in the street. They're in asphalt. They are things with crazy names like Benzo A anthracene, Benzo A pyrene. They are the same stuff that's in the street. So, don't want to say that there's not going to be anybody that is going to get any effects. Talk to your doctor. Tell the doctor that the kids were exposed to historic fill material. He'll tell you what to look for. I hope it's ok if I talk for a second. You hear what I

do for a living. I'm an LSRP. I've been doing this stuff for a long time, 30-40 years. We have annual physicals. We are exposed to this stuff, not just in a park, I go out and work in refineries and other places. We get standard testing, make sure your livers working, your liver enzymes are good, make sure you're fine. That's what doctors would do to check it. That kind of thing. Talk to your doctor. The risks are small. The levels are set to be safe. The state is very conservative when they set the cleanup levels. The City has got to meet it. I'm sure that nobody at the City wants to spend four million dollars to do this. But, it's necessary. They've just got to do it, even though the State sets the standards to be really, really safe.

MC: Are there any additional Questions?

END OF Q & A

No additional comments were received outside of the public meeting.

EPA Grant Application PUBLIC MEETING

Wednesday, November 15th at 5:30pm

Virtual Meeting via Zoom

Meeting ID: 857 0829 8229

Passcode: 211810

Judge Johnson Park - Sign In Sheet

Name	Organization	Contact
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Fillmore	Resident	Not provided
R.L	Centerville Simbas	Not provided
Reneikia Hill	Resident	Not provided
Will Davis	Resident	Not provided
Sam Torres	Resident	Not provided
Name Not Provided	Resident	Not provided
Name Not Provided	Resident	Not provided
Name Not Provided	Resident	Not provided
Name Not Provided	Resident	Not provided