

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 09-04-13E

**Resolution Title:**

Resolution Amending Resolution 08-01-13D which Authorized  
the City of Camden Redevelopment Agency to Enter into an Option Agreement  
for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc.  
for the Sale and Redevelopment of Certain Properties in the Lanning Square  
Redevelopment Area by Extending the Term

**Project Summary:**

- CRA by Resolution 08-01-13C designated Cooper Lanning Square Renaissance School Facilities, Inc. Redeveloper (the "Redeveloper") of certain parcels in Tax Blocks 191, 192, 195, and 196 for new educational, open space, and/or retail uses ("Project Area C") as set forth in Exhibit A attached.
- CRA by Resolution 08-01-13D authorized an Option Agreement with the Redeveloper for Project Area C.
- Redeveloper seeks to amend Resolution 08-01-13D by extending the term of the option agreement from one (1) year to two (2) years

**Purpose of Resolution:**

To amend Resolution 08-01-13D by extending the term of an Option Agreement

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** N/A

09-04-13E

**Resolution Amending Resolution 08-01-13D which Authorized  
the City of Camden Redevelopment Agency to Enter into an Option Agreement  
for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc.  
for the Sale and Redevelopment of Certain Properties in the Lanning Square  
Redevelopment Area by Extending the Term**

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

**WHEREAS**, the City Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Lanning Square Redevelopment Plan as to certain land within the City and described therein; and

**WHEREAS**, City Council designated the CRA as redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and to carry out redevelopment projects within the Lanning Square Redevelopment Area; and

**WHEREAS**, CRA by Resolution 08-01-13C designated Cooper Lanning Square Renaissance School Facilities, Inc. (the “Redeveloper”) of certain parcels in Tax Blocks 191, 192, 195, and 196 for new educational, open space, and/or retail uses as set forth in Exhibit “A” attached to this Resolution (“Project Area C”); and

**09-04-13E (cont'd)**

**WHEREAS**, CRA by Resolution 08-01-13D, authorized entry into an Option Agreement for Project Area C between the CRA and the Redeveloper; and

**WHEREAS**, CRA and the Redeveloper now propose to amend Resolution 08-01-13D by extending the term of such Agreement from one (1) year to two (2) years from the date of the execution of the Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency Resolution that 08-01-13D is hereby amended to change the term of the Option Agreement from one (1) year to two (2) years and that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into an Option Agreement with Cooper Lanning Square Renaissance School Facilities, Inc., Redeveloper for Project Area C, as described in Exhibit A attached to this Resolution.

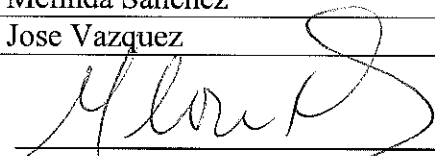
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.


09-04-13E (cont'd)

ON MOTION OF: Vance Bowman

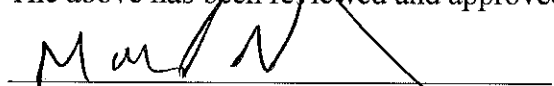
SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Gloria Pena  
Chairperson

ATTEST:   
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.  
Board Counsel

09-04-13E

**EXHIBIT "A"**  
**PROPERTY LIST**  
**COOPER - PROJECT AREA C**

#	Block	Lot	Address	Neighborhood	CRA Owned	To Be Transferred to CRA by City
1	191	2	441 Henry St	Lanning Square		x
2	191	3	443 Henry St.	Lanning Square		x
3	191	4	445 Henry St.	Lanning Square		x
4	191	9	449 Henry St.	Lanning Square		x
5	191	10	451 Henry St.	Lanning Square		x
6	191	63	444 West St.	Lanning Square	x	
7	192	21	443 S. 5th St.	Lanning Square	x	
8	192	22	445 S. 5th St.	Lanning Square	x	
9	192	23	447 S. 5th St.	Lanning Square	x	
10	192	24	NW 5th & Berkley St.	Lanning Square		x
11	192	26	459 Berkley St.	Lanning Square	x	
12	192	27		Lanning Square	x	
13	192	28	455 Berkley St.	Lanning Square	x	
14	192	29	453 Berkley St.	Lanning Square	x	
15	192	30	452 Henry St.	Lanning Square	x	
16	192	31	450 Henry St.	Lanning Square	x	
17	192	32	448 Henry St.	Lanning Square	x	
18	192	33	446 Henry St.	Lanning Square	x	
19	192	34	444 Henry St.	Lanning Square	x	
20	195	36	442 Berkley St.	Lanning Square	x	
21	195	37	444 Berkley St.	Lanning Square	x	
22	195	42	512 West St.	Lanning Square		x
23	195	46	520-522 West St.	Lanning Square		x
24	196	48	454-456 Berkley St.	Lanning Square		x
25	196	54	511 S. 5th St.	Lanning Square		x
26	196	57	517 S. 5th St.	Lanning Square		x
27	196	58	519 S. 5th St.	Lanning Square		x
28	196	59	445 Clinton St.	Lanning Square		x
29	196	61	512 Henry St.	Lanning Square		x
				Total	15	14

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

**Resolution No.:** 09-04-13F

**Resolution Title:**

Resolution Authorizing the Camden Redevelopment Agency to Enter into  
an Access Agreement with the New Jersey Department of Environmental Protection  
Regarding Certain Portions of the Harrison Avenue Landfill

**Project Summary:**

- The CRA intends to utilize the southern portion of the Harrison Avenue Landfill for a solar field, open space, wetlands restoration and habitat restoration
- NJ DEP proposes to undertake the design of a the wetlands restoration project on the southern portion of the Harrison Avenue Landfill (currently Block 809 lot 7)
- The project area for the above activities is that portion of the Landfill not included in The Salvation Army Kroc Center property
- NJ DEP will pay for the design work out of its own wetlands restoration funds and will not require any financial contribution or match from the CRA
- NJDEP requires a written access agreement with the CRA in order to conduct the above activities

**Purpose of Resolution:**

Authorize an access agreement to allow NJDEP to design wetlands restoration project at no cost to CRA

**Award Process:**

N/A

**Cost Not To Exceed:**

No cost to the CRA. Design of the wetlands restoration will be paid from dedicated New Jersey Wetlands Mitigation funds directly by NJ DEP

**Total Project Cost:**

\$21.0 million (remediation cost)

**Source of Funds:**

The eventual project will be paid from a variety of grant or direct payment sources such as US EPA, HDSRF, US Army Corps of Engineers

09-04-13F

**Resolution Authorizing the Camden Redevelopment Agency to  
Enter into an Access Agreement with the New Jersey Department  
of Environmental Protection Regarding Certain Portions of  
the Harrison Avenue Landfill**

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

**WHEREAS**, the City Council of the City of Camden designated the CRA as the redevelopment entity pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40: 12A-1 et seq.) to implement redevelopment plans and carry out redevelopment projects within the Cramer Hill Redevelopment Area, particularly the Harrison Avenue Landfill Redevelopment Project; and

**WHEREAS**, the CRA, in accordance with the Cramer Hill Redevelopment Plan, intends to redevelop/utilize the southern portion of the Harrison Avenue Landfill and also the portion along the waterfront of the Delaware and Cooper Rivers, currently designated as Block 809 Lot 7, (being those portions of the Harrison Avenue Landfill not within the boundaries of the parcels conveyed to or proposed to be conveyed to The Salvation Army) for open space, wetlands restoration, habitat restoration and solar power generation; and

**09-04-13F (cont'd)**

**WHEREAS**, the New Jersey Department of Environmental (DEP) proposes to undertake the design of the wetlands restoration at its own expense, without any financial contribution or match on the part of the CRA; and

**WHEREAS**, the DEP requires access to the Harrison Avenue Landfill to complete the design and has requested a written access agreement from the CRA, the owner of the property,

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to enter into a written access agreement with the New Jersey Department of Environmental Protection in order to allow that entity to access Block 809 Lot 7 of the Harrison Avenue Landfill for activities related to the investigation and design of a wetland restoration project; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is authorized and directed to execute an access agreement with the DEP, in a form acceptable to the General Counsel of the CRA, and to take all actions and execute all documents necessary to carry out the purpose of this resolution.

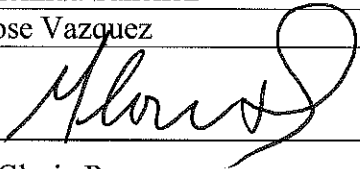


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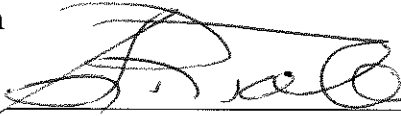
ON MOTION OF: Vance Bowman

SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		


  
\_\_\_\_\_

Gloria Pena  
Chairperson

ATTEST:   
\_\_\_\_\_

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.  
Board Counsel

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Executive Office

**Resolution No.:** 09-04-13G

**Resolution Title:**

Resolution Amending Resolution 12-06-12A and Authorizing  
the City of Camden Redevelopment Agency to Sell Block 284,  
Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP

**Project Summary:**

- The CRA owns the land identified as Block 284 Lots 13 and 14, also known as 701 and 703 Broadway, respectively (the "Subject Property"). By Resolution 12-06-12A the CRA authorized the conveyance of the Subject Property to Camden Townhouse Associates II, LP for Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00).
- Subsequent to the adoption of Resolution 12-06-12A it was determined that the correct entity to receive title to the Subject Property is Broadway Townhouses, LP who owns the adjacent property at 705 Broadway. 705 Broadway includes a building that is integrated with the building located on the Subject Property. Broadway Townhouses, LP has a previous redevelopment agreement with the CRA for 175 residential units that includes the property at 705 Broadway.
- The CRA has not yet taken any action under Resolution 12-06-12A. The proposed sale to Broadway Townhouses, LP would be under the same terms and conditions as the prior sale authorized under Resolution 12-06-12A.

**Purposes of Resolution:**

To amend Resolution 12-06-12A to change the name of the Purchaser and  
Authorize the sale of Block 284, Lots 13 & 14 to Broadway Townhouses, LP

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

N/A

09-04-13G

**Resolution Amending Resolution 12-06-12A and Authorizing the Camden  
Redevelopment Agency to Sell Block 284,  
Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP**

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

**WHEREAS**, the CRA owns the properties located on Block 284, Lots 13 & 14, also known as 701 & 703 Broadway( the "Subject Property"); and

**WHEREAS**, by resolution 12-06-12A the CRA authorized the sale of the Subject Property to Camden Townhouse Associates II, LP for the amount of Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00) which is the current land value assessment placed on the Subject Property by the City of Camden tax assessor; and

**WHEREAS**, Camden Towhouse Associates II, LP was named as the Purchaser of the Subject Property in Resolution 12-06-12A based upon information provided to the CRA by the redeveloper; and

**09-04-13G (cont'd)**

**WHEREAS**, subsequent to the adoption of Resolution 12-06-12A it was brought to the attention of CRA that while Camden Townhouse Associates II, LP was a redeveloper of several residential units in the City of Camden under a different redevelopment agreement with the CRA, it was not the redevelopment entity that developed and has owned the redevelopment project that included 705 Broadway which is adjacent to the Subject Property; and

**WHEREAS**, the building that was constructed on the Subject Property by the redeveloper, at the cost and expense of the redeveloper was integrated into the building that was constructed on 705 Broadway at the time of its construction so that title to the Subject Property should be placed in the same name as the title owner of 705 Broadway; and

**WHEREAS**, Broadway Townhouses, LP entered into a redevelopment agreement with the CRA on August 25, 1989 (amended on December 28, 1989) which redevelopment agreement provided for the development of 175 residential units in the City of Camden and which redevelopment agreement also included the property known as 705 Broadway; and

**WHEREAS**, Broadway Townhouses, LP is the current owner of 705 Broadway and has been the owner of that property for many years and appears to be the correct entity to obtain title to the Subject Property; and

**09-04-13G (cont'd)**

**WHEREAS**, if the Subject Property is conveyed to Broadway Townhouses, LP the Subject Property will continue to be used as part of the prior redevelopment project of 175 residential units; and

**WHEREAS**, the CRA has not yet taken action pursuant to Resolution 12-06-12A and has not yet conveyed the Subject Property to Camden Townhouse Associates II, LP; <sup>ca</sup> and

**WHEREAS**, the CRA now desires to amend Resolution 12-06-12A to correct the name of the entity that will take title to the Subject Property under the same terms and conditions as set forth in Resolution 12-06-12A; and

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that Resolution 12-06-12A is hereby amended to change the name of the Purchaser of the Subject Property from Camden Townhouse Associates II, LP to Broadway Townhouses, LP; and

**BE IT FUTHER RESOLVED** that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to sell Block 284, Lots 13 and 14 (701 & 703 Broadway), Camden, New Jersey to Broadway Townhouses, LP for the purchase price of Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00), and

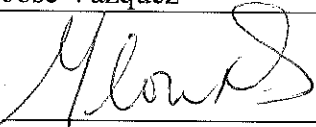
**BE IT FUTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to enter into an agreement of sale and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

09-04-13G (cont'd)

ON MOTION OF: Jose Vazquez

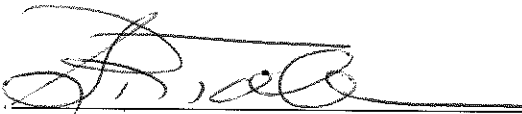
SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		



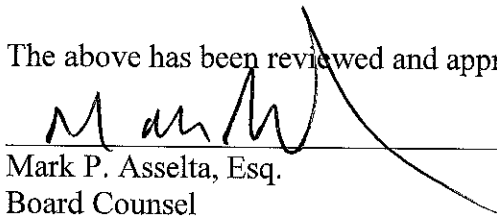
Gloria Pena  
Chairperson

ATTEST:



Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

**THE CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Executive Office

**Resolution No.:** 09-04-13H

**Resolution Title:**

*CITY OF CAMDEN REDEVELOPMENT AGENCY*  
Resolution Posthumously Commending Frank Fulbrook for Distinguished Service

**Project Summary:**

N/A

**Purpose of Resolution:**

To recognize distinguished service.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

N/A

**Source of Funds:**

N/A

09-04-13H

***CITY OF CAMDEN REDEVELOPMENT AGENCY***  
**Resolution Posthumously Commending Frank Fulbrook for Distinguished Service**

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

**WHEREAS**, Frank Fulbrook was an enthusiastic, devoted, and well-informed member of the public, affectionately regarded as a citizen lawyer for causes he believed were in the best interest of the City of Camden;

**WHEREAS**, he regularly participated in the meetings of the CRA Board of Commissioners; and on many occasions shared the historical background and relevance of certain board actions; and

**WHEREAS**, through many independent works, Mr. Fulbrook contributed significantly to the redevelopment of the City of Camden; and

**WHEREAS**, Mr. Fulbrook lived, worked and played in the City of Camden; and

**WHEREAS**, the impact of his leadership is evident in his personal contributions to the redevelopment of the Cooper Grant neighborhood, where he was a co-founder and vice president of the Cooper Grant Neighborhood Association, and taught at nearby Rutgers University; and

**WHEREAS**, in serving with passion, diligence and distinction, Mr. Fulbrook was vigilant in supporting the CRA mission: to seize opportunities to organize and implement development and investment activities across the City that generate social and economic benefits for Camden residents and businesses for years to come; and

**WHEREAS**, CRA periodically honors the distinguished service of individuals who dedicate their lives to serving the public with honor, integrity, and high professional standards,



09-04-13H (cont'd)

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the Camden Redevelopment Agency salutes Frank Fulbrook for his contributions and love for the City of Camden, and mourns his passing on August 27, 2013 with this Resolution and with the poem *I Dreamed in a Dream* by Walt Whitman, another who lived, worked and played in Camden:

*"I dream'd in a dream I saw a city invincible to the attacks of the  
Whole of the rest of the earth,  
I dream'd that was the new city of Friends,  
Nothing was greater there than the quality of robust love, it led the rest,  
It was seen every hour in the actions of the men of that city,  
All in their looks and words."*

ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	/		
Vance Bowman	/		
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	/		
Melinda Sanchez	/		
Jose Vazquez	/		



Gloria Pena  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director