



**FY2026 Application for EPA Brownfields Cleanup Grant  
Block 331 of Former S. Yaffa & Sons Facility Site  
Application Information Sheet**

1. Applicant Identification:

City of Camden  
Office of the Mayor  
520 Market St  
City Hall, Room 400  
P.O. Box 95120  
Camden, NJ 08101-5120  
Phone: 856-757-7200

2. Website URL: [www.CamdenNJ.gov](http://www.CamdenNJ.gov)

3. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$2,500,000

4. Location:

- a. City of Camden
- b. Camden County
- c. New Jersey

5. Property Information: Block 331 of Former S. Yaffa & Sons Site

619 Chestnut Street  
Camden, NJ 08103  
See map attached

6. Contacts

- a. Project Director: Olivette Simpson  
Executive Director  
Camden Redevelopment Agency  
City Hall, Suite 1300  
520 Market Street  
Camden, NJ 08101  
Phone: 856-757-7600  
[olsimpo@camdennj.gov](mailto:olsimpo@camdennj.gov)

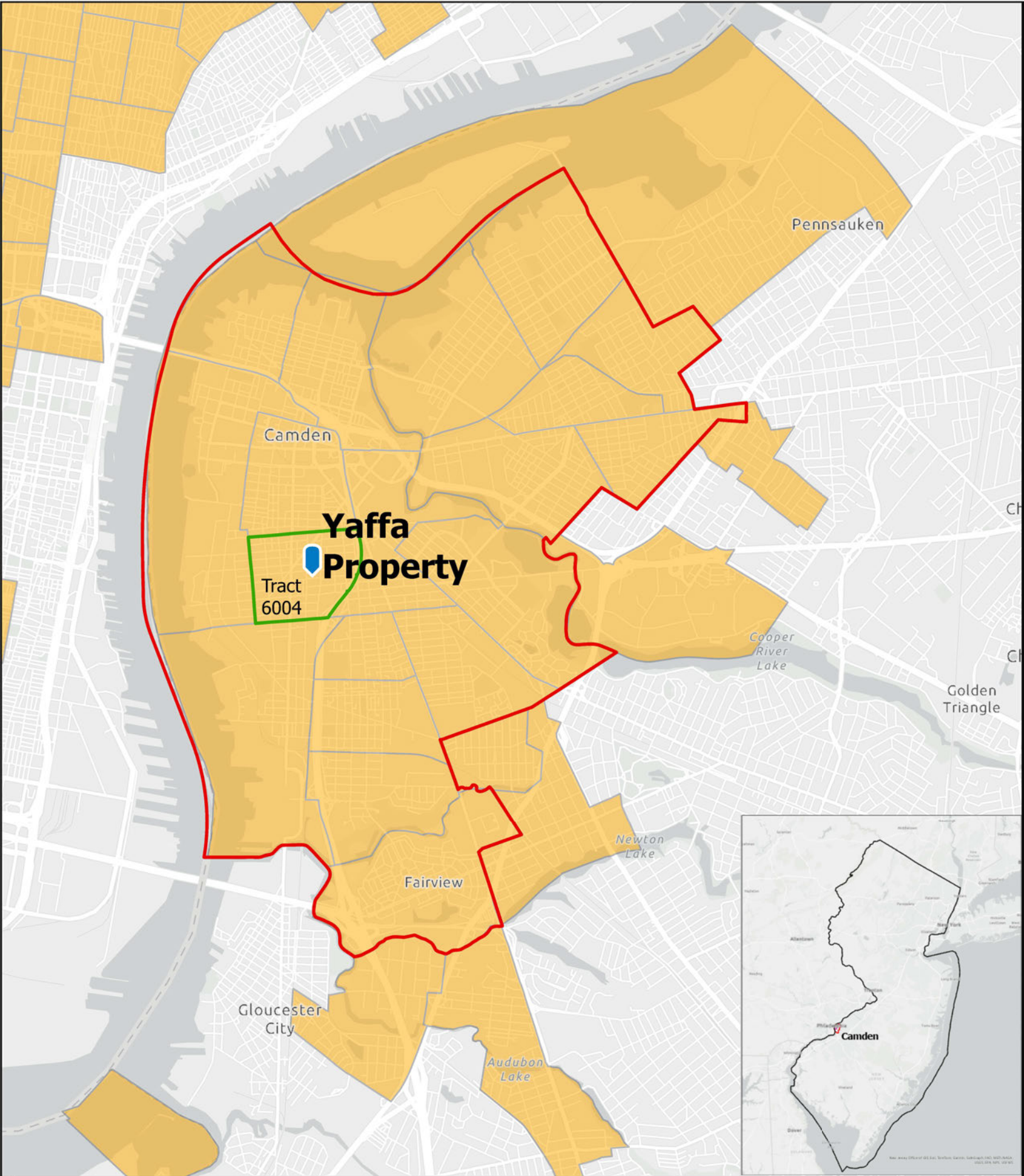
b. Chief Executive: Honorable Victor G. Carstarphen  
 Office of the Mayor  
 520 Market St  
 City Hall, Room 400  
 P.O. Box 95120  
 Camden, NJ 08101-5120  
 Phone: 856-757-7200  
 Email: [Mayor@camdennj.gov](mailto:Mayor@camdennj.gov)

7. Population: City of Camden: 71,749 (Source: 2024 US Census)

8. Other Factors Checklist:

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
<b>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</b>	<b>3</b>
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	n/a
<b>The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.</b>	<b>2</b>
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

9. Releasing Copies of Applications: Not applicable



CAMDEN - AREAS OF PERSISTENT POVERTY  
EPA

-  Priority Sites
-  Camden Boundary
-  Bergen Square
-  Areas of Persistent Poverty

## NARRATIVE

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **Target Area and Brownfields**

a. Overview of Brownfield Challenges and Description of Target Area: Camden, New Jersey is located on the Delaware River, across from Philadelphia, PA. Industrial development came early to Camden, taking advantage of our waterfront and easy access to New York, agricultural South Jersey, Philadelphia, and points west. By World War II, Camden was home to the largest shipyard in the world, the iconic Campbell Soup company, and RCA Victor, once the world's largest manufacturer of phonographs. These jobs attracted waves of immigration resulting in a vibrant and diverse city, and the population continued to grow until the 1950s, when new technologies and competition took industries elsewhere.

The decline of Camden's industrial base has saddled the city with an overwhelming number of brownfield sites. According to the NJ Department of Environmental Protection (NJDEP) Known Contaminated Sites list, there are 212 confirmed brownfield sites in the City of Camden, with a total area of 6,697 acres. In addition to two EPA NPL sites, this high concentration of brownfield sites equates to one brownfield site for every 31 acres. Brownfields contribute to endemic poverty, crime, and lack of economic development and job opportunities in a city without sufficient resources to address such wide swaths of contaminated property. These sites represent lost tax revenue, lost jobs, and a reduced ability to overcome chronic issues of poverty, unemployment, and health and safety hazards.

The brownfield site targeted by this grant is in the heart of the Bergen Square neighborhood. Bergen Square is a community of nearly 2,800 people in the center of Camden. Bergen Square is bounded by residential and commercial corridors to the north and south, Interstate 676 to the east, and South 3<sup>rd</sup> Street to the west, beyond which lies heavy industry separating the neighborhood from the Delaware River. The neighborhood is characterized by a high concentration of brownfield sites, many of which are extensive vacant lots that once had commercial and industrial uses, interspersed with abandoned and occupied rowhomes. These grant funds will enable the completion of the remediation, facilitating redevelopment of a key block within Bergen Square, serving as a catalyst for revitalizing the many brownfield sites in Bergen Square. It will address a major source of fear, frustration and demand for action, offering the opportunity to change the future for a community that has suffered from an extreme and protracted case of illegal dumping.

b. Description of the Proposed Brownfield Site: The Target Site for cleanup funds is Block 331, the Yaffa property (Site), a 1.6-acre site making up almost a full city block, located at 619 Chestnut Street in census tract 6004, in the Bergen Square neighborhood. The area surrounding the Yaffa site is mostly residential, including occupied and abandoned multi-family and row homes, with a few commercial uses. A 500-student high school recently opened just east of the site.

Historic operations from 1891 through 1994 include automotive repair, junk storage, and a junkyard. Contaminated fill containing construction debris was illegally stockpiled on site. It is unclear when junkyard operations ceased and the stockpiling of soil began, but NJDEP records indicate a history of regulatory non-compliance spanning decades. On April 20, 2020, the property was purchased by Weyhill Realty Holdings, LLC, who continued to dump this type of material at the site for several years until the soil pile reached nearly 45 feet in height, dwarfing the surrounding buildings, blocking sunlight, encroaching upon neighboring properties, and creating an atmosphere of blight. Residents felt helpless as their neighborhood was quite literally being used as a dumping ground for others' debris. The pile also posed an enormous physical threat to residents, as it was steep and unstable, and a significant source of nonpoint source pollution as soil

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from the site was washed off site during precipitation events, clogging the storm drains, resulting in street flooding. Fugitive dust perpetually blew down the street, creating an unsafe atmosphere for residents and for children walking to the nearby high school. NJDEP and City orders and citations were ignored for years, but when the County Health Department issued a Cease-and-Desist order in 2022, the City gained the legal authority to begin to address the issues. In February 2023 the city took possession of the site and removed 59,757 tons of contaminated soil, 10,080 tons of construction waste, 4,521 tons of solid waste, 105 tons of tires, and 15 drums. The huge mountain of contaminated soil is now gone and the buildings have been demolished, finally enabling site assessment of the underlying soil at this now vacant site.

Soil sampling indicates the presence of contaminated soil from over 100 years of commercial use. PCBs at a maximum concentration of 17 ppm are mixed in historic fill containing elevated levels of PAHs, PFAS, and metals, including a lead hit of 22,300 ppm. This historic fill layer varies across the site but is generally found extending to 1.5 to 2 feet below grade. In addition to the lead, other hot spots of contamination were found generally at greater depths; arsenic was detected at a concentration of 22.6 ppm at a depth of 8.5 to 9 feet below ground and three soil samples indicated PAHs, PCB, and PFAS impacted soil at 4.5 to 5 feet below grade. Groundwater data indicates the presence of elevated levels of arsenic (10.8 ug/l) and lead (30.1 ug/L) in one well.

### **Revitalization of the Target Area**

c. Reuse Strategy and Alignment with Revitalization Plans: The City and the Camden Redevelopment Agency (CRA) have been meeting with residents about this site for years. The community involvement goals and objectives evolved from extensive community activism by residents and community leaders for the removal of the mountain of contaminated soil to a new focus of redevelopment. Over the past year, the City has worked with thirty four residents and other stakeholders in meetings in the neighborhood to craft a Redevelopment Plan reflective of the community's vision for Block 331. These community members expressed their concerns about the long-term health consequences of the past dumping and a desire to see the site fully renovated. There was a strong preference expressed for residential redevelopment rather than light industrial. Community members were open to having commercial development mixed into the site and were eager for other community assets and amenities to be included. The Plan, slated to be finalized in early 2026, calls for a "vibrant mixture of low-rise, mixed income housing units with retail or community uses on the first floor that will enhance the visual character and vitality of the Bergen Square neighborhood." The Plan also advances the three neighborhood goals articulated in the city's comprehensive master plan, *FutureCAMDEN*: 1) Maintaining and improving the appearance of neighborhoods; 2) Preventing crime and reducing opportunities for it to occur; and 3) Building stronger neighborhoods through public-private partnerships. A goal of the Redevelopment Plan is to also encourage sustainable redevelopment that reduces environmental impact, conserves resources, and strengthens the site's ability to adapt to future conditions. As the site is outside any federally designated flood plain, it is an ideal location and opportunity to enhance the resiliency of this riverfront city through disaster-resistant infill development. The Redevelopment Plan provides the framework and criteria for the CRA to work with and engage the community in the selection of developer(s) to implement the plan, including the negotiation of a community benefits agreement to address affordable housing, open space, neighborhood security, and local jobs.

d. Outcomes and Benefits of Reuse Strategy: Remediation of this site will help to increase the quality of life for city residents by helping to end the vicious cycle of contaminated, vacant land that contributes to community blight and the unwillingness of developers to invest here. It will result in nearly a full city block cleaned up and redeveloped into a mix of neighborhood retail,

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residential and community spaces. The block, long a symbol of neglect, will become ratable properties sparking further redevelopment in Bergen Square. There are two main redevelopment scenarios contemplated by the redevelopment plan: 1) multifamily development in which two stories of apartments (50 units) would be built over approximately 20,000 square feet of first floor commercial. This would allow for approximately fifty apartments and commercial space; and 2) townhouse style development (25 units) and 7,000 square feet of first floor commercial mixed into the development. Each of these scenarios would fit in with the character of the surrounding neighborhood and satisfy the vision of community members. Both scenarios include allowances for open space and other neighborhood amenities. This is also an opportunity to boost Camden's resiliency. The City is at the confluence of two tidally influenced rivers and has experienced an increase in nuisance flooding at regular intervals during high tide events, endangering many commercial and residential properties. Redevelopment of the Yaffa site for new housing and commercial opportunities outside of the floodplain will provide an increase in the disaster resilient locations available to relocate city residents and/or businesses. Further objectives to be contained in the Redevelopment Plan include: encouraging energy-efficient building practices, stormwater management to comply with New Jersey Stormwater Management rules which will require the incorporation of green infrastructure since the redevelopment site is over an acre in size, incorporating sustainable landscaping, planting trees along the streetscape, and the use of solar panels on buildings or parking facilities to offset electricity costs.

### Strategy for Leveraging Resources

e. Resources Needed for Site Characterization: A Remedial Investigation was recently completed. No additional investigation is expected to be necessary, however should any be required, it will be funded 100% with the State HDSRF grant program.

f. Resources Needed for Site Remediation: EPA funding will leverage the almost \$5 million expended from the city and its partners for remediation / soil removal. The EPA funding requested in this application will fully complete the remediation.

g. Resources Needed for Site Reuse: Site reuse activities conducted to date include the community reuse planning (\$65,314), demolition (\$250,180), and acquisition of a residential property surrounded by the Yaffa site to consolidate the block for redevelopment (\$149,688). Private and public investment for redevelopment will be pursued. As one of New Jersey's highly distressed municipalities, developers are eligible for numerous state grants and tax credits for affordable housing and small businesses redevelopment projects in Camden.

Name of Resource	Assessment (1.e), Remediation(1.f), or Reuse (1.g)	Secured or Unsecured?	Additional Details or Information about the Resource
State HDSRF Assessment Grant	1.e.	Secured	\$54,765 for the PA (Phase I), SI planning (Phase II), and soil pile classification. \$100,806 for the Remedial Investigation
NJEDA BIF	1.f.	Secured	\$157,142 awarded for the 2023 removal of a portion of the contaminated soil pile
CRA EPA RLF	1.f	Secured	\$164,560 awarded for the 2023 removal of a portion of the contaminated soil pile
State Transitional Aid	1.f	Secured	\$2 million awarded and expended for the 2024 removal of a portion of the contaminated soil pile and acquisition
Coronavirus State and Local Fiscal Recovery Fund	1.e, 1.f, and 1.g	Secured	\$3 million awarded and fully expended for the 2024 removal of the balance of the contaminated soil pile, conducting the SI (Phase II), and funding the preparation of the Redevelopment Plan for the site.

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Camden County Improvement Authority	1.g	Secured	\$250,180 for two Chestnut St Demolition efforts inclusive of the Target Site.
Small Business Improvement Grant	1.g	Unsecured	50% of eligible project costs up to \$50,000 for prospective commercial redevelopment
Small Business Lease Grant	1.g	Unsecured	20% of the total annual lease payment for prospective commercial tenants
State ASPIRE	1.g	Unsecured	Tax credit program to support commercial, mixed use and residential redevelopment. A special provision for Camden provides 80% of eligible costs up to \$120MM.
Low Income Housing Tax Credits	1.g	Unsecured	Reduction in federal tax liability to attract private investment in affordable housing.

Documentation that substantiates the secured leveraged funding is attached to this Narrative.

### h. Use of Existing Infrastructure

The Yaffa site and surrounding neighborhood is served by a major bus route one block south of the site, along Kaighn Avenue. Buses connect the neighborhood to the Walter Rand Transportation Center (RiverLINK light-rail, PATCO, Greyhound, and NJ Transit buses) in downtown Camden and on to Philadelphia. The site is also proximate to the State Route 676 on-ramp, a major thoroughfare in southern NJ. The site is served by existing city water, sewer, electric and gas, ready for redevelopment. No additional infrastructure or upgrades are needed for reuse of the site.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

**a. The Community's Need for Funding:** Camden is the poorest municipality in New Jersey. According to the 2023 American Community Survey (ACS) 5-year estimates, the city has a 14.1% unemployment rate, more than double that of the rest of the nation, and of the city's nearly 72,000 residents, 28.5% are living below the poverty line, with about 13% living in deep poverty (earning less than half of the federal poverty level). Camden's poverty, long history of industrial manufacturing, and population density have resulted in a need for both brownfield remediation and safe affordable housing, but the City is unable to meet this demand. In addition, almost half of the assessed property value in Camden is exempt from taxation. According to information published by the state's Multi-Year Recovery Plan for Camden, Camden's tax ratable base is the smallest in NJ on a per capita basis – approximately one-half that of other cities and one-quarter of Camden County's rate. Given the fiscal state of Camden and competing needs for basic services, the City is unable to independently address the remediation and reuse needs for the over 200 brownfield sites, including the urgent final remediation at the Yaffa site. This EPA grant would fully fund the remaining remediation and allow the site to move to redevelopment.

**b. Health or Welfare of Sensitive Populations:** Camden is a densely populated city that is home to many sensitive populations living in close proximity to identified brownfield sites. Citywide, over 34% of families with children live in poverty, with poverty rates nearly 3 times the rate of Camden County and the US (12.2%/12.4% poverty rate for individuals). Poverty is even higher in census tract 6004, where the Target Site is located. This Census Tract is home to 1,160 households (2,880 people) and is designated as an Area of Persistent Poverty. Nearly 52% of the population lives below the poverty line, with a staggering 65% of families with children living in poverty, and an unemployment rate of 27%. This neighborhood houses sensitive populations of low income people, as it is more distressed than the city as a whole, has a higher concentration of renters and housing-cost burdened residents, more people without access to a car, lower per capita income, higher unemployment, lower median income, and a poverty rate of almost double the rest of the

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city – and quadruple the national average. These stark indicators of need and prevalence of sensitive populations are shown in the table below.

Demographic Indicator	CT 6004	Camden City	Camden County	New Jersey	United States
Children (0-18)	33.5%	27.4%	22.8%	21.9%	22.2%
Adults over 65	17.9%	11.1%	16.2%	16.8%	16.8%
Per Capita Income	\$13,112	\$20,043	\$44,380	\$53,118	\$43,289
Unemployment Rate	27.0%	14.1%	6.9%	6.2%	5.2%
Median Household Income	\$15,509	\$40,450	\$86,384	\$101,050	\$78,538
Poverty Rate – All Individuals	51.9%	28.5%	12.2%	9.8%	12.4%
Poverty Rate – Families w/Children	65.1%	34.2%	13.9%	4.9%	6.2%
Poverty Rate – Single Mother Households w/Children	84.2%	40.7%	31.5%	3.0%	3.7%
Individuals 65+ Below Poverty	63.8%	27.2%	11.1%	1.6%	1.7%
Population 25+ w/o HS Diploma	41.1%	29.5%	10.2%	9.3%	10.6%
Violent Crime Index	577	432	105	55	100
Renter-occupied Housing Units	76.7%	61.3%	29.9%	33.1%	32.2%
Owner-occupied Housing Units	23.3%	38.7%	70.1%	66.9%	67.8%
Median Year of Housing Unit Construction	1938	1949	1966	1969	1980
Housing-cost Burdened	87.7%	64.1%	55.9%	50.7%	49.9%
Households with No Car	66.4%	32.7%	10.5%	11.3%	8.3%
Households w/ Food Stamp/SNAP	56.2%	43.4%	12.9%	8.8%	11.8%

Data Sources: US Census 2019-2023 American Community Survey (ACS) five-year estimates, Headwaters Economics, ESRI Business Analyst

Poverty is strongly linked to poorer health outcomes. Remediation at the Yaffa site will address historical contamination, reduce residents’ overall pollutant load, increase property values, stimulate economic development, and help to eliminate the blight that suppresses residents’ quality of life. EPA funding will allow the remaining contamination to be addressed, clearing the path for development of up to 50 new affordable housing in an area where it is desperately needed.

**c. Greater than Normal Incidence of Disease and Adverse Health Conditions:** A long history of industrial contamination and lack of economic investment has disadvantaged Camden, creating conditions – substandard housing, lack of parks, limited employment opportunities, exposure to environmental hazards, etc. – that contribute to a greater than normal incidence of disease and adverse conditions that contribute to health issues.. According to the US Centers for Disease Control, a baby born to a family that lives in census tract 6062 in Haddonfield – only six miles away– is expected to live 9 years longer than a baby born to a family living in census tract 6004.<sup>1</sup>

Rightly, Bergen Square community members remain very concerned about long-term health problems as a result of the Yaffa site. According to State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality, respiratory disease, and certain types of cancer. Greater than normal incidence of pre-term births, birth defects and infant mortality, as well as certain types of cancers may be associated with exposure to hazardous substances, such as PAH and metals (arsenic, lead), which have been identified at the Target Site. In addition, low-level concentrations of PCBs have been detected in surface soil. The presence of these dangerous contaminants so near the surface creates significant risk of contact with residents through contaminated dust or water runoff. Health statistics connected to these contaminants include:

<sup>1</sup> Centers for Disease Control National Center for Health Statistics. <https://www.cdc.gov/nchs/nvss/usaleep/usaleep.html#life-expectancy>. Accessed 12 Dec 2025.

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- Asthma: In Camden County, 12.4% of children have asthma, far higher than the New Jersey average of 9%. About 13.2% of adults have asthma, and the County ranks first in the state for Emergency Department visits due to asthma.<sup>2</sup>
- Lead poisoning: Children in Camden County demonstrate high levels of exposure to lead (Ages 0-3, 1.31% and Ages 3-5, 2.3%).<sup>3</sup>
- Birth statistics: Camden County's infant mortality rate was 5.9 per 1,000 live births in 2018-2022, higher than the state (3.8), as well as a higher percentage of premature births in 2023 than the state (10.5% vs. 9.3%) and higher incidence of low birth weight (9.6% vs. 7.8%).<sup>4</sup>
- Cancer: Camden County's invasive cancer incidence rate per 100,000 population in 2020 (the most recent data available) was 473.2, substantially higher than the state's 442.1.
- Heart Disease and Stroke: Heart disease in the target area is higher than the state and County averages, with CT 6004 having a calculated prevalence of coronary heart disease of 7.1% in 2021, as compared to the county average of 5.9% and state average of 6%.<sup>5</sup> The same is true for prevalence of strokes among residents of CT 6004 – the rate is 4.9% compared to 3.2% for the county and 2.8% for New Jersey overall in 2021.<sup>6</sup>

For many of the statistics above, data are not available on a census tract level, and it is likely that the rates of these health issues are higher in Camden City and the very low-income area surrounding the Target Site. Use of the grant funding to remove the surface soil contaminants will disrupt exposure pathways at the site. Moreover, facilitating construction of new, safe housing to replace old housing stock, will reduce exposure to lead based paint for neighborhood children.

d. Economically Impoverished/Disproportionately Impacted Populations: Of the approximately 1,400 housing units in the Target Site census tract, 83% were built before 1970, and almost 60% were built before 1940;<sup>7</sup> indeed, the median year of construction for housing units in this census tract is 42 years older than the national average! While the substandard housing results in low rental rates, it also comes with hazards such as lead paint, poor ventilation, disrepair, and lack of air conditioning. The Target Site neighborhood has the added hazards of poor air quality and groundwater pollution, in part due to the Site and other nearby brownfields. Remediation and redevelopment of the Target Site will address environmental contamination, the scarcity of newly constructed, affordable housing units, and opportunities for local business and jobs, while eliminating a major source of blight.

### Community Engagement

e. Project Involvement and f. Project Roles: The following table provides a list of partners, their role in the project, and how they will be involved in making decisions with respect to the future remediation and development of the site. Residents, faith-based organizations and advocacy groups came together to protest the conditions of the Yaffa site to the City, NJDEP and the Attorney General's office. These project partners will continue to actively work with the City to ensure their voice in the remediation and redevelopment decision making process continues to be heard. In addition to Public Works delivering informational flyers to vicinity residences prior to each phase of the soil pile removal, the City and the CRA have hosted community meetings to both inform about the schedule, results of the soil pile removal, and the environmental assessment work as well

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<sup>2</sup> New Jersey Department of Health- Asthma Prevalence by County. <https://www-doh.nj.gov/doh-shad/indicator/summary/AsthmaPrevalence.html>

<sup>3</sup> CDC National Environmental Public Health Tracking Network. 2022 data. <https://ephtracking.cdc.gov/DataExplorer/>

<sup>4</sup> New Jersey State Health Assessment Data – Community Profiles. <https://www-doh.nj.gov/doh-shad/topic/Births.html>

<sup>5</sup> CDC National Environmental Public Health Tracking Network <https://ephtracking.cdc.gov/DataExplorer/>

<sup>6</sup> CDC National Environmental Public Health Tracking Network <https://ephtracking.cdc.gov/DataExplorer/>

<sup>7</sup> ESRI Business Analyst data for Census Tract 6004.

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as solicit feedback on the reuse planning for the site and the proposed remediation approach. Recent public meetings in connection with the Yaffa site Redevelopment Plan were held on December 4 and 9, 2025 at the UAME and Shalom Baptist churches and included presentations of the draft ABCA in addition to the public January 14, 2026 CRA Board Meeting. We will continue to meet with the residents to finalize the plan as well as seek input on redeveloper solicitations.

Name	Mission	Contact	Project Involvement
New Fellowship UAME Church	Fortifying Families for God and working with Agencies and Ministries in Camden	Bishop Adolphus Scott Jr., Pastor [REDACTED]	Assist with distribution of meeting flyers as well as outreach to congregation members to help inform residents of meeting dates as well as provide meeting space.
Shalom Baptist Church	To stand as a beacon of hope in Camden.	Rev. Eugene Gilbert <a href="mailto:shalombcnj@outlook.com">shalombcnj@outlook.com</a>	
Faith Tabernacle Church	To be a worshipping, growing, and serving fellowship.	Bishop Barbara Ward-Farmer, Pastor <a href="mailto:faithtabernacleclg@gmail.com">faithtabernacleclg@gmail.com</a>	
Center for Family Services	Support and empower individuals, families and communities to achieve a better life.	Merilee Rotolo, President and Chief Strategy Officer <a href="mailto:info@centerffs.org">info@centerffs.org</a>	Provide feedback from community and serve as an information source on remediation and reuse.
Joseph's House of Camden	A low-barrier homeless shelter.	Colandra Coleman <a href="mailto:ccoleman@jhoc.org">ccoleman@jhoc.org</a>	
Camden Treatment Associates	Care to help our clients make progress toward recovery.	Dr. John Holtsclaw 856-338-1811	
Camden Redevelopment Agency	Camden's lead agency for redevelopment and brownfields management.	Olivette Simpson, Executive Director <a href="mailto:olivette.simpson@camdennj.gov">olivette.simpson@camdennj.gov</a>	Interlocal agreement to assist cleanup, redevelopment planning, and outreach.
KIPP High School	Empower teachers and leaders to see each student as an individual.	Johna Lozada <a href="mailto:JLozada@kippnj.org">JLozada@kippnj.org</a>	Assist with providing meeting space and flyer distribution for outreach.
Camden Community Partnership	To serve as the catalyst for the preservation and growth of a vibrant Camden	Joe Myers <a href="mailto:myers@camdencpinc.com">myers@camdencpinc.com</a>	Non-profit CDC assisting with distribution of meeting flyers and other outreach.

**g. Incorporating Community Input:** Meetings to provide updates on the site's cleanup and to engage the neighborhood in reuse planning have been taking place since 2022 and will continue throughout the project. Informational flyers in both English and Spanish, the primary languages of this census tract, will continue to be provided to the Kipp School for students to take home, to the local churches, and posted on the City's Facebook page. At least three additional meetings are envisioned during the remediation. Partners will continue to implement a grassroots approach to engaging the neighborhood in understanding the cleanup and provide input on the redevelopment. We will continue to facilitate community meetings throughout the cleanup and proposed redevelopment not only regarding the Yaffa site, but also other improvements needed in the overall Bergen Square neighborhood. While past experience has demonstrated that in person meetings are the best way to this community, all environmental reports, remediation plans, and redevelopment plans are posted on the CRA website in the project document repository along with contact information where people can reach out remotely to provide input and ask questions.

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**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan:** Estimated at \$2.5 million, the proposed cleanup plan will remove and dispose of all impacted soil above NJDEP’s residential soil standards, estimated to be 11,838.22 tons. Of this, an estimated 11,616 tons of material is the low-level PCB /historic fill contaminated soil that will be removed from the first three feet of the site. Hot spot removals will be conducted to address the high levels of lead, arsenic, PAHs, PCBs, and PFAS at various depths estimated to be 222.22 tons. Perimeter air monitoring will be conducted during removal to protect surrounding residents from fugitive dust. Post excavation soil sampling results will be used to confirm the removal of the contaminated material. Replacement back fill of approximately 11,838.22 tons will be imported and emplaced, and the site will be restored with approximately 70,132 square feet of seeded topsoil. Groundwater will be addressed by the establishment of an institutional control: a classification exemption area (CEA) to prevent future use of groundwater at the site. Upon completion of the unrestricted use soil remediation and the filing of the CEA, the Response Action Outcome (RAO) and all associated regulatory reporting requirements will be filed, signifying cleanup completion. All work can be completed within a three-year performance period.

**Description of Tasks / Activities and Outputs**

<b>Task 1: Program Management and Community Outreach</b>
b. Project Implementation: The City will enter into an interlocal agreement with the Camden Redevelopment Agency (CRA) to oversee implementation of the cooperative agreement. All activities for this task will be EPA funded and include fees associated with the NJDEP Licensed Site Remediation Professional (LSRP) program, the CRA’s fee for providing project management services, procuring and managing contractors on behalf of the City, and acting as a liaison with the EPA and NJDEP. The CRA Project Manager will also facilitate the community engagement effort and the public document repository. A grant management consulting firm will be procured to perform grant budget tracking, compliance, and reporting activities as well as have a qualified environmental professional (LSRP) support for three community outreach meetings.
c. Anticipated Project Schedule: Duration of the Cooperative Agreement Performance Period
d. Task/Activity Lead: CRA Project Manager with assistance of a procured grant manager and LSRP.
e. Outputs: Final ABCA; ACRES reports; Financial Reports; Community Meeting Minutes
<b>Task 2: Engineering Professional Services</b>
b. Project Implementation: All activities for this task will be EPA funded and include permitting, QAPP, Remedial Action Workplan and Report, PCB Self Implementing Plan (SIP), remediation bid specification, remediation oversight Owner’s Representative including Davis Bacon Act/BABA compliance, conducting perimeter air monitoring, post excavation sampling and analysis, and preparation of the CEA and RAO.
c. Anticipated Project Schedule: Duration of the Cooperative Agreement Performance Period
d. Task/Activity Lead(s): CRA Project Manager overseeing LSRP.
e. Outputs: Permits, SIP, bid specification, QAPP, Remedial Action workplan and report, CEA and RAO.
<b>Task 3: Remediation</b>
b. Project Implementation: All activities for this task will be EPA funded and include remediation contractor general conditions, site preparation, site survey, fencing, contaminated soil excavation, segregation, stockpiling, and disposal, and backfill/site restoration activities.
c. Anticipated Project Schedule: Years 2 - 3
d. Task/Activity Lead(s): Owner’s Representative overseeing the remediation contractor with contract management performed by the CRA.
e. Outputs: Tons of soil removed and disposed of off-site, site fencing, square feet of site restoration

## US EPA FY26 Brownfield Cleanup Grant- Block 331 Yaffa Site, Camden, New Jersey

### f. Cost Estimates:

<b>Task 1 Program Management and Community Outreach:</b>		
Contractual: Grant Management Consultant 3 years est. @\$7,000/year		\$21,000
Contractual: LSRP Community Outreach 3 meetings est @\$1,200/mtg		\$3,600
Other: CRA Project Management 3 years @ \$15,000 / year		\$45,000
Other: NJDEP Site Remediation Program Fees (3 years @ \$1,850/year)		\$5,550
	<i>Task 1 Subtotal</i>	<i>\$75,150</i>
<b>Task 2 Engineering Professional Services:</b>		
Contractual: Permitting (lump sum)		\$5,500
Contractual: Bid Preparation (lump sum)		\$12,000
Contractual: Owners Representative (10 weeks est. @\$9,250/week)		\$92,500
Contractual: Perimeter Air Monitoring (10 weeks est. @\$10,250/week)		\$102,500
Contractual: QAPP Preparation (lump sum)		\$4,500
Contractual: Post Excavation Sampling (est 45 samples @ \$175/sample)		\$7,875
Contractual: Reporting (RAW, SIP, RAR, CEA, ROA) (lump sum)		\$78,540
	<i>Task 2 Subtotal</i>	<i>\$303,415</i>
<b>Task 3 Remediation:</b>		
Construction: General Conditions (lump sum)		\$40,000
Construction: Site topographic and boundary surveys (lump sum)		\$4,500
Construction: Site Preparation (lump sum)		\$3,800
Construction: Construction Fencing (lump sum)		\$28,000
Construction: Excavation / Segregation/ Stockpiling soil (11,838 tons @\$10/ton)		\$118,380
Construction: Loading/Transport/Disposal of PCB/HF soil top 3' (11,616 tons @\$95/ton)		\$1,103,520
Construction: Loading/Transport/Disposal of Hot Spot Soil at depth (222 tons @\$215/ton)		\$47,730
Construction: Clean fill emplacement and grading (11,838 tons @\$35/ton)		\$414,330
Construction: Site Restoration (70,132 sq ft @\$2.40/sq ft)		\$168,317
Construction: Contingency (10% of Construction Costs)		\$192,858
	<i>Task 3 Subtotal</i>	<i>\$2,121,435</i>

Some figures have been rounded. Unit costs used are based on actual costs for similar projects.

Budget Categories	Project Tasks			
	Task 1 Program Management & Outreach	Task 2 Engineering Professional Services	Task 3 Remediation	Total
Personnel				\$0
Fringe Benefits				\$0
Travel				\$0
Equipment				\$0
Supplies				\$0
Contractual	\$24,600	\$303,415		\$328,015
Construction			\$2,121,435	\$2,121,435
Other	\$50,550			\$50,550
Total Direct	\$75,150	\$303,415	\$2,121,435	\$2,500,000
Total Indirect	\$0	\$0	\$0	\$0
<b>BUDGET TOTAL</b>	<b>\$75,150</b>	<b>\$303,415</b>	<b>\$2,121,435</b>	<b>\$2,500,000</b>

**g. Plan to Measure and Evaluate Environmental Progress and Results:** We will track, measure, and evaluate performance via quarterly reports submitted to EPA Project Officer (PO) and the ACRES database. Anticipated outputs are listed in the *Description of Tasks* section above and will be monitored by the various contractors and consultants. Project outcomes are: construction jobs created, number of community meetings, acres remediated, number of housing units created, SF

## US EPA FY26 Brownfield Cleanup Grant- Block 331 Yaffa Site, Camden, New Jersey

of commercial developed. The EPA PO will be kept abreast of progress via quarterly meetings with a focus on the grant schedule.

### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

#### **Programmatic Capability**

a. and b. Organizational Structure and Description of Key Staff: The City has entered into an interlocal agreement with the CRA to manage the remediation at the Yaffa site. The CRA is the primary economic development entity for the City and has deep knowledge of EPA brownfield grants, having managed the assessment and remediation of more than 40 brownfield sites and facilitated community outreach, coordinated with environmental regulators, and interfaced with the City for redevelopment efforts. The CRA provides the in-house contractor procurement and management of environmental engineering firms and performs the administrative functions associated with pursuing, receiving and using the leveraged state funds. Olivette Simpson, Executive Director, will serve as the project manager. She led CRA's successful \$13 million multi-tiered Neighborhood Stabilization Program II (NSP2) funded by the American Reinvestment & Recovery Act via the US Department of Housing and Urban Development. She currently oversees the CRA's EPA assessment, cleanup and RLF grants. Glynn Jones, CRA Director of Finance, will be responsible for finance functions, ensuring compliance with grant financial requirements.

c. Acquiring Additional Resources: The CRA will procure an experienced grant management consultant, an LSRP, and a remediation contractor to assist with project implementation, as described in Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

#### **Past Performance and Accomplishments**

##### d. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City of Camden has maintained up to date ACRES reporting, accurately reflecting the outputs and outcomes on all grants. The three currently open grants are:

<b>Grant</b>	<b>Funds Remaining</b>	<b>Outputs/Outcomes Funded to Date</b>
Knox Meadows II Cleanup Grant BF 96267217 10/01/2017- 9/30/2026	\$50,961.15	Developed RAR/RAO to close out all but one area of concern. Prepared PCB SIP. Performed site survey, prepared RAW to address remaining Area of Concern. In process of completing site Redevelopment Plan and subdivision.
Borden Chemical Cleanup Grant BF 96250920 10/01/2020- 9/30/2026	\$352,968.22	Developed remedial design and contracted with LSRP. Remediation contract awarded with remediation to be completed 2Q26.
Johnson Park Cleanup Grant 4B 96218700 10/1/2023- 9/30/2027	\$979,291.00	Remedial Action Plan completed. Rebid remediation and anticipate award of contracts 1Q26 with remediation completed 3Q26.

(2) Compliance with Grant Requirements: Camden has been managing EPA grants for decades and is current with workplan compliance and required grant deliverables. This includes quarterly reports, federal financial reports, ACRES, and where appropriate, QAPPs and ABCAs. Any delays on project milestones have been discussed with the EPA PO in advance during scheduled monthly calls. Issues arose with the implementation of two of the Cleanup grants. We were able to pivot with the LSRPs to address the issues, communicating with the EPA PO as soon as the problems were identified, and No Cost Time Extensions were granted. Contracts for all open grants are either in place and/or are in the process of being awarded, thus all three cleanup grants will be fully expended prior to their respective expiration dates.



City of Camden, New Jersey  
Block 331 of Former S. Yaffa & Sons Inc. Facility  
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Threshold Documentation

**US EPA FY25 Brownfield Cleanup Grant  
City of Camden – Block 331 of Former S. Yaffa & Sons Inc. Facility  
Threshold Criteria**

**THRESHOLD CRITERIA**

**1. Applicant Eligibility:**

- a. The City of Camden is a local government, meeting the definition of a general purpose unit of Local Government as defined in 40 CFR, part 31. The City of Camden, therefore, is eligible to make application under this brownfield grant program.
- b. The City of Camden is NOT a 501( C) 4.

**2. Previously Awarded Cleanup Grants:**

No EPA Brownfields Cleanup Grant funds have previously been awarded for the targeted site.

**3. Expenditure of Existing Multipurpose Grant Funds**

The City of Camden does not have any open Multipurpose Grants.

**4. Site Ownership Information:**

The City of Camden is the current owner of the site.

**5. Basic site information:**

- a) Block 331 of the Former S. Yaffa & Sons Inc. Facility Site
- b) Part of 616 Chestnut Street et al, Camden, New Jersey 08103 (All of the City of Camden owned lots as of 11/15/2024 on Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 113 and 114 (all but Lots 88, 89, 119, and 120 on Block 331)

**6. Status and History of Contamination at the Site:**

- a) Type of Contamination: The site is contaminated by hazardous substances.
- b) Operational History/Current Uses: The Block 331 Site parcels were developed as early as 1891, with the original structures being residences and limited stores. Property use as a junk yard facility likely began as early as 1926, when the Sanborn Maps label two areas of the property as “Junk”. Historical information between 1926 and 1950 indicate that the junk yard/storage operations began expanding. Perimeter residential dwellings continued to be demolished in the 1950s through 1994. A paper stock warehouse appeared in 1950 through 1994. Most of Block 331 has been in the Yaffa name since from circa 1932 until 2019. According to New Jersey Department of Environmental Protection (NJDEP) records, Yaffa’s Sons Inc imported scrap metals, junk, and soil into the facility. Inspections by NJDEP indicated that Yaffa was illegally stockpiling construction debris and soil fill material in 2018. The property was transferred in 2019 to Weyhill Realty Holdings, LLC (Weyhill). NJDEP records indicate that Weyhill continued to accept, process, and stockpile soil materials at the site without required permits in 2020. The

**US EPA FY25 Brownfield Cleanup Grant**  
**City of Camden – Block 331 of Former S. Yaffa & Sons Inc. Facility**  
**Threshold Criteria**

stockpiles were removed from 2023 to 2024 by the Camden Redevelopment Agency. The site is currently vacant and is not used for any purpose.

- c) Environmental Concerns: Soil and groundwater contamination exist at the site. Additional environmental concerns include the potential for fugitive dust and off-site contaminated soil migration via precipitation runoff into the combined storm sewers.
- d) Causation, Nature, and Extent of Contamination: Contamination at the site was a result of the former site operations to include the long-term use as a junk yard facility as well as the more recent use for illegally importing and stockpiling construction debris and soil fill material believed to be improved urban fill from Philadelphia construction sites.

Soil sampling indicates the presence of contaminated soil from over 100 years of commercial use. PCBs at a maximum concentration of 17 ppm are mixed in historic fill containing elevated levels of PAHs, PFAS, and metals, including a lead hit of 22,300 ppm. This historic fill layer varies across the site but is generally found extending to 1.5 to 2 feet below grade. In addition to the lead, other hot spots of contamination were found generally at greater depths; arsenic was detected at a concentration of 22.6 ppm at a depth of 8.5 to 9 feet below ground and three soil samples indicated PAHs, PCB, and PFAS impacted soil at 4.5 to 5 feet below grade. Groundwater data indicates the presence of elevated levels of arsenic (10.8 ug/l) and lead (30.1 ug/L) in one well.

- 7. **Brownfields Site Definition:** The targeted site is:
  - a) Not listed or proposed for listing on the NPL;
  - b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;
  - c) Not subject to the jurisdiction, custody, or control of the U.S. government.

- 8. **Environmental Assessment Required for Cleanup Grant Applications**

Assessment efforts have been ongoing since the City’s involvement in addressing the site. Completed assessments for the targeted Block 331 Site that qualify as an ASTM E1903-19 or equivalent Phase II environmental site assessment reports for the site include:

  - Preliminary Assessment Report (August 14, 2024)
  - Site Investigation Report (Phase II equivalent) (November 12, 2024)
  - Remedial Investigation Report (expected January 2026)

- 9. **Site Characterization**
  - a) Not applicable, the City of Camden is not a State or Tribal Environmental Authority

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City of Camden – Block 331 of Former S. Yaffa & Sons Inc. Facility  
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- b) Not applicable, the State of New Jersey has replaced the Voluntary Cleanup Program (VCP) with a Licensed Site Remediation Professional (LSRP) Program.
- c) i. Please see **Attachment 1** for the letter from the NJDEP, describing the LSRP program that replaced the VCP.
  - ii. Christopher D. Valligny (LSRP Number 629039) is the New Jersey Licensed State Remediation Professional of record for the targeted site. He has overseen the additional delineation conducted at the site. The field work associated with the additional delineation work was conducted in December 2025. A Remedial Investigation report is being prepared and will be available 1Q2026. All environmental site assessment work will be completed prior to June 15, 2026.

**10. Enforcement or Other Actions**

There are no known ongoing or anticipated federal environmental enforcement or other actions related to the targeted site. However, there are state civil action court orders filed in the Superior Court of New Jersey against the former operators/owners of the site to remove the waste material. These orders are associated with civil actions, were filed prior to the City foreclosing on the property, and have been ignored by the former owner/operators of the site.

**11. Sites Requiring a Property-Specific Determination**

A property-specific determination is believed to be required for the targeted site. Please see **Attachment 2**.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

- a. **Property Ownership Eligibility – Hazardous Substances Sites**: It should be noted that there are 26 tax lots on Block 331 currently owned by the City of Camden. Twenty five of the tax lots meet ownership eligibility via being acquired by certain circumstances by units of state and local government. However, three of the 26 lots meet the eligibility criteria via exceptions to meeting the requirements for asserting an affirmative defense to CERCLA liability as described and presented below. One of the lots meets the Bona Fide prospective purchaser liability protection requirements as described and presented below.

**i. EXEMPTIONS TO CERCLA LIABILITY**

**(3) Property Acquired Under Certain Circumstance by Units of State and Local Government.**

**(a) and (b) Circumstances and Dates of Property Acquisition:** Lots 41, 46, 48, 49, 50, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, and 114 were acquired via tax foreclosure on 11/10/2022.

**(c) Timing of Disposal of Hazardous Substances:** Disposal of all hazardous substances being addressed by the grant occurred prior to the City acquisition.

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**(d) Caused or Contributed:** The City of Camden did not cause or contribute to any release of hazardous substances to the site.

**(e) Arrangement / Transported Hazardous Substances:** The City of Camden did not at any time arrange for the disposal of hazardous substances at the site, nor transported hazardous substances to the site.

**ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY**  
– This applies to Lots 86, 87, and 113.

**(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002.**

**(a) and (b) Circumstances and Dates of Property Acquisition:**

- Lot 86 – Acquired via tax foreclosure on 8/26/1982
- Lot 87 – Acquired via tax foreclosure on 4/11/1984
- Lot 113 – Acquired via tax foreclosure on 11/30/1976

**(c) Timing of Disposal of Hazardous Substances:** Disposal of all hazardous substances being addressed by the grant occurred prior to the City acquisition.

**(d) Caused or Contributed:** The City of Camden did not cause or contribute to any release of hazardous substances to the site.

**(e) Arrangement / Transported Hazardous Substances:** The City of Camden did not at any time arrange for the disposal of hazardous substances at the site, nor transported hazardous substances to the site.

**iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY** – This applies to Lot 53

**(1) Bona Fide Prospective Purchaser Liability Protection**

**(a) Information on the Property Acquisition**

- (i) The City acquired Lot 53 via eminent domain
- (ii) Date of Acquisition is 11/15/2024
- (iii) Nature of ownership is fee simple
- (iv) The City acquired the property from Carton Soudan
- (v) The City had no prior relationships or affiliations with the prior owner.

**(b) Pre-Purchase Inquiry**

- (i) A combination ASTM E1527-21 Phase I / NJDEP Preliminary Assessment (PA) was prepared for the City of Camden Redevelopment Agency acting as an agent on behalf of the City of Camden. The report is dated 11/30/2024.
- (ii) The City affirms that the Phase I / PA was performed by an Environmental Professional and the environmental professional declaration is include in the report (Section 6.11, page 25).
- (iii) The AAI investigation was conducted within the 180 day window prior to acquisition.

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- (c) **Timing of Disposal of Hazardous Substances:** All disposal of hazardous substances at the site occurred before the City acquired the property. The City affirms it has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- (d) **Post-Acquisition Uses:** Since acquiring the property, the City has not, nor allowed anyone else, to use the property. The site has been vacant since acquisition.
- (e) **Continuing Obligations:**
  - (i) The City took steps to stop any continuing releases by removing the contaminated soil piles at the site.
  - (ii) The City took steps to prevent any threatened future release by removing the contaminated soil piles and conducting environmental assessments at the site in order to advance remediation objectives at the site. In addition, the City installed jersey barriers across the site in order to prevent any additional dumping.
  - (iii) In order to prevent exposures, the City installed jersey barriers across the site in order to provide a barricade for access to the site.  
The City affirms:
    - (i) We will comply with any land use restrictions and not impeded the effectiveness or integrity of any institutional controls;
    - (ii) We will assist and cooperate with those performing the cleanup and provide access to the property;
    - (iii) We will comply with all information request and administrative subpoenas that have or may be issued in connection with the property; and
    - (iv) We will provide all legally required notices.

**iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT** – The targeted site is a vacant lot and does not contain a building and/or building materials. As such, there has been no release of and there is no threat of release of the hazardous substance(s) from the building materials into the outdoor environment based on the site conditions.

**b. Property Ownership Eligibility – Petroleum Sites:** Not applicable, the site is contaminated by Hazardous Substances.

**13. Cleanup Authority and Oversight Structure:**

- a. The State of New Jersey has replaced the VCP with an alternate LSRP program, whereby Licensed Site Remediation Professionals (LSRPs) manage the assessment and cleanup process and are responsible for ensuring that all

**US EPA FY25 Brownfield Cleanup Grant  
City of Camden – Block 331 of Former S. Yaffa & Sons Inc. Facility  
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requirements are followed with NJDEP auditing the results. The City of Camden, via the City of Camden Redevelopment Agency, in compliance with all local, State, and Federal procurement requirements, including the competitive procurement provisions of 2 CFR §§ 200.317 through 200.327, previously procured an LSRP for the site that has been providing guidance for assessment and remediation activities.

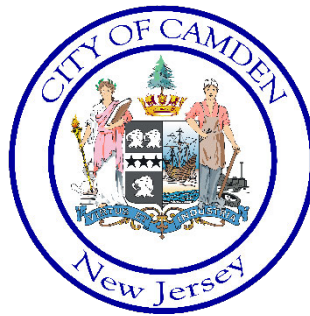
- b. It is not anticipated that access to neighboring properties will be required. However, if it is, the city will work with our community partners to describe the issue to surrounding property owners and tenants, and will schedule the work in a way to minimize disruptions.

**14. Community Notification documents:**

- a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA). A Draft ABCA was prepared for the cleanup activities. A Draft ABCA was provided for public review and comment. The ABCA information was presented at several public meetings as well.
- b. Community Notification: Prior to holding a public meeting, a legal notice was run in The Courier Post newspaper on January 4, 2026.
- c. Public Meeting: An public meeting was held via Zoom on January 14, 2026. In addition, other recent public meetings in connection with the Yaffa site Redevelopment Plan were held on December 4 and 9, 2025 at the UAME and Shalom Baptist churches and included presentations of the draft ABCA. Public comments and responses to the comments from all three meetings are included in the draft ABCA.
- d. Community Notification Documents: The Draft ABCA can be found in **Attachment 3**. See **Attachment 4**, proof of Community Notification Ad. See **Attachment 5** for the sign in sheet and meeting notes from the public meetings.

**15. Contractors and Named Subrecipients**

- a. **Contractors:** No contractors have been selected that will be compensated with EPA funds made available under the FY2026 RFA. Upon notification of award, procurement for EPA funded efforts will be conducted.
- b. **Subrecipients:** The City of Camden has entered into an interlocal agreement with the City of Camden Redevelopment Agency (CRA) to serve as our agent to assist with cleanup efforts at the site. The CRA is eligible for a subaward as they are a unit of local government.



City of Camden, New Jersey  
Block 331 of Former S. Yaffa & Sons Inc. Facility  
EPA FY26 Brownfield Cleanup Grant Proposal  
Threshold Documentation

**Attachment 1**  
**State Letter**



State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CONTAMINATED SITE REMEDIATION AND REDEVELOPMENT  
OFFICE OF BROWNFIELD AND COMMUNITY REVITALIZATION

SHAWN M. LATOURETTE  
Commissioner

TAHESHA L. WAY  
Lt. Governor

Mail Code 401-05K  
P.O. Box 420  
401 E. State Street  
Trenton, New Jersey 08625

Lee Zeldin, Administrator  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

January 20, 2026

**RE: Camden Yaffa Site City of Camden, New Jersey  
USEPA 2026 Brownfields Cleanup Grant**

Dear Administrator, Zeldin:

This letter of support acknowledges the New Jersey Department of Environmental Protection's endorsement of the City of Camden, NJ application to the United States Environmental Protection Agency (USEPA) for a Brownfields Cleanup Grant to remediate environmental contaminants associated with discharges of hazardous substances. If approved, the US EPA cleanup grant will provide up to \$4M dollars.

As per the FY26 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS, please note that the State of New Jersey no longer has a Voluntary Cleanup Program. Rather, the enactment of the Site Remediation Reform Act (SRRRA) in 2009 established the Licensed Site Remediation Professional (LSRP) program and fundamentally changed the process for how sites are remediated in the state of New Jersey. As such, LSRPs "step into the shoes" of the New Jersey Department of Environmental Protection (NJDEP) to oversee the remediation of contaminated sites. SRRRA requires that cleanups must be conducted under the direction of an LSRP, who has responsibility for oversight of the environmental investigation and remediation. The LSRP is required to comply with all remediation statutes and rules and consider NJDEP guidance when making remediation decisions. The NJDEP monitors the remediation progress and the actions of LSRPs.

The City of Camden Yaffa site does have an LSRP of Record who has served as the Environmental Professional and can certify that a sufficient level of site characterization has been completed, and the site is ready for cleanup. The site should be ready to proceed to remediation by June 2026.

Please accept this letter of support for the City of Camden Yaffa site for an EPA Brownfields Cleanup Grant. Please do not hesitate to contact Anthony Findley of my staff if further assistance is required at (732)-239-8709 (cell) or by email at [anthony.findley@dep.nj.gov](mailto:anthony.findley@dep.nj.gov).

Sincerely,

Ronald J. Wienckoski Jr., Site Remediation Technical Specialist  
Office of Brownfield & Community Revitalization

Cc: Anthony Findley, NJ DEP  
Michele Christina, BRS, Inc.