

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development-Brownfields

Resolution No.: 04-09-25B

Resolution Title:

Resolution Authorizing an Application for and Acceptance of a Remedial Investigation Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$100,806.00 for Certain Land Designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map

Project Summary:

- S. Yaffa & Sons, Inc. has been cited for illegally importing and storing soil material on property owned by Weyhill Realty Holdings, LLC d/b/a WRH I, LLC, an affiliated entity. These activities have also encroached upon property owned by the City and CRA as well as other private properties located in Block 331 of the City of Camden Tax Map. The City now owns the Weyhill properties in Block 331 which the city acquired by tax foreclosure in 2023.
- This resolution addresses land designated as Tax Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map and known as the Yaffa Dirt Pile site (the Yaffa Site).
- Preliminary sampling data of the soil material on the Yaffa Site indicates the presence of elevated levels of contamination, which requires additional remedial investigation.
- The State of New Jersey provides grants for conducting environmental assessment and investigation of contaminated sites through the Hazardous Discharge Site Remediation Fund (“HDSRF”).
- CRA has received notification that NJ DEP has reviewed the technical aspects of an application for a HDSRF grant for remedial investigation of the certain impacted parcels within Block 331 and has recommended approval of the application.
- This resolution authorizes CRA to apply for and accept a remedial investigation grant in the amount of \$100,806.00 from the NJ DEP’s HDSRF for the Yaffa Site.
- The HDSRF grant covers 100% of requested funding for the remedial investigation, and no match or cost share is required.
- CRA by Resolution No.: 03-09-22A, CRA executed a Shared Services Agreement with the City to act on its behalf to secure and manage brownfield and other funding for the City-owned parcels and to contract for environmental and professional services.

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

Purpose of Resolution:

To apply for and accept a remedial investigation grant

Award Process:

N/A

Cost Not to Exceed:

\$100,806.00

Total Project Cost:

TBD

Source of Funds:

HDSRF Grant - \$100,806.00

**Resolution Authorizing an Application for and Acceptance of a
Remedial Investigation Grant from the New Jersey Hazardous Discharge Site Remediation
Fund in an Amount Not to Exceed \$100,806.00 for Certain Land Designated as
Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114
of the City of Camden Tax Map**

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

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

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

WHEREAS, the City now owns the Weyhill properties that were acquired by the city through tax foreclosure in 2013; and

WHEREAS, the subject of this resolution is to address land designated as Tax Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map known as the Yaffa Dirt Pile site (the “Yaffa Site”); and

WHEREAS, preliminary sampling of data indicates the presence of elevated levels of contamination in the soils, which requires additional environmental assessment and investigation; and

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

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

WHEREAS, this resolution authorizes the CRA to apply for and accept a grant in the amount of \$100,806.00 from the HDSRF for the remedial investigation at the Yaffa Site; and

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

WHEREAS, CRA meets the HDSRF criteria for demonstrating a commitment to redevelopment of the site within three years from the completion of the remediation by securing other stable financial funding sources to leverage the HDSRF grant, including a \$100,806.00 Brownfield Impact Fund grant from the New Jersey Economic Development Authority (“NJEDA”), a \$164,560.00 Brownfield Revolving Loan Fund Subgrant from the City of Camden Redevelopment Agency, and a grant of up to \$5 million from the City of Camden’s American Recovery Act funding.

04-09-25B (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to apply for and accept a New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Fund grant for the remedial investigation of the Yaffa Site for an amount not to exceed \$100,806.00; and

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

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

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

04-09-25B (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Gilbert Harden, Sr.**

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit A

TAX BLOCK 331 - YAFFA SITE

Tax Lots	Street Address	Owner Name
46	602 CHESTNUT ST	CAMDEN CITY
50 as well as 41,48,49,52	SS CHESTNUT 60 E 6TH	CAMDEN CITY
54 as well as 55-65	624-644 CHESTNUT ST	CAMDEN CITY
67	NW SYCAMORE & 7TH	CAMDEN CITY
75	619 SYCAMORE ST	CAMDEN CITY
80	601-609 SYCAMORE ST	CAMDEN CITY
114	604 CHESTNUT ST	CAMDEN CITY
86	1114 SO 6TH ST	CAMDEN CITY
87	1112 SO 6TH ST	CAMDEN CITY
89	1108 SO 6TH ST	CAMDEN REDEVELOPMENT AGENCY
113	602 1/2 CHESTNUT ST	CAMDEN CITY
City filed a condemnation complaint; City and Owner reached a settlement for the city to acquire the property.		
53	620 CHESTNUT ST	MCCONNELL, JAMES & SOUDAN, CARLTON