Analysis of Brownfields Cleanup Alternatives

Reliable Tire
1115 Chestnut Street
(Block 1302, Lots 1)
Camden, New Jersey

Prepared by BRS, Inc. for the

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

January 2023

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CONTENTS

ATTACHMENTS

1 INTRODUCTION & BACKGROUND

Reliable Tire is located at 1115 Chestnut Streets, comprising approximately 1.98 acres across Block 1302, Lots as described by the City of Camden for tax purposes. Reliable Tire is currently an unimproved lot covered with grass.

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. 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, implement ability, 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).

1.1 Site Description and Previous Uses

The subject site formerly operated as the Camden Pottery Company, a pottery manufacturing operation, from approximately 1906 until 1964 and as Reliable Tire Company from 1964 until 1999. The site included vacant buildings from 1999 until 2011. A fire consumed the onsite buildings in June 2011, and the site has been vacant unimproved land since 2011.

1.2 Surrounding Land Use

The subject site is located in the Gateway neighborhood redevelopment area of Camden, NJ on an irregularly-shaped parcel approximately 1.98 acres in area. It is bounded to the north by Mt. Vernon

Street, to the east by Orchard Street, to the south by Chestnut Street, and to the west by a railroad easement granted to the Delaware River Port Authority. The surrounding area includes commercial, residential and industrial uses. The surrounding area includes commercial, residential and industrial uses. Ownership of the site is listed as the City of Camden.

1.3 Project Goal (Reuse Plan)

The redevelopment activities for the property will be preparing the site for reuse. The Camden Redevelopment Agency has received EPA approval for the use of brownfield Revolving Loan Fund (RLF) monies to extend a subgrant to the City of Camden.

1.4 Summary of Environmental Conditions

TTI Environmental, Inc. (TTI) conducted a Preliminary Assessment (PA) dated February 4, 2021 for 1115 Chestnut Street (Block 1302, Lot 1) (site) located in Camden, Camden County, New Jersey. TTI is currently conducting Site and Remedial Investigation activities. The site consists of approximately 1.98 acres and is currently an unimproved lot covered with grass. The site formerly operated as the Camden Pottery Company, a pottery manufacturing operation, from approximately 1906 until 1964 and as Reliable Tire Company from 1964 until 1999. The site included vacant buildings from 1999 until 2011.

TTI Environmental, Inc. identified a total of 10 AOCs in the PA and geophysical survey conducted by Delta Geophysics (Delta). A Site Investigation was recommended for all AOCs except AOC 5: Electrical Transformers and Capacitors. AOC narratives are listed below.

- **AOC 1: 3 Regulated Heating Oil UST and 2 Unknown UST** – The three USTs are located in the southeastern portion of the site and, according to NJDEP documents, were installed prior to 1947 and have not been in use since 1960. The geophysical survey identified a metallic anomaly consistent with a potential product line running southwest from the three USTs and three metallic covers above the three USTs. It is considered that the former USTs is representative of a potential release at the site in the event of a system failure or a leak from the USTs prior to their being taken out of service and emptied. It is recommended that a Site Investigation (SI) be conducted of the USTs and the USTs be properly removed or abandoned in place.

  The two unknown USTs were identified during the site inspection and geophysical survey. Two cylindrical, approximately 30-foot by 9-foot metallic anomalies were identified at approximately three to four feet below the surface. Delta concluded that the anomalies were consistent with USTs. The length and width of the anomalies are consistent with the sizes of 10,000-12,000-gallon USTs. No records of the two USTs were identified at the site and considers that the USTs to be representative of a potential release at the site in the event of a system failure or a leak from the USTs. SI has been recommended for the USTs and the USTs properly removed or abandoned in place.

- **AOC 2: Former Loading/ Unloading Area** – Historical fire insurance maps and historical aerial photographs identify a former rail line running onto the western portion of the site and through the southern portion of the site prior to approximately 1965. The rail lines ran to a packaging and warehouse facility in the southeastern corner of the site. The site historically operated as the Camden Pottery Company, a pottery manufacturing facility, from approximately 1906 until 1964. Historical pottery manufacturing operations would

require the use of various metals, paints, and machinery utilizing lubricating fluids. These materials were likely delivered onto the site via the rail line on the southern portion of the site and unloaded into the warehouse/packaging building in the southeastern portion of the site. The historical transfer of pottery manufacturing materials in the former loading/unloading area to be an AOC due to the potential for releases at the site in the event of material spills. It was recommended that an SI be conducted to further investigate this AOC.

- **AOC 3: Potential Historic Fill Material** – From historical resources review, the site is identified within the Camden, NJ Quadrangle in an area that is not within a represented fill area. An elevated railroad easement granted to Delaware River Port adjoins the site to the west and former rail lines ran from the elevated railroad onto the site. Historic fill material is depicted along portions of the elevated railroad and is considered that the rail lines extended from the elevated line onto the site to be representative of potential historic fill at the site. It was recommended that an SI be conducted to further investigate this AOC.
- **AOC 4: Potential Buried Debris Material** – The site historically included approximately ten structures associated with the former Reliable Tire Co. and Camden Pottery Company operations. The buildings burned down in 2010 and the remains of the buildings were demolished in 2016. Debris remaining at the site following the burning and demolition of the former site buildings may be remaining in the subsurface at the site. Elevated soil conductivity levels were detected in the northern portion of the site in the area of former site buildings during a geophysical survey. The elevated conductivity may represent buried metallic building materials or other metallic debris which could be hazardous. It was recommended that an SI be conducted to further investigate this AOC.
- **AOC 5: Pole- mounted Dry-Type Transformers** – AOC 5 was identified by TTI, who observed three pole-mounted transformers on the sidewalk bordering the northern boundary of the site. The transformers were not within the boundaries of the site but a spill of transformer fluid from the transformers may impact the site. The transformers appeared to be in good condition and no evidence of a spill of transformer fluid in the area of the transformers was observed. No further action is warranted for this AOC.
- **AOC 6: Former Transformer Room** – During the review of historical documents associated with the site, a former transformer room depicted in the southwestern portion of the site beneath the former rail lines on were identified. It is considered that the former transformer room represent a potential past release of transformer fluid to the subsurface at the site. An SI was recommended to be conducted to further investigate this AOC.
- **AOC 7: Former Rail Lines** – During the review of historical resources, a former rail line running onto the western portion of the site and through the southern portion of the site prior to approximately 1965. The rail lines ran to packaging and warehouse facility in the southeastern corner of the site. Historical rail lines represent the potential for the percolation of metals, polychlorinated biphenyls (PCBs,) and polycyclic aromatic hydrocarbons (PAHs) through surficial soils into the subsurface. It was recommended that an SI be conducted to further investigate this AOC.
- **AOC 8: Former Pottery Manufacturing Operation** – The site formerly operated as the Camden Pottery Company, a pottery manufacturing operation, from approximately 1906 until 1964. Historical pottery manufacturing operations would require the use of various

metals, paints, finishing chemicals, and machinery utilizing lubricating fluids. The site also historically included at least ten kilns used to heat the pottery materials. Kilns typically utilize coal, electricity, and wood as a fuel source but may have utilized fuel oil. During the geophysical survey, an unknown utility line was identified running from the northeastern boundary of the site to the south, terminating in the area of the three heating oil USTs. The unknown utility line was potentially used to transport petroleum/hazardous materials through the site and represents a potential threat of a past release in the event of a leak. It is considered that the former pottery manufacturing operation to be representative of a potential release at the site. An SI was recommended to be conducted for further investigate this AOC.

- **AOC 9: Former Coal Pile** – An exterior coal pile on the southern portion of the site was identified from historical resources. The coal pile was likely used to fuel the kilns associated with the pottery manufacturing operation at the site and to fuel trains making deliveries at the site. It is assumed that coal was stored on bare soil. Coal is known to contain hazardous materials, including mercury, polycyclic aromatic hydrocarbons (PAHs) and heavy metals. These compounds would enter the environment due to rainwater washing over the coal, allowing the dissolved compounds to enter soil and groundwater; this runoff can be acidic. The compounds present in this runoff are toxic, persistent and can bioaccumulate in the environment (i.e. mercury). It was recommended an SI for this AOC.
- **AOC 10: Historical Fire** – The approximately ten former structures at the site burned down in June 2011. At the time of the fire, the site was vacant of operations and had most recently operated as a warehouse and wholesale distribution center for Reliable Tire. It likely that tire material was left at the site at the time of the fire based on the size of the Reliable Tire warehouse facility and that hazardous materials may have been released into the subsurface during the pyrolysis of tire materials. The City of Camden Fire Department report for the historical fire also identified approximately 100 gallons of an unknown liquid and approximately 40 to 50 gallons of an unknown blue liquid that were spilled during the fire. The fire was extinguished using water according to the City of Camden Fire Department Report and no foam was used during the incident. Per- and polyfluoroalkyl substances (PFAS) contamination are not a concern at the site. An SI for this AOC was recommended.

Additional investigations were necessary for AOCs 1, 2, 3, 4, 6, 7, 8, 9, and 10 (i.e. all AOCs except AOC 5). Between 2021 and 2023, TTI conducted supplemental site investigations and remedial investigations. TTI recommended the removal of the three heating oil and two unknown USTs per NJDEP UST removal guidance for AOC 1. TTI recommended the hotspot remediation of soils impacted by AOCs 3 and 4. No further investigation or remediation was recommended for AOCs 2, 6, 7, 8, 9, and 10.

1.5 Physical Setting

The site is flat. The elevation at the subject property is approximately 11 feet above mean sea level, according to the United States Geological Survey (USGS) 2014 Camden, NJ 7.5 Minute topographic quadrangle map. Soils at the subject site are identified as urban land. The parent material for soils at the subject site consist of disturbed and natural soil material.

The site is also 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.

The site is underlain by the Potomac Formation of the Upper Cretaceous/Lower Cremanian Age. The bedrock lithology includes fine- to coarse-grained sand interbedded with white, red or yellow clay. The surficial geology at the site is identified as the Cape May Formation, Unit 2, which includes a lithology of sand, pebble gravel, minor silt, clay, peat, and cobble gravel.

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.

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*
- *Underground Storage Tank Rules, N.J.A.C. 7:14B-9*
- *NJDEP Technical Guidance for Investigation of Underground Storage Tank Systems*

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 reference remediation standards for groundwater will be the current version of Class II-A Groundwater Quality Criteria (GWQC) published in *Groundwater Quality Standards* (N.J.A.C 7:9C).

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) UST and Hot Spot Soil Removal

Alternative No. 3) Site-wide Remediation

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 for possible development would not be possible.

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 – UST and Hot Spot Soil Removal

Prior to reuse of the site, the City must remove the three heating oil and two unknown USTs per NJDEP UST removal guidance, including the update and/or registration of the USTs with NJDEP. HDSRF funding will be used for all further assessment and investigative work.

TTI is currently conducting a SI/RI of AOCs 3 and 4 (Historic Fill Material and Buried Debris). SI sampling of AOCs 3 and 4 identified benzo(a)pyrene and lead above the RDCSRS in TP-4 and TP-6 respectively. TTI conducted additional soil sampling to delineate benzo(a)pyrene contamination to a 10 foot wide by 10 foot long by 5 foot deep volume of soil. Additional soil sampling was conducted to delineate lead contamination to a 20 feet wide by 15 feet long by 5 foot deep volume of soil. Contaminated soils associated with AOCs 3 and 4 will be removed as part of hotspot remediation of soils via excavation.

Under this alternative, the remedial action will include registering the USTs for closure and removal of the USTs. HDSRF funds will be used to conduct the sampling under the tanks to assess impacts from USTs. EPA grant funds will be used for the UST removal, soil excavation, and emplacement of the cap to address historic fill at the site. Remediation is not anticipated to include an Engineering Control or recording of a deed notice for soil. However, a virtual groundwater classification exemption area (CEA) as Institutional Controls will be conducted.

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

- The USTs shall be removed from the excavation following cleaning activities. The USTs shall be made unusable by cutting a hole through the metal top and hauled to a scrap facility for recycling. The tasks will also include sampling and analysis of tank base soils to complete site investigation activities and tank closure requirements.
- Groundwater encountered during tanks and soil removal will be pumped from the excavation cavity to an onsite holding tank for characterization analysis and disposal off-site.
- Excavated soils for disposal will be sampled and characterized in accordance with the requirements of the designated disposal facility. The tasks will also include the emplacement of clean backfill.
- Restore site with topsoil and seed.
- In addition, an indefinite duration groundwater Classification Exception Area (CEA) will be established to prohibit groundwater use on the site.

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

3.2.1 Effectiveness

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

- Achieving technical and administrative compliance with the NJDEP site remediation regulations.
- Removal of most of contaminated fill material. Although some contamination still exists, the hot spot soil removal and CEA will significantly reduce the potential of human exposure.

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 of site soils by focusing on hot spot areas and transport by truck to offsite disposal facilities, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

3.2.3 Implementability

Removal of USTs and impacted soil is a conventional means of addressing this type of contaminant. Emplacement of clean soils as a type of remedy is a widely used and accepted practice for remediating the 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 CEA, prepared in accordance with NJDEP guidance and template, are relatively routine administrative submissions.

3.2.4 Operation and Maintenance

No Operation and Maintenance is anticipated upon completion of remediation.

3.2.5 Institutional Controls

This alternative will require the following Institutional Controls:

- A CEA for groundwater.

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) UST Closure and Removal including dewatering activities;

6) Removal of 200 tons of contaminated soil;
7) Abandon all groundwater monitoring wells;
8) Procurement and testing of clean fill cap materials;
9) Site restoration, including vegetative cover;
10) Prepare UST Closure Report and Remedial Action Report;
11) Prepare CEA.

The estimated cost for this cleanup alternative is $289,360. The Camden Redevelopment Agency has requested USEPA brownfield Revolving Loan Fund (RLF) monies ($118,525 plus an additional $155,678) for remediation at the Reliable Tire site, and to extend a subgrant to the City of Camden for the same. EPA subgrant funds will be used to remediate known soil hot spots and the UST.

3.3 Alternative No. 3 – Site-wide Remediation

Under this alternative, the remedial action will pertain to the entire site. Remedial activities will include registering the USTs for closure; removal of the USTs; and removal of impacted soils, in some cases to 15 feet below grade. Approximately 3,593 tons of impacted soils will be removed, disposed of off-site and replaced with clean fill. Groundwater encountered during tank and soil removal will be pumped from the excavation cavity to an onsite holding tank for characterization analysis and disposal off-site.

Selection of this alternative is expected to result, upon completion, in unrestricted future use of the site, with the exception of groundwater.

3.3.1 Effectiveness

This alternative would be immediately effective by removal of the UST, its contents and 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 Alternative 1 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. In addition, all excavated areas will be backfilled with clean soil.

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 impacted soil is the reason

that a groundwater CEA is required under other scenarios, a CEA would not be required if the impacted soil is removed from the site.

3.3.6 Cost

To implement this strategy, groundwater monitoring wells would be fully abandoned and a total of approximately 3,593 tons of soil would be excavated, disposed, and replaced with clean fill. Total project costs for this alternative are estimated at $515,291.00.

3.4 Preferred Alternative

The preferred alternative is Alternative No. 2 – UST and Hot Spot Soil Removal. UST and hot spot soil removal as proposed eliminates direct contact with contaminants and removes the source of impacted groundwater. Although limited contamination may still exist, the eventual CEA will significantly reduce the potential of human exposure.

The remedial remedy can be completed within the timeframe of the USEPA Brownfields RLF monies.

Attachment A
Site Location Map

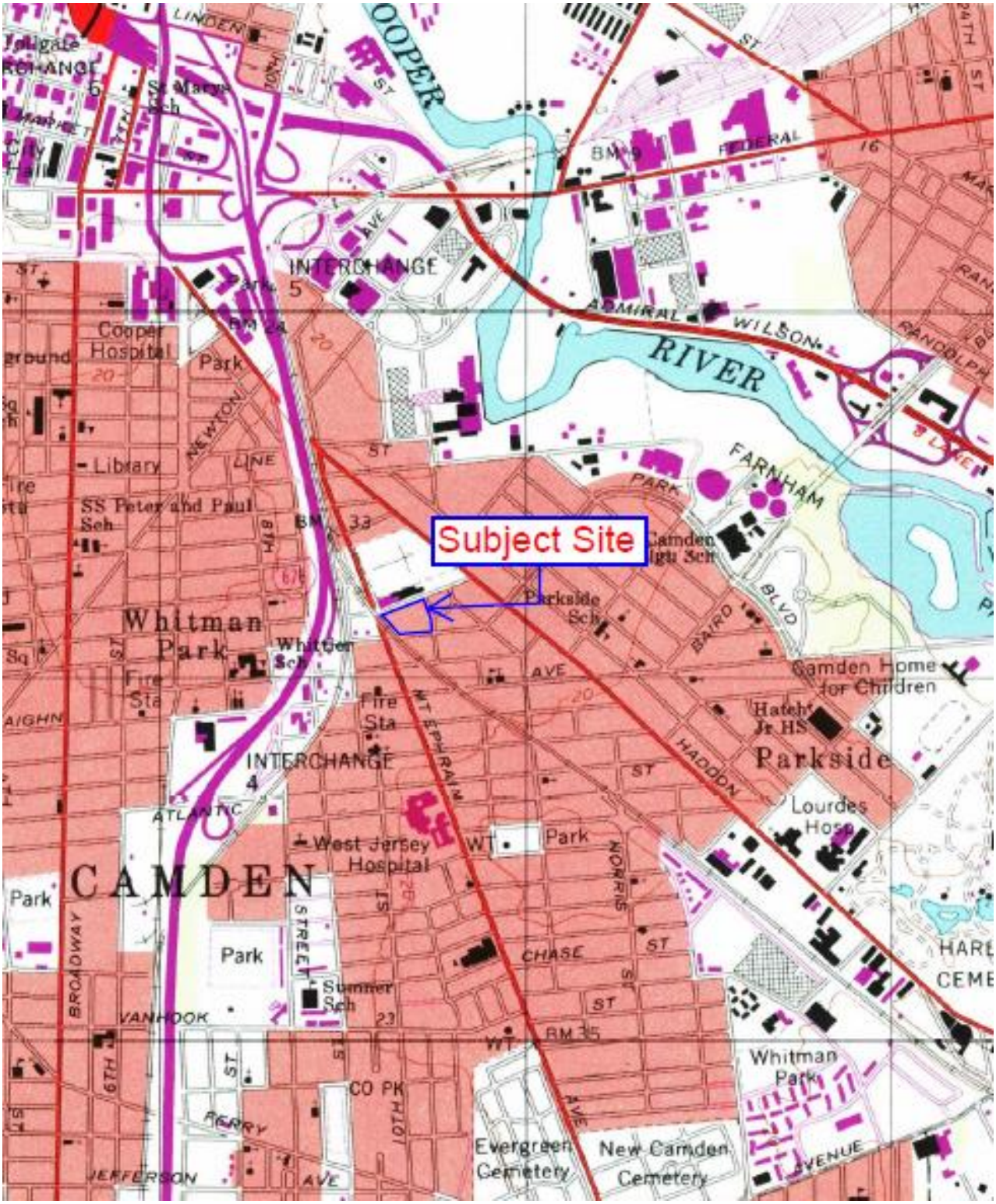

Figure 1.0:

Regional Site Location Map

Reliable Tire Co.
1115 Chestnut Street
Block 1302, Lot 1
Camden, Camden County,
New Jersey 08103

TTI Environmental, Inc.
www.ttienv.com

SCALE	DRAWN BY	DATE
1:7,500	USGS	1/2021
PROJECT	APP'D BY	DRAWING NO.
20-763	AB	1.0

Figure 5.0:

AOC Map

Reliable Tire Co.
1115 Chestnut Street
Block 1302, Lot 1
Camden, Camden County, New Jersey 08103

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TTI Environmental, Inc.
www.ttienv.com

SCALE	DRAWN BY	DATE
As Shown	TTI	1/2021
PROJECT	APP'D BY	DRAWING NO.
20-763	AB	5.0

ATTACHMENT B

Summary of Public Comments and Responses

Reliable Tire – Parkside Business & Community in Partnership Meeting
6:00pm September 28, 2023
KIPP Hatch Middle School
1875 Park Boulevard
Remediation Presentation

As part of the regularly scheduled Parkside Business & Community in Partnership (PBCP) meeting, information was presented by Michele Christina, BRS, Inc. regarding the proposal Remedial Action for the Reliable Tire site located at 1115 Chestnut Street. A copy of the PBCP meeting agenda and the Reliable Tire Presentation follow. The Analysis of Brownfield Cleanup Alternatives has been posted on the Document Repository for the project hosted on the Camden Redevelopment Agency website.

The following provides a summation of the questions and responses provided during the Reliable Tire presentation:

QUESTION: When is the cleanup expected to be completed?

> **RESPONSE (from Michele Christina, BRS, Inc.)**: We expect to see the field work start in February/March 2024. If all goes according to plan and there is no contamination associated with the fire underground storage tanks, we expect to be done with the field work in April. Then it will likely be a year before the administrative paperwork requirements are wrapped up with the NJDEP.

QUESTION: What are the long-term plans for the site?

> **RESPONSE (from Olivette Simpson, Interim Executive Director of the Camden Redevelopment Agency)**: I want to thank and recognize two Commissioners from the CRA Board for joining us; Councilman Collins and Commissioner Tash Gainey-Humphreys.
>
> After the remediation at the Reliable Tire site been completed, a lite industrial or manufacturing use for the site is planned.

PARKSIDE
BUSINESS & COMMUNITY IN PARTNERSHIP

OSCAR R. SPENCER
CHAIRPERSON

BRIDGET PHIFER
EXECUTIVE DIRECTOR

Parkside Community Meeting
Wednesday, September 27th, 2023
6pm – 8pm

1. Prayer

2. Welcome: Oscar R. Spencer, PBCIP Board Chair

3. Invited guest speakers: (order TBD)

   - Chris Collins – 2nd Ward Councilman – The Collins Report. A snapshot of highlights within the 2nd Ward and Camden city.
   - Ronsha Dickerson & Byheijja Sabree - co founders, Camden Parents and Student Union
   - Michele Christina – Brownsfield Redevelopment Solutions, Inc. Consultant for Camden Redevelopment Agency (CRA) for the Reliable Tire Site.
   - 5th Legislative District Assemblyman – William "Bill" Spearman & NJ Office of the Treasury – NJ Anchor Tax Program. Here to Help!!
   - Haddon Avenue Street Festival – Saturday, September 30th 12-6 pm
   - PBCIP Membership – Ends October 9th, 2023. ARE YOU IN??

4. Neighborhood News: **PARKSIDE – RIGHT PLACE, RIGHT TIME, RIGHT HERE!!**

   - **Bell Pharmacy** awarded cannabis license to open The Camden Apothecary. This is a historic first for Camden city. Look for grand opening!!!
   - **Arts Activation in Parkside –** look for mural art on the walls of Parkside businesses, Bell Pharmacy, Luby's, Donkey & façade improvements to businesses on Haddon.
   - **Curate Noir Market –** "Open for Business" at 1327 Haddon Ave. It's holiday time!!
   - **Day Party on the Ave –** In the LEARNING GARDEN on Fridays from 4-7 pm.
   - **Listen to PARKSIDE SPEAKS –** Live feed on what's happening in Parkside every???
   - Have you seen the new myCamden app???
   - Please watch our **Facebook, Twitter, Next Door and Instagram** Media pages for updates and other community news events!!! Please provide you **cell number** for **membership TEXTS!!!**

COMMUNITY MEETING UPDATE: The PBCIP board voted to hold community meetings, bi-monthly starting in 2023. All 2024 meetings will be held on the last Wednesday bi-monthly from January, March, May, July/August, September then 2 consecutive meetings, November & December which includes the Annual Membership meeting. All meetings will be held @ the Camden County Historical Society, 1900 Park Blvd. Starting at 6pm. Unless otherwise stated.

Next meeting date November 15th, 2023

5. Adjournment

1487 KENWOOD AVENUE • CAMDEN, NJ 08103
PHONE: (856) 964-0440 • FAX: (856) 964-3664

Reliable Tire Site Environmental Remediation

COMMUNITY INFORMATION MEETING

Hosted by: Parkside Business & Community in Partnership (PBCIP)

KIPP Hatch Middle School
1875 Park Blvd., Camden, NJ

Wednesday September 27, 2023
6:00 PM

Introductions

- Olivette Simpson,

  Interim Executive Director,

  Camden Redevelopment Agency

- Michele Christina

  BRS, Inc.

Project Team

US Environmental Protection Agency

NJ Department of Environmental Protection

Camden Redevelopment Agency

City of Camden

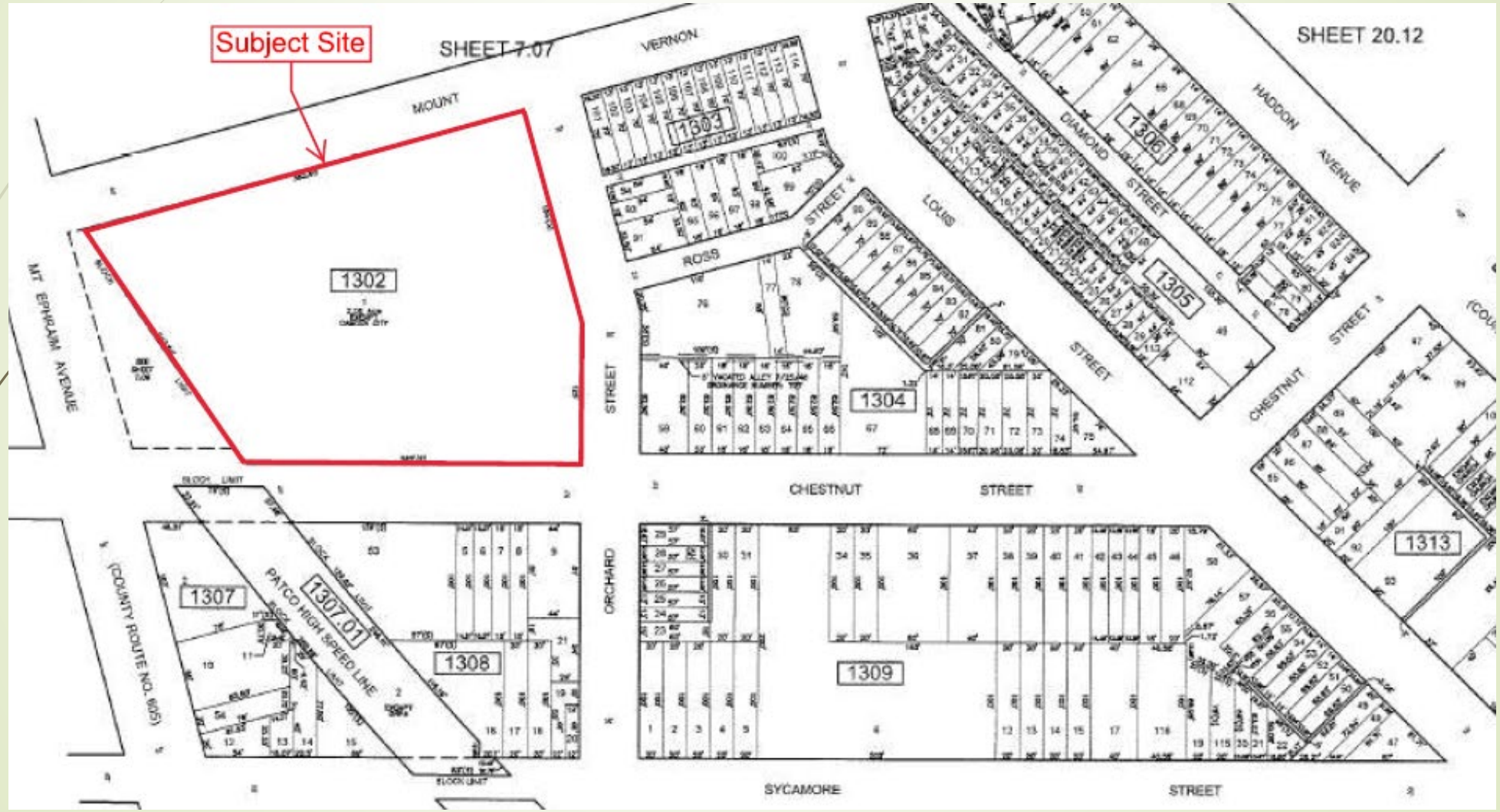
NJ Economic Development Authority

Brownfield Redevelopment Solutions, Inc

Information Being Presented:

- Background
- Existing Conditions
- Project Overview
- Remediation Phase
- Site Improvements
- Schedule
- Communication

Site Location



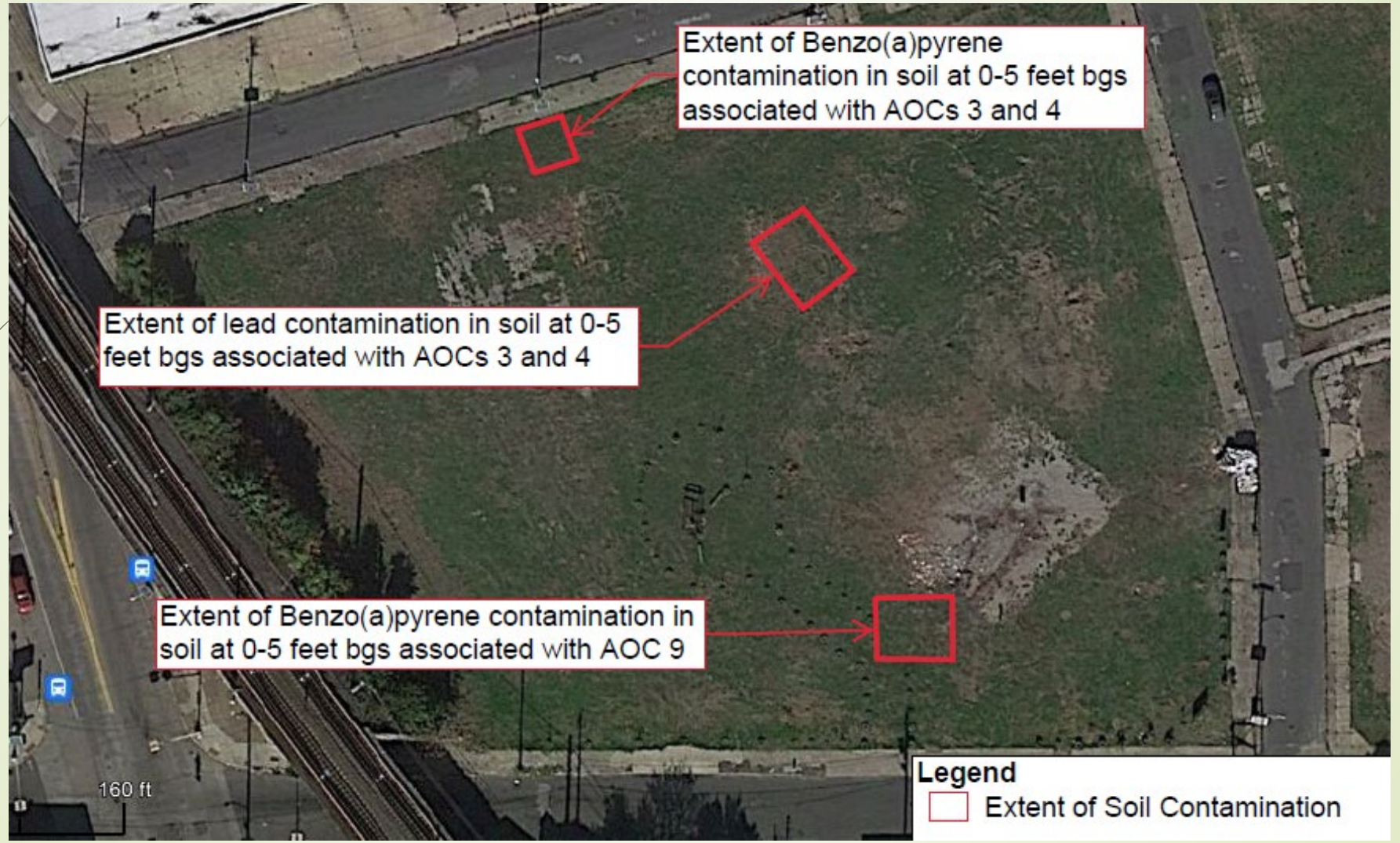
Overview of Contamination:

- Soils at the site have been impacted from historical site operations including the Camden Pottery Company (a pottery manufacturer) and Reliable Tire Co. (a tire warehouse and wholesale distributor which burned down).
- In 2020, TTI was hired by the CRA to serve as the Licensed Site Remediation Professional (LSRP) at the Reliable Tire Site.
- TTI conducted soil testing at the site and found benzo(a)pyrene, benzo(a)anthracene, lead, and mercury in soils at concentrations exceeding those allowed by NJDEP regulations.
- TTI identified five Underground Storage Tanks that were not properly closed out.

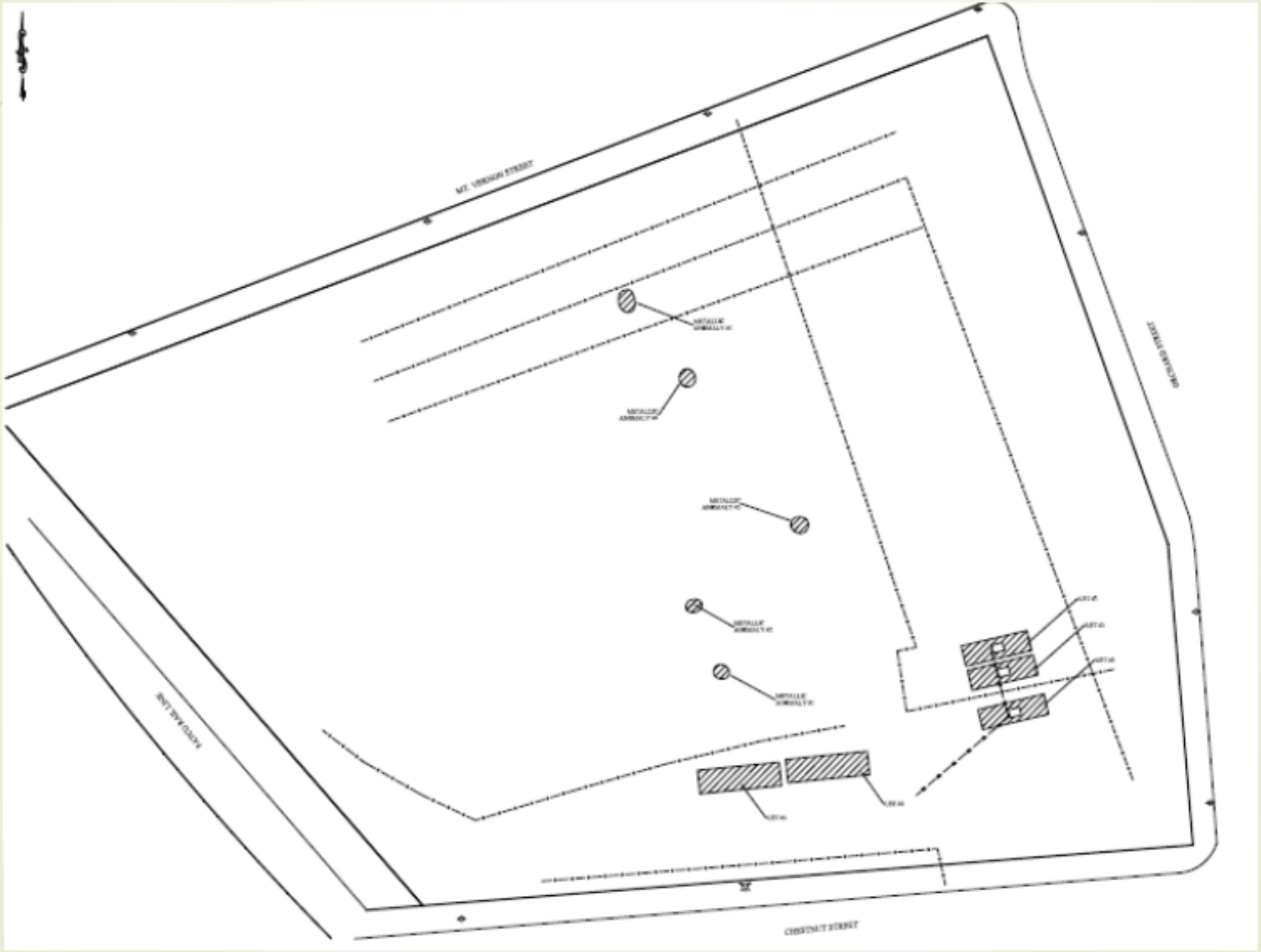
Activities to be Conducted

- Procure a Remediation Contractor
- Remove and Dispose of Five USTs
- Assess whether or not any of the USTs leaked
- Excavation and Off-Site Disposal of Three Contaminated Soil Areas
- Paperwork!

Soil Contamination To be Cleaned Up



USTs to Be Removed



Tentative Schedule

- Go out to Bid for Environmental Contractor October 2023
- On Site Remediation Phase Early 2024

Questions or Comments?

More Information Can be Found on the CRA Website:

http://camdenredevelopment.org/Projects/Brownfield-Projects/The-Reliable-Tire-Site.aspx

THANK YOU!


NJ EDA
ECONOMIC DEVELOPMENT AUTHORITY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