



# AGENDA

## CITY OF CAMDEN CITY COUNCIL REGULAR MEETING

*July 8th, 2025 – 5:00 p.m.*

*Honorable Angel Fuentes, Council President*

*Honorable Arthur Barclay, Vice-President*

*Honorable Sheila Davis*

*Honorable Christopher Collins*

*Honorable Nohemi Soria-Perez*

*Honorable Jannette Ramos*

*Honorable Falio Leyba-Martinez*

*Honorable Victor Carstarphen, Mayor*

*Daniel S. Blackburn, City Attorney*

*Howard McCoach, Counsel to Council*

*Luis Pastoriza, Municipal Clerk*

# *Agenda*



## CITY COUNCIL AGENDA

JULY 8TH, 2025 – 5:00 P.M.  
CITY COUNCIL CHAMBERS

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

### COMMUNICATIONS

#### Finance Department

1. **Check Registers** of the City of Camden for The Period of **May 22, 2025-June 23, 2025**
2. **Payroll Register Summary** for the City of Camden for the Pay Periods of **June 3, 2025-June 17, 2025**

### PRESENTATIONS

### OLD BUSINESS

### ORDINANCES – 1<sup>ST</sup> READING

#### Office of City Council

1. Ordinance **Amending Chapter 573**, Peace And Good Order; **Gambling**, To Amend, Emphasize, Supplement And Clarify That **Illegal Gambling** In Private And Public Places Is Prohibited In The City Of Camden and The Penalties to be Imposed

2. Ordinance **Amending Chapter 716** Of The Camden City Code; **Special Events**, To Specify The **Obligations** Of The **Licensee** Or **Permit Recipient** Of The **Special Event** And To **Include Retainage, Suspension And Possible Fine** For **Violating** The Terms Of The **License** Or **Permit** For The **Special Event**

#### **Human Services**

3. Ordinance **Amending Section 562-16** Of The Camden Code To **Authorize Fees** For The Use Of **Round Tables And Chairs** During A **Private Event** Taking Place At A City Of Camden **Recreational Facility**

#### **Law Department**

4. Ordinance Authorizing The **Removal** Of **Deed Restrictions** And **Reversionary Language** On **124 South 17<sup>th</sup> Street**
5. Ordinance Authorizing The City Of Camden To **Execute A Deed** Of **Consolidation** For The **Creation** Of A **Multi Agency Services Center**

#### **Finance Department**

6. An Ordinance Further Amending And Supplementing An Ordinance Entitled, "An Ordinance Fixing The Salary Ranges To Be Paid To Certain Officers And Employees In The Classified And Unclassified Service Of The City Of Camden", Adopted December 23, 1982 (MC-1917)

#### **Public Works**

7. Ordinance Authorizing The **Removal** Of **Designated Residential Parking Zones** For **Individuals With Disabilities** In Certain Locations

### **ORDINANCES – 2<sup>ND</sup> READING**

#### **Office of City Council**

1. Ordinance Amending Chapter 675 To Specifically Include **Untreated Water, Wastewater** And Other **Waste Products** Contained In The **Untreated Water** Or **Wastewater** Arising From A **Mobile Commercial Car Wash** As Contaminants Prohibited From Entering The City's Public Sewer And Stormwater System

#### **Department of Public Works**

2. Ordinance **Designating Restricted Residential Parking Zones** For **Individuals With Disabilities** In Certain Areas In The City Of Camden As **Handicap Parking Only**
3. Ordinance Authorizing The **Removal** Of **Designated Residential Parking Zones** For **Individuals With Disabilities** In Certain Locations



**PUBLIC COMMENT**

**\*Public comment for resolutions and/or any other concerns  
(Limited to 3 continuous minutes)**

**RESOLUTIONS**

**Office of City Council**

1. Resolution **Honoring Lamont Dixon** For His **Contributions To The Arts, Literature, And Cultural Enrichment**
2. Resolution **Honoring Walter Zavetoski** On The **Celebration Of His 100th Birthday**
3. Resolution **Recognizing And Commending Katrina McCombs** For Her Significant Contributions And Extraordinary Service In The **Camden School District** And Offering Her Our Best Wishes On Her New Role As Acting Assistant Commissioner In The **New Jersey Department Of Education**
4. Resolution To Ratify And Authorize The **Acceptance** Of A **Co-Sponsorship** Between **Reworld** And The City Of Camden For An Event Or Events Taking Place In July 2025 And To **Accept A Donation** From **Reworld** For All Costs Incurred By **Reworld** In Assisting The City Of Camden With Receiving **Bulk Waste** And/Or **Old Tires** From The Public And **Disposing** Of Same During The Event Or Event

**Office of Administration**

5. Resolution **Appointing Derek Davis** As A **Class IV Member** To The Camden City Planning Board, **To Finish The Unexpired Term Of Rashid Humphrey** Ending On May 12, 2027
6. Resolution Authorizing And Ratifying Emergency Procurement And Payment Of Same To **Caravella Demolition, Inc.**, For **Emergency Demolition Of 2917 Westfield Avenue**, Block 1115, Lot 52 And **Stuccoing Of adjoining wall at 2919 Westfield Avenue** And **Imposing A Municipal Lien** Against The Property
7. Resolution Authorizing And Ratifying Emergency Procurement And Payment Of Same To **The Original W. Hargrove Demolition Co.**, For **Emergency Demolition Of 1610-1642 Carman Street**, Block 1196, Lot 29 And **Imposing A Municipal Lien** Against The Property

8. Resolution Authorizing the **Rejecting Of RFP#25-05 For the Furnishing, Delivery & Installation Of Two (2) Magnegrip Vehicle Exhaust Systems (Or Approved Equal)**
9. Resolution Authorizing the Purchase And Installation of Various Cabling and Related Equipment from **SHI To Relocate The Department Of Public Work's Server Room**
10. Resolution Authorizing The City Of Camden To Enter Into A **Cooperative Pricing Agreement For The Purchase Of Electricity, Technology, And Supportive Work, Materials, And Supplies With NJSBA'S Aces Cooperative Pricing System #E-8801-NJSBA ACES-CPS**

**Law Department**

11. Resolution Authorizing The **Mayor To Execute An Affidavit And Indemnity In Favor Of Fidelity National Title Insurance Company In Connection With CASA Del Rios Project**
12. Resolution Authorizing **Extensions Of Time To Complete Foreclosure For Less Than Full Value Tax Sale Certificate Assignments**
13. Resolution Approving The **Reduction Of Municipal Lien Value Down To The Fair Market Value Of The Property Per The Recommendation Of The Lien Review Committee**
14. Resolution Authorizing A **License Agreement With The County Of Camden For The Access To Various City Owned Lots**

**Finance Department**

15. Resolution **Adopting The Calendar Year 2025 Budget of the City of Camden**
16. Resolution Authorizing **Refunds To Various Lien Holders, Property Owners, And Mortgage Companies For Various Properties**
17. Resolution Authorizing The **Cancellation Of Tax Sale Certificate, Taxes And Transfer Charges/Credits Against Various Properties**
18. Resolution Authorizing A **Budget Amendment Pursuant To N.J.S.A. 40A:4-87 In The Amount Of \$28,757.90 From The New Jersey Department Of Law And Public Safety For A Grant Entitled "2025 Summer Expansion Program"**
19. Resolution Authorizing A **Budget Amendment Pursuant To N.J.S.A. 40A:4-87 In The Amount Of \$72,053.21 From The National Opioid Settlement For A Grant Entitled "National Opioid Settlement"**

20. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of \$200,000 From Delaware Valley Regional Planning Commission For A **Grant** Entitled “**Burlington – Camden Trail**”
21. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$96,567.87** From The State Of New Jersey, Department Of Environmental Protection For A **Grant** Entitled “**Recycling Tonnage Grant**”
22. Resolution Authorizing A **Budget Amendment** Pursuant To NJSA 40A:4-87 In The Amount Of **\$339,878.77** From The **United States Department Of Agriculture** For A **Grant** Entitled “**Summer Food Program For Children**”
23. Resolution Authorizing A **Budget Amendment** Pursuant To NJSA 40A:4-87 In The Amount Of **\$23,728.22** From The **New Jersey Department Of Health And Senior Services** For A **Grant** Entitled “**Alcohol Education And Enforcement Fund**”
24. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$4,000,000** From **New Jersey Department Of Transportation** For A **Grant** Entitled “**Local Freight Impact Fund Camden Port Roads**”
25. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$156,029.16** From The **New Jersey Department Of Environmental Protection** For A **Grant** Entitled “**Clean Communities Grant**”
26. Resolution Accepting The **Fiscal Year 2021 Home – American Rescue Plan**” Additional Allocation In The Amount Of **\$4,713.00** From The **US Department of Housing and Urban Development**

**Planning & Development Department**

27. Resolution Authorizing A **Tax Abatement** For **Camden Heights LLC** For **1310-1355 Fairview Street – Lakeshore Club Apartments**
28. Resolution Authorizing A **Tax Abatement** For **Camden Heights LLC** For **1936 South 8<sup>th</sup> Street – All American Garden Apartments**
29. Resolution Authorizing A **Tax Abatement** For **Camden Heights LLC** For **2805 Mitchell Street – Macedonia Garden Apartments**
30. Resolution Authorizing A **Tax Abatement** For **Camden Heights LLC** For **1008 Central Avenue – J. Allen Nimmo Court Apartments**
31. Resolution Authorizing A Subrecipient Agreement Between The City Of Camden & **St. Joseph Carpenter Society** In The Amount Of **\$600,000.00** For The **Branch Village Project**

32. Resolution Approving The **Release Of Performance Guarantee** In The Amount Of **\$73,062.00** And **Safety And Stabilization Bond** In The Amount Of **\$5,000.00** For **Camden Charter School Network**
33. Resolution Of The City Council Of The City Of Camden **Determining** That **The Croft Mill Housing Associates LLC**, Project Provides For An Meets The Affordable Housing Need Of The City Of Camden
34. Resolution Authorizing The **Award Of A Construction Contract** To [TBD] For Use In Connection With **FY2023 NJDOT Local Aid Pedestrian Safety Improvement Program (by title)**
35. Resolution Authorizing **Amendment #1** To The Non-Fair And Open Contract #04-24-024s With **Remington & Vernick** For As Needed Municipal **Consulting And Engineering Support Services**
36. Resolution Authorizing An **Amendment #2** And **Amendment #3** To Non-Fair And Open Contract #10-23-058 with Remington and Vernick Engineers in connection with **Professional Services** To Complete Design And/Or **Construction Management** Of Various **Traffic Improvement Projects**
37. Resolution Authorizing The Submission Of An **Application** To **New Jersey Department of Transportation** for **FY2026 Safe Streets To Transit Grant Funding** For The Reconstruction Of Various **Sidewalks** In Proximity To **Transit Facilities** In the City of Camden
38. Resolution Authorizing The Submission Of An **Application** To **New Jersey Department of Transportation** For **FY2026 Bikeway Grant** In The Amount Of **\$906,444.00**, For the **Camden Merchantville Trail** In the City Of Camden
39. Resolution Authorizing The Submission Of An **Application** To **New Jersey Department Of Transportation** For **FY2026 Municipal Aid Grant** For **Resurfacing Of Various Streets** In The City Of Camden

**Public Works Department**

40. Resolution Authorizing The **Refund Of Water And Sewer Over Payment Received** for **634 Berkley Street**
41. Resolution Authorizing The Acceptance Of A **PSEG Lighting Service Agreements** For The **Upgrade Or Installation Of Light Fixtures**
42. Resolution Authorizing The City of Camden to Execute an Updated **Utility Engineering And Construction Agreement** with The New Jersey

Department of Transportation for the Design and Construction of UECA-08-168 Pavement City of Camden Water Sewer-103410

## ADJOURNMENT

Please note summary of Public Decorum rules below.

### Rule XVII: Decorum

*Any person who shall disturb the peace of the Council, make impertinent or slanderous remarks or conduct himself in a boisterous manner while addressing the Council shall be forthwith barred by the presiding officer from further audience before the Council, except that if the speaker shall submit to proper order under these rules, permission for him to continue may be granted by a majority vote of the Council.*

*City Council meetings shall be conducted in a courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free of slander, threats of violence or the use of Council as a forum for politics. Sufficient warnings may be given by the Chair at any time during the remarks and, in the event that any individual shall violate the rules of decorum heretofore set forth, the Chairperson may then cut off comment or debate. At the discretion of the Chairperson, light signals may be used to display the commencement of the time for speaking and a warning light may be flashed to show that the appropriate time has passed. A red light will signal that there is no longer time.*

# *Communications*

C-1

VICTOR G. CARSTARPHEN  
MAYOR



DEPARTMENT OF FINANCE  
**CITY OF CAMDEN**  
NEW JERSEY

SCOTT Z. PARKER  
DIRECTOR OF FINANCE  
TEL: 856-757-7582  
EMAIL: FINANCE@CAMDENNJ.GOV  
WEBSITE: CAMDENNJ.GOV

## **MEMORANDUM**

To: Honorable Angel Fuentes, City Council President  
Luis Pastoriza, Municipal Clerk

From: Scott Z. Parker, Director of Finance *SP*

Date: June 24, 2025

Subject: **Check Register-Communications for Forthcoming City Council Meeting- July 8<sup>th</sup>, 2025**

Attached, please find the Check Register for the City of Camden for the period of May 22, 2025 – June 23, 2025 .

The Check Register represents the checks written from various funds of the City.

Please include this communication in the agenda for the forthcoming Council Meeting to be voted on for approval.

Please contact me at extension 7582, if you have any additional questions.

SZP/mr

Attachments

cc: Honorable Victor Carstarphen, Mayor

June 24, 2025  
10:43 AM

CAMDEN CITY  
Check Register By Check Date

Page No: 1

Range of Checking Accts: First                      to Last                      Range of Check Dates: 05/22/25 to 07/08/25  
Report Type: All Checks                      Report Format: Super Condensed    Check Type: Computer: Y    Manual: Y    Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL    General Account    4308903487					
147377	05/23/25	ATT08    AT&T MOBILITY	1,480.31		21948
147378	05/23/25	BER03    BERGEY'S TRUCK CENTERS	365.50		21948
147379	05/23/25	BRO81    BROWN & CONNERY LLP	14,848.42	05/30/25	21948
147380	05/23/25	CCM01    C C M U A	13,193.62		21948
147381	05/23/25	CHE03    CHERRY VALLEY TRACTOR	5,018.80	05/30/25	21948
147382	05/23/25	CRE29    CREATIONS BY JENN	748.50	05/30/25	21948
147383	05/23/25	DAN10    DANO'S WORLDWIDE PROD., LLC	250.00	05/30/25	21948
147384	05/23/25	DEC01    DECOTIIS, FITZPATRICK & COLE	29,270.68		21948
147385	05/23/25	DEM07    DEMBO, BROWN & BURNS LLP	2,000.00	05/30/25	21948
147386	05/23/25	DIG02    DIGICERT, INC	178.62		21948
147387	05/23/25	EDU03    EDUCATIONAL DATA SERVICES, INC	2,020.00		21948
147388	05/23/25	FLA13    FLANAGAN'S AUTO & TRUCK SERV.	1,770.00	05/30/25	21948
147389	05/23/25	FOR36    FORESTRY SUPPLIERS INC	128.41		21948
147390	05/23/25	GOO12    TIREHUB, LLC	645.92		21948
147391	05/23/25	GOV13    GOVCONNECTION, INC.	2,033.08		21948
147392	05/23/25	HAD01    H A DEHART & SON	610.40		21948
147393	05/23/25	LAU01    LAUREL LAWN MOWER SERVICE	1,932.32		21948
147394	05/23/25	LOW04    LOWTHER SMALL ENGINE, INC	199.93	05/30/25	21948
147395	05/23/25	MAD11    MAD ADVERTISING, LLC	15,950.00		21948
147396	05/23/25	NOR41    NORTHSTAR VETS - MAPLE SHADE	57.71		21948
147397	05/23/25	NSP01    ZNSPIREU, LLC C/O MARY CROSS	1,600.00		21948
147398	05/23/25	OSU01    O'SULLIVAN ASSOCIATES INC.	6,000.00		21948
147399	05/23/25	PHO10    PHOENIX CONSULTING GROUP	2,800.00	05/30/25	21948
147400	05/23/25	PSE01    PSEG	72,567.15		21948
147401	05/23/25	REN04    RENEWABLE RECYCLING, INC	1,610.00	05/30/25	21948
147402	05/23/25	TAP01    TAPINTO LOCAL, LLC	750.00		21948
147403	05/23/25	TGF02    THE GRAND FALLOONS	1,700.00		21948
147404	05/23/25	TRI01    GROFF TRACTOR NEW JERSEY LLC	4,408.78	05/30/25	21948
147405	05/23/25	TRI39    TRI COUNTY TERMITE & PEST	494.90		21948
147406	05/23/25	VIT09    VITAL RECORDS HOLDING, LLC	366.78		21948
147407	05/23/25	WIN01    WINNER FORD	256.26	05/30/25	21948
147408	05/23/25	ASP11    ASPIRE TECHNOLOGY, LLC	14,142.00	05/30/25	21953 Direct Deposit
147409	05/23/25	BOY05    BOYD PHOTOGRAPHY LLC	850.00	05/30/25	21953 Direct Deposit
147410	05/23/25	BUD04    BUD'S ENGINE MACHINING & TRUCK	18,076.19	05/30/25	21953 Direct Deposit
147411	05/23/25	CAR01    CARTUN HARDWARE	5.90	05/30/25	21953 Direct Deposit
147412	05/23/25	COM5853    COMCAST #5853 N CAMDEN COMM	264.89	05/30/25	21953 Direct Deposit
147413	05/23/25	COM6404    COMCAST #6404 CRAMER HILL	134.89	05/30/25	21953 Direct Deposit
147414	05/23/25	COM8493    COMCAST #8493 BROADWAY LIBERTY	159.89	05/30/25	21953 Direct Deposit
147415	05/23/25	COM9135    COMCAST #9135 ENGINE 10 FIRE	179.89	05/30/25	21953 Direct Deposit
147416	05/23/25	COM9777    COMCAST #9777 FLEET	159.89	05/30/25	21953 Direct Deposit
147417	05/23/25	COR33    CORSA MANAGEMENT	155,625.72	05/30/25	21953 Direct Deposit
147418	05/23/25	COR36    CORE MECHANICAL, INC.	3,907.22	05/30/25	21953 Direct Deposit
147419	05/23/25	DRE07    DREW & ROGERS INC	15,627.00	05/30/25	21953 Direct Deposit
147420	05/23/25	EME15    EMERGENCY EQUIPMENT SALES, LLC	1,071.04	05/30/25	21953 Direct Deposit
147421	05/23/25	FED14    FEDEX (OMEGA CORP CTR)	146.07	05/30/25	21953 Direct Deposit
147422	05/23/25	GRA36    GRAINGER, INC.	61.11	05/30/25	21953 Direct Deposit
147423	05/23/25	HAI05    HAINESPORT AUTO & TRUCK	22,399.99	05/30/25	21953 Direct Deposit
147424	05/23/25	HOM17    HOME DEPOT CREDIT SERVICES	483.04	05/30/25	21953 Direct Deposit
147425	05/23/25	HOP01    HOPEWORKS'N CAMDEN	15,850.00	05/30/25	21953 Direct Deposit



June 24, 2025  
10:43 AM

CAMDEN CITY  
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487 Continued			
147426	05/23/25	MIK03 MIKE'S BETTER SHOES	506.00	05/30/25	21953 Direct Deposit
147427	05/23/25	MIS01 MILLENNIUM STRATEGIES, LLC	5,500.00	05/30/25	21953 Direct Deposit
147428	05/23/25	PEN31 PENNONI ASSOCIATES, INC	63,977.39	05/30/25	21953 Direct Deposit
147429	05/23/25	QUA05 QUALITY INDEPENDENT LIVING CRP	2,969.56	05/30/25	21953 Direct Deposit
147430	05/23/25	RAI03 RAISE THE BAR FAMILY SERVICES	2,584.50	05/30/25	21953 Direct Deposit
147431	05/23/25	REG02 REGINE A ERVIN, CCR	762.80	05/30/25	21953 Direct Deposit
147432	05/23/25	RJB01 R & J BROTHERS INC	6,600.00	05/30/25	21953 Direct Deposit
147433	05/23/25	SHI03 SHI INTERNATIONAL CORP	903.45	05/30/25	21953 Direct Deposit
147434	05/23/25	SMART005 Smart Stitch LLC	4,700.00	05/30/25	21953 Direct Deposit
147435	05/23/25	SPA04 SPARK ELECTRIC SERVICE, INC	380.00	05/30/25	21953 Direct Deposit
147436	05/23/25	STA99 STAPLES ADVANTAGE	196.19	05/30/25	21953 Direct Deposit
147437	05/23/25	WBM01 W B MASON CO, INC	1,239.71	05/30/25	21953 Direct Deposit
147438	05/23/25	TDB03 TD Bank - P Card	185.88	05/30/25	21953 Direct Deposit
147439	05/30/25	CAM131 CAMDEN COUNTY FINANCE DEPT	20,154.38		21965
147440	05/30/25	COO08 COOPER ELECTRIC	1,047.58		21965
147441	05/30/25	EBF01 EB FENCE LLC	1,625.00		21965
147442	05/30/25	FIR37 FIRST STUDENT, INC	3,565.00		21965
147443	05/30/25	GOV11 GOVERNMENT FINANCE OFFICERS	315.00		21965
147444	05/30/25	HER08 HERTRICH FLEET SERVICES, INC.	81,979.00		21965
147445	05/30/25	INT14 INTERNATIONAL ASSOC. OF FIRE-	583.52		21965
147446	05/30/25	INT15 INTERNATIONAL ASSOC OF FIRE-	1,427.54		21965
147447	05/30/25	KER02 JOHN D. KERNAN DMD PA	26,026.50		21965
147448	05/30/25	LAU01 LAUREL LAWN MOWER SERVICE	9,599.70		21965
147449	05/30/25	MAJ02 MAJESTIC OIL CO, INC	3,313.13		21965
147450	05/30/25	NAP01 NAPA AUTO PARTS	2,661.13		21965
147451	05/30/25	NJA06 NEW JERSEY AMERICAN WATER CO	26,873.26		21965
147452	05/30/25	PLA16 PLACER LABS	13,750.00		21965
147453	05/30/25	SHE01 SHERWIN-WILLIAMS CO	3,800.00		21965
147454	05/30/25	TRI39 TRI COUNTY TERMITE & PEST	125.00		21965
147455	05/30/25	WAL03 WALTER R. EARLE - BURLINGTON	6,049.60		21965
147456	05/30/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	328.30	05/30/25	21966 Direct Deposit
147457	05/30/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	15,215.74	05/30/25	21966 Direct Deposit
147458	05/30/25	CAR01 CARTUN HARDWARE	6,759.25	05/30/25	21966 Direct Deposit
147459	05/30/25	COM7905 COMCAST #7905 ENGINE 11 FIRE	127.89	05/30/25	21966 Direct Deposit
147460	05/30/25	CON02 CONTRACTOR SERVICE	2,535.00	05/30/25	21966 Direct Deposit
147461	05/30/25	FOW04 FRANKIE FONTANEZ, ESQ	1,200.00	05/30/25	21966 Direct Deposit
147462	05/30/25	HOM17 HOME DEPOT CREDIT SERVICES	4,180.35	05/30/25	21966 Direct Deposit
147463	05/30/25	IND01 INDEPENDENT ANIMAL CARE SRV	62,500.00	05/30/25	21966 Direct Deposit
147464	05/30/25	KON05 KONICA MINOLTA PREMIER FINANCE	989.00	05/30/25	21966 Direct Deposit
147465	05/30/25	MOR09 MORE LIFE SEAMOSS & JUICE CAFE	2,100.00	05/30/25	21966 Direct Deposit
147466	05/30/25	PLA14 PLATINUM SECURITY, INC.	795.00	05/30/25	21966 Direct Deposit
147467	05/30/25	RIN04 RING CENTRAL	20,808.69	05/30/25	21966 Direct Deposit
147468	05/30/25	ROB12 ROBINSON WASTE DISPOSAL SVS	1,120.00	05/30/25	21966 Direct Deposit
147469	05/30/25	SAN05 MARK SAUNDERS	646.23	05/30/25	21966 Direct Deposit
147470	05/30/25	TDK01 TDK SYSTEMS GROUP, INC	765.39	05/30/25	21966 Direct Deposit
147471	05/30/25	USA06 USA BOXING, INC.	1,015.00	05/30/25	21966 Direct Deposit
147472	05/30/25	WBM01 W B MASON CO, INC	4,054.25	05/30/25	21966 Direct Deposit
147473	05/30/25	XER01 XEROX CORPORATION	820.74	05/30/25	21966 Direct Deposit
147474	05/30/25	TDB03 TD Bank - P Card	1,669.00	05/30/25	21966 Direct Deposit
147475	06/06/25	AND01 ANDREW VIOLA, ESQ	250.00		21977
147476	06/06/25	ANT10 ANTIOCH DEV. URBAN RENEWAL, LP	3,809.66		21977
147477	06/06/25	BER03 BERGEY'S TRUCK CENTERS	60.00		21977

June 24, 2025  
10:43 AM

CAMDEN CITY  
Check Register By Check Date

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check #	check date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487 Continued			
147478	06/06/25	BRO81 BROWN & CONNERY LLP	7,059.00		21977
147479	06/06/25	BTI01 BASCOM-TURNER INSTRUMENTS	1,561.03		21977
147480	06/06/25	CCM01 C C M U A	8,200.00		21977
147481	06/06/25	CIN03 CINTAS CORPORATION NO 2	854.19		21977
147482	06/06/25	DEP01 DEPARTMENT OF ENVIRONMENTAL	108.00		21977
147483	06/06/25	FIR37 FIRST STUDENT, INC	2,150.00		21977
147484	06/06/25	GEN04 GENERAL FOUNDRIES INC	650.00		21977
147485	06/06/25	HAR04 THE ORIGINAL W. HARGROVE	71,000.00		21977
147486	06/06/25	LAU01 LAUREL LAWN MOWER SERVICE	827.99		21977
147487	06/06/25	LEX01 LEXIS NEXIS	919.00		21977
147488	06/06/25	MCC27 KRISDEN M MCCRINK	350.00		21977
147489	06/06/25	MUN36 MUNICIPAL EMERGENCY SERVICES	140.00		21977
147490	06/06/25	NAP01 NAPA AUTO PARTS	2,103.86		21977
147491	06/06/25	NUR01 NURAL H WILLIAMS	1,037.00		21977
147492	06/06/25	PEN07 PENNSAUKEN ANIMAL HOSPITAL	4,544.96		21977
147493	06/06/25	SOU02 SOUTH CAMDEN IRON WORKS	243.56		21977
147494	06/06/25	SUP01 SUPREME ASSET MANAGEMENT SAMR	2,740.00		21977
147495	06/06/25	THE03 THE TREE HOUSE, INC	865.88		21977
147496	06/06/25	TLC01 TLC LANDSCAPE CO.	27,350.00		21977
147497	06/06/25	TRE50 TREASURER STATE OF NEW JERSEY	155.00		21977
147498	06/06/25	WAL03 WALTER R. EARLE - BURLINGTON	3,106.90		21977
147499	06/06/25	WAS01 WASTE MANAGEMENT OF NEW JERESY	2,627.00		21977
147500	06/06/25	WES06 WEST MARINE PRODUCTS, INC.	34.33		21977
147501	06/06/25	BOW15 BOWMAN INSPECTION LLC	5,500.00		21979 Direct Deposit
147502	06/06/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	1,763.14		21979 Direct Deposit
147503	06/06/25	CAM01 CAMDEN BAG & PAPER COMPAY	3,261.78		21979 Direct Deposit
147504	06/06/25	COM2800 COMCAST #2800 CITY HALL	1,431.15		21979 Direct Deposit
147505	06/06/25	COM35 COMCAST BUSINESS SERVICES --	190.00		21979 Direct Deposit
147506	06/06/25	COM6224 COMCAST #6624 ISABEL MILLER	244.20		21979 Direct Deposit
147507	06/06/25	COM7626 COMCAST #7626 KAIGH AVE FIRE	124.89		21979 Direct Deposit
147508	06/06/25	COM7997 COMCAST #7997 FIRE ADMIN.	284.89		21979 Direct Deposit
147509	06/06/25	COM8038 COMCAST #8038 PARK & OPEN SPAC	134.89		21979 Direct Deposit
147510	06/06/25	CON02 CONTRACTOR SERVICE	830.17		21979 Direct Deposit
147511	06/06/25	COR36 CORE MECHANICAL, INC.	9,474.58		21979 Direct Deposit
147512	06/06/25	FON04 FRANKIE FONTANEZ, ESQ	11,666.66		21979 Direct Deposit
147513	06/06/25	FRA05 FRANKLIN TRAILERS, INC	2,163.93		21979 Direct Deposit
147514	06/06/25	GRA62 GRAMERCY PARK HOLDINGS, LLC	8,617.94		21979 Direct Deposit
147515	06/06/25	HOM17 HOME DEPOT CREDIT SERVICES	2,239.73		21979 Direct Deposit
147516	06/06/25	MCC44 HOWARD MCCOACH,PC	7,075.20		21979 Direct Deposit
147517	06/06/25	MER01 MERCHANTVILLE OVERHEAD	330.66		21979 Direct Deposit
147518	06/06/25	MIK03 MIKE'S BETTER SHOES	925.99		21979 Direct Deposit
147519	06/06/25	PEN31 PENNONI ASSOCIATES, INC	1,990.00		21979 Direct Deposit
147520	06/06/25	POL01 POLLUTION CONTROL FINANCING	56,006.00		21979 Direct Deposit
147521	06/06/25	REW01 REWORLD WASTE, LLC	249,253.63		21979 Direct Deposit
147522	06/06/25	RIS04 RISING LEADERS GLOBAL	19,713.82		21979 Direct Deposit
147523	06/06/25	SPA04 SPARK ELECTRIC SERVICE, INC	4,008.40		21979 Direct Deposit
147524	06/06/25	STA99 STAPLES ADVANTAGE	129.16		21979 Direct Deposit
147525	06/06/25	WBM01 W B MASON CO, INC	1,425.54		21979 Direct Deposit
147527	06/13/25	4WA01 4WARD PLANNING, INC	17,539.00		21989
147528	06/13/25	ALA03 THE ALAIMO GROUP	28,763.50		21989
147529	06/13/25	ATT08 AT&T MOBILITY	1,479.65		21989
147530	06/13/25	BAI11 BAINS DELI LLC - FRANCO PAN	1,556.70		21989

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147531	06/13/25	BR081 BROWN & CONNERY LLP	7,964.00	21989
147532	06/13/25	COO08 COOPER ELECTRIC	242.66	21989
147533	06/13/25	DEC01 DECOTIIS, FITZPATRICK & COLE	1,127.61	21989
147534	06/13/25	FIR51 FIRE & SAFETY SERVICES, LTD.	14,033.62	21989
147535	06/13/25	INT14 INTERNATIONAL ASSOC. OF FIRE-	583.52	21989
147536	06/13/25	INT15 INTERNATIONAL ASSOC OF FIRE-	1,427.54	21989
147537	06/13/25	LAU01 LAUREL LAWN MOWER SERVICE	11,521.38	21989
147538	06/13/25	PAR01 PARKING AUTHORITY	121,796.35	21989
147539	06/13/25	PAR03 PARAMUS FORD INC	54,000.05	21989
147540	06/13/25	PSE01 PSEG	19,649.22	21989
147541	06/13/25	PSE01 PSEG	700.19	21989
147542	06/13/25	SAF06 SAFETY & SURVIVAL TRAINING, LL	14,800.00	21989
147543	06/13/25	SOU05 SOUND INTERPRETING	2,330.00	21989
147544	06/13/25	TRI39 TRI COUNTY TERMITE & PEST	3,750.76	21989
147545	06/13/25	WAL03 WALTER R. EARLE - BURLINGTON	4,772.80	21989
147546	06/13/25	ALI02 A LITTLE SLICE OF NY, INC	348.45	21990 Direct Deposit
147547	06/13/25	BOO04 BOOT BARN HOLDINGS	143.99	21990 Direct Deposit
147548	06/13/25	BOR22 BORTEK INDUSTRIES INC	5,394.74	21990 Direct Deposit
147549	06/13/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	509.04	21990 Direct Deposit
147550	06/13/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	1,372.50	21990 Direct Deposit
147551	06/13/25	CAT11 CATHEDRAL SOUP KITCHEN	1,144.50	21990 Direct Deposit
147552	06/13/25	CON02 CONTRACTOR SERVICE	145.46	21990 Direct Deposit
147553	06/13/25	COR36 CORE MECHANICAL, INC.	4,135.05	21990 Direct Deposit
147554	06/13/25	CPI01 CONCEPT PRINTING	2,290.00	21990 Direct Deposit
147555	06/13/25	DSE01 DIVAL SAFETY EQUIPMENT	1,100.00	21990 Direct Deposit
147556	06/13/25	EME15 EMERGENCY EQUIPMENT SALES, LLC	10,893.93	21990 Direct Deposit
147557	06/13/25	FED14 FEDEX (OMEGA CORP CTR)	38.88	21990 Direct Deposit
147558	06/13/25	GAR13 GARDEN STATE MAT RENTAL	68.33	21990 Direct Deposit
147559	06/13/25	HER30 THE HERTZ CORPORATION	11,963.86	21990 Direct Deposit
147560	06/13/25	HOM15 HOMEWARD BOUND PET ADOPTION	160,416.66	21990 Direct Deposit
147561	06/13/25	HOM17 HOME DEPOT CREDIT SERVICES	477.20	21990 Direct Deposit
147562	06/13/25	HOP01 HOPEWORKS'N CAMDEN	17,127.50	21990 Direct Deposit
147563	06/13/25	KON05 KONICA MINOLTA PREMIER FINANCE	1,038.84	21990 Direct Deposit
147564	06/13/25	MER01 MERCHANTVILLE OVERHEAD	2,270.36	21990 Direct Deposit
147565	06/13/25	PEN31 PENNONI ASSOCIATES, INC	15,220.73	21990 Direct Deposit
147566	06/13/25	POL01 POLLUTION CONTROL FINANCING	52,355.00	21990 Direct Deposit
147567	06/13/25	REN04 RENEWABLE RECYCLING, INC	2,852.50	21990 Direct Deposit
147568	06/13/25	REW01 REWORLD WASTE, LLC	265,696.31	21990 Direct Deposit
147569	06/13/25	SAN05 MARK SAUNDERS	646.23	21990 Direct Deposit
147570	06/13/25	SEAS005 SEASIDE WASTE SEVICES	203,300.00	21990 Direct Deposit
147571	06/13/25	SHI03 SHI INTERNATIONAL CORP	2,886.77	21990 Direct Deposit
147572	06/13/25	SIG01 SIGNAL CONTROL EQUIPMENT	62,455.00	21990 Direct Deposit
147573	06/13/25	SOU03 SOUTH JERSEY WELDING	267.84	21990 Direct Deposit
147574	06/13/25	STA99 STAPLES ADVANTAGE	159.21	21990 Direct Deposit
147575	06/13/25	SUBDIS01 SUBURBAN DISPOSAL INC	727,083.33	21990 Direct Deposit
147576	06/13/25	UNI02 A-1 UNIFORM CITY, INC	2,000.00	21990 Direct Deposit
147577	06/13/25	WBM01 W B MASON CO, INC	2,856.78	21990 Direct Deposit
147578	06/13/25	TDB03 TD Bank - P Card	176.86	21990 Direct Deposit
147579	06/17/25	LN-50219 Tyreece Sisco	10,266.81	21224
147580	06/17/25	SIS03 TYREECE L SISCO	1,356.00	21224
147581	06/19/25	AA02 A & A GLASS	275.00	22003
147582	06/19/25	APE02 APEX CONSTRUCTION SERVICES, LLC	6,125.00	22003

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TD 01-GENERAL		General Account 4308903487 Continued			
147583	06/19/25	AUT08 AUTO ZONE INC.	0.00	06/19/25 VOID	0
147584	06/19/25	AUT08 AUTO ZONE INC.	10,993.64		22003
147585	06/19/25	BLA02 BLAZE EMERGENCY EQUIPMENT CO	2,490.38		22003
147586	06/19/25	BTI01 BASCOM-TURNER INSTRUMENTS	353.69		22003
147587	06/19/25	CAM12 CAMDEN COUNTY CLERK'S OFFICE	1,500.00		22003
147588	06/19/25	CAR83 CARROT TOP INDUSTRIES	1,209.66		22003
147589	06/19/25	CCM01 C C M U A	3,789.67		22003
147590	06/19/25	CDW01 CDWG	147.52		22003
147591	06/19/25	CHE03 CHERRY VALLEY TRACTOR	44.83		22003
147592	06/19/25	CIN03 CINTAS CORPORATION NO 2	630.92		22003
147593	06/19/25	EBF01 EB FENCE LLC	8,125.00		22003
147594	06/19/25	FLA13 FLANAGAN'S AUTO & TRUCK SERV.	175.00		22003
147595	06/19/25	GAR55 GARDEN STATE LABORATORIES	3,995.00		22003
147596	06/19/25	GOO12 TIREHUB, LLC	484.00		22003
147597	06/19/25	GOP01 GOPHER SPORT	203.81		22003
147598	06/19/25	IKO02 RICOH USA, INC	9,725.63		22003
147599	06/19/25	LAU01 LAUREL LAWN MOWER SERVICE	261.19		22003
147600	06/19/25	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	2,535.53		22003
147601	06/19/25	LN-50190 FIG 20, LLC	1,538.74		22003
147602	06/19/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	323.81		22003
147603	06/19/25	LN-50385 JKN PROPERTIES, LLC	10,442.01		22003
147604	06/19/25	MAJ02 MAJESTIC OIL CO, INC	12,071.53		22003
147605	06/19/25	MCC61 MCCARTHY TIRE SERVICE COMPANY	4,730.10		22003
147606	06/19/25	MEL18 FERDINAND J. MELONI	2,096.40		22003
147607	06/19/25	MER04 MERCHANTVILLE-PENN WATER COMM	1,391.00		22003
147608	06/19/25	NJA06 NEW JERSEY AMERICAN WATER CO	53,090.98		22003
147609	06/19/25	PEL04 PELLEGRINO CHEVROLET	23.66		22003
147610	06/19/25	PHHMORTG PHH MORTGAGE SERVICES	5,998.43		22003
147611	06/19/25	PRI04 PRIMEPOINT LLC	8,521.77		22003
147612	06/19/25	PSE01 PSEG	8,766.56		22003
147613	06/19/25	SHA34 SHARDA PAPER INC	1,955.00		22003
147614	06/19/25	SHE01 SHERWIN-WILLIAMS CO	1,990.00		22003
147615	06/19/25	SIG04 SIGNPROS	1,100.00		22003
147616	06/19/25	SPA05 SPARK CREATIVE GROUP, LLC	11,483.40		22003
147617	06/19/25	TLC01 TLC LANDSCAPE CO.	20,930.00		22003
147618	06/19/25	UPS03 UPS	5.00		22003
147619	06/19/25	WET20 WETLAWN AUTOMATIC SPRINKLER	1,249.52		22003
147620	06/19/25	ACE03 ACE ELEVATOR, LLC	720.00		22004 Direct Deposit
147621	06/19/25	ANC18 Anchor IT Integrators LLC	5,000.00		22004 Direct Deposit
147622	06/19/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	1,913.54		22004 Direct Deposit
147623	06/19/25	CAR01 CARTUN HARDWARE	1,640.66		22004 Direct Deposit
147624	06/19/25	COM1148 Comcast #1148 Public Works	269.89		22004 Direct Deposit
147625	06/19/25	COM2800 COMCAST #2800 CITY HALL	1,410.00		22004 Direct Deposit
147626	06/19/25	COM3757 COMCAST #3757 MLK JR. COMM.	134.89		22004 Direct Deposit
147627	06/19/25	COM5853 COMCAST #5853 N CAMDEN COMM	264.89		22004 Direct Deposit
147628	06/19/25	COM8493 COMCAST #8493 BROADWAY LIBERTY	159.89		22004 Direct Deposit
147629	06/19/25	COM9670 COMCAST #9670 MAYOR'S OFFICE	177.57		22004 Direct Deposit
147630	06/19/25	COM9812 COMCAST #9812 27 FEDERAL ST	134.89		22004 Direct Deposit
147631	06/19/25	COM9853 COMCAST #9853 MALANDRA HALL	134.89		22004 Direct Deposit
147632	06/19/25	COU11 GANNETT MEDIA CORP	196.56		22004 Direct Deposit
147633	06/19/25	ENG01 ENGINEERING HYDRAULICS	620.28		22004 Direct Deposit
147634	06/19/25	FON04 FRANKIE FONTANEZ, ESQ	400.00		22004 Direct Deposit

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TD 01-GENERAL General Account 4308903487 Continued					
147635	06/19/25	GAR13 GARDEN STATE MAT RENTAL	15.04		22004 Direct Deposit
147636	06/19/25	HOM15 HOMEWARD BOUND PET ADOPTION	1,680.00		22004 Direct Deposit
147637	06/19/25	HOM17 HOME DEPOT CREDIT SERVICES	499.00		22004 Direct Deposit
147638	06/19/25	IND10 INDEPENDENCE VILLAGE APARTMENT	16,017.40		22004 Direct Deposit
147639	06/19/25	MCC44 HOWARD MCCOACH, PC	7,088.40		22004 Direct Deposit
147640	06/19/25	MCM03 MCMANIMON & SCOTLAND, LLC	752.50		22004 Direct Deposit
147641	06/19/25	REA11 REALAUCTION.COM, LLC	55,710.00		22004 Direct Deposit
147642	06/19/25	SAF19 SAFE & SOUND STEWARDS, LLC	2,250.00		22004 Direct Deposit
147643	06/19/25	STA99 STAPLES ADVANTAGE	516.64		22004 Direct Deposit
147644	06/19/25	STJ02 ST JOSEPH CARPENTER SOCIETY	121,221.31		22004 Direct Deposit
147645	06/19/25	WBM01 W B MASON CO, INC	1,354.87		22004 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	133	1	1,051,333.53	0.00
Direct Deposit:	134	0	2,635,185.35	0.00
Total:	267	1	3,686,518.88	0.00

TD HUD CDBG HUD - CDBG 4308903718					
25962	05/23/25	NAT76 Nat'l Community Develop Assoc	940.00		21947
25963	05/27/25	GRA36 GRAINGER, INC.	2,149.92	05/30/25	21957 Direct Deposit
25964	05/30/25	JOH83 CANDY JOHNSON	3,600.00		21964
25965	05/30/25	FIR65 FIRST RESPONSE II	5,800.00	05/30/25	21967 Direct Deposit
25966	06/06/25	BOW16 BOWLERO CHERRY HILL, LLC	6,996.00		21971
25967	06/06/25	PUB04 PSE&G	3,449.49		21971
25968	06/06/25	AUB01 THE AUBREY GROUP, LLC	665.75		21974 Direct Deposit
25969	06/23/25	ALA08 ALLSTAR ACS PRESS	3,810.50		22009

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	18,795.99	0.00
Direct Deposit:	3	0	8,615.67	0.00
Total:	8	0	27,411.66	0.00

TD HUD ESG HUD - ESG 4308907596					
10317	06/06/25	CRI08 CAMDEN RISING 3, LLC	1,350.00		21972
10318	06/06/25	LEW18 LEWIS INSEPCTIONS	2,050.00		21975 Direct Deposit
10319	06/06/25	STA17 ARKADY STARIKOVSKY	1,550.00		21975 Direct Deposit
10320	06/23/25	MIG03 MIGUEL'S PHARMACY	22,860.00		22010
10321	06/23/25	TOI01 TOILETS TO GO, LLC	4,195.00		22010

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	28,405.00	0.00
Direct Deposit:	2	0	3,600.00	0.00
Total:	5	0	32,005.00	0.00

TD HUD HOPWA Housing Vouchers - 4308907603					
15545	05/23/25	JEN21 LAWRENCE AND GLENN JENTSCH	2,757.00		21949
15546	05/23/25	LEW18 LEWIS INSEPCTIONS	900.00	05/30/25	21955 Direct Deposit
15547	06/06/25	ABE01 ABED S ABED	820.00		21973
15548	06/06/25	ABE06 ZAYED S ABED	1,284.00		21973
15549	06/06/25	AI001 AION FOX RIDGE LLC	1,989.00		21973
15550	06/06/25	ALE02 ALEXAR PROPERTIES, LLC	1,048.00		21973
15551	06/06/25	ANT10 ANTIOCH DEV. URBAN RENEWAL, LP	802.00		21973

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TD HUD HOPWA		Housing Vouchers - 4308907603 Continued		
15552	06/06/25	BCI01 B&C INVESTING	697.00	21973
15553	06/06/25	BNT01 BNTR MOUNT LAUREL PROPCO, LLC	743.00	21973
15554	06/06/25	CAS31 CASTLE OAKS APTS. LLC	453.00	21973
15555	06/06/25	CJS02 CJS SERVICES GROUP, INC.	740.00	21973
15556	06/06/25	COO68 220 COOPER STREET LP	1,102.00	21973
15557	06/06/25	COU03 COUNTY HOUSE VILLAGE ASSOC, LP	1,725.00	21973
15558	06/06/25	CRC02 COLONIAL REALTY COMPANY	6,811.00	21973
15559	06/06/25	CRI08 CAMDEN RISING 3, LLC	1,128.00	21973
15560	06/06/25	CRI09 CAMDEN RISING LLC	1,186.00	21973
15561	06/06/25	CRO03 CROSSING AT GLASSBORO, LLC	991.00	21973
15562	06/06/25	DEL56 DELANCO FAMILY APTS	684.00	21973
15563	06/06/25	FAI17 FAIRVIEW VILLAGE URBAN RENEWAL	407.00	21973
15564	06/06/25	FOX04 AION FOX RIDGE, LLC	1,101.00	21973
15565	06/06/25	FRO14 FROG HOLLER FARMS INC	1,477.00	21973
15566	06/06/25	GAT05 GATEHOUSE & COOPERSTOWN APTS	825.00	21973
15567	06/06/25	GIB04 GIBBSBORO REALTY LLC	1,455.00	21973
15568	06/06/25	HER32 REGINO HERNANDEZ	75.00	21973
15569	06/06/25	HOL49 HOLLYBUSH PRESERVATION	957.00	21973
15570	06/06/25	HPA01 HP ALTMAN AUTUMN RIDGE LLC	338.00	21973
15571	06/06/25	JEE01 JEEFY HOLDINGS, LLC	1,160.00	21973
15572	06/06/25	JEN21 LAWRENCE AND GLENN JENTSCH	919.00	21973
15573	06/06/25	KEL27 BARBARA KELLY	786.00	21973
15574	06/06/25	KRI04 KRIEGMAN & SMITH	1,019.00	21973
15575	06/06/25	LIM01 LEYLANI IRRIZARY MORENO	117.00	21973
15576	06/06/25	LIN20 LINDENWOLD PH, LP	2,080.00	21973
15577	06/06/25	LUM03 LUMBERTON CAMPUS LP	551.00	21973
15578	06/06/25	MAR109 MARKET FAIR URBAN	523.00	21973
15579	06/06/25	MAZ03 MAURICE BASEM MAZAHREH	2,523.00	21973
15580	06/06/25	MER26 1276MERTUC LLC	497.00	21973
15581	06/06/25	MIG06 MIG INTERNATIONAL HOLDINGS INC	1,365.00	21973
15582	06/06/25	MOU06 DEANNA MOUNTES	87.00	21973
15583	06/06/25	NOR05 NORTH FORKLANDING ASSOCIATION	646.00	21973
15584	06/06/25	OAK04 OAK RIDGE APARTMENTS	1,898.00	21973
15585	06/06/25	ROB60 ROBIN HILL APARTMENTS	1,271.00	21973
15586	06/06/25	ROD69 LUIS RODRIGUEZ	142.00	21973
15587	06/06/25	ROS04 ROSS GROVE, LLC	512.00	21973
15588	06/06/25	SPO10 SPOODLES, LLC	308.00	21973
15589	06/06/25	TAM02 TAMARACK APARTMENTS, LLC	1,111.00	21973
15590	06/06/25	TUC03 RAYMOND TUCKER	905.00	21973
15591	06/06/25	VEL15 NORY VELOZ	162.00	21973
15592	06/06/25	WAS15 WASHINGTON PARK APTS LLC	781.00	21973
15593	06/06/25	WIL84 CHRIS WILLIAMS	1,022.00	21973
15594	06/06/25	WSA01 WS AFFORDABLE URBAN RENEWAL LL	590.00	21973
15595	06/06/25	YOU28 BETTY YOUNG	44.00	21973
15596	06/06/25	AAA05 AAA REALTY & MANAGEMENT, LLC	4,840.00	21976 Direct Deposit
15597	06/06/25	ALP05 ALPINE COURT APARTMENTS	1,252.00	21976 Direct Deposit
15598	06/06/25	ARY01 ELIYAHU ARYEH	533.00	21976 Direct Deposit
15599	06/06/25	CAP25 CAPITAL SYSTEMS PROPERTY MGT	1,352.00	21976 Direct Deposit
15600	06/06/25	CED04 CEDAR BROOK NJ, LLC	1,099.00	21976 Direct Deposit
15601	06/06/25	DAV60 DV HAINESPORT URBAN RENEWAL	712.00	21976 Direct Deposit
15602	06/06/25	EME19 EMERALD RIDGE APARTMENTS	1,346.00	21976 Direct Deposit
15603	06/06/25	GRA65 GRACE PROPERTY SOLUTION	1,910.00	21976 Direct Deposit

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TD HUD HOPWA Housing Vouchers - 4308907603 Continued					
15604	06/06/25	HYD05 EAST COAST HYDE PARK	1,693.00		21976 Direct Deposit
15605	06/06/25	SPR09 1721 SPRINGDALE URBAN RENEWAL	1,139.00		21976 Direct Deposit
15606	06/06/25	WOO23 WOODBURY APARTMENT	1,086.00		21976 Direct Deposit
15607	06/23/25	LEW18 LEWIS INSEPCTIONS	2,100.00		22008 Direct Deposit
15608	06/23/25	ANT01 ANTIOCH PHASE II URBAN REN.,LP	3,881.00		22011
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	51	0	56,495.00	0.00
	Direct Deposit:	13	0	19,962.00	0.00
	Total:	64	0	76,457.00	0.00
TD PAYROLL Payroll 4308903502					
41114	05/22/25	PRPERS PERS Pension	157,477.23		21969
41115	05/22/25	PRPFRS PFRS Pension	204,840.75		21969
41082	05/23/25	PR-LPFFA Latino Prof Fire Fighters Assn	425.00		21952
41083	05/23/25	PRAFLAC- AFLAC - Georgia / New York	4,761.10		21952
41084	05/23/25	PRAFLACN AFLAC, New York	46.88		21952
41085	05/23/25	PRAFLACX AFLAC	201.08		21952
41086	05/23/25	PRCOLINS Colonial Life Insurance	3,092.56		21952
41087	05/23/25	PRCOLINX Colonial Life Insurance	113.49		21952
41088	05/23/25	PRCOREBR Corebridge Financial (Valic)	16,903.92		21952
41089	05/23/25	PRCWAPAC CWA Political Action Committee	30.00		21952
41090	05/23/25	PRCWAPRK CWA Local 1014 CWA Parking	558.00		21952
41091	05/23/25	PRCWASPR CWA Local 1014 CWA Supervisors	1,265.88		21952
41092	05/23/25	PRCWASTF CWA Local 1014 CWA Staff	5,157.24		21952
41093	05/23/25	PRCWAXRD CWA Local 1014 CWA X-Guard	607.50		21952
41094	05/23/25	PRF2578 Local #2578	3,675.24		21952
41095	05/23/25	PRF788 Local #788	4,869.72		21952
41096	05/23/25	PRF788H Local #788	2,505.00		21952
41097	05/23/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.75		21952
41098	05/23/25	PRG-FRNK John H Franklin	511.73		21952
41099	05/23/25	PRG-GRMN Charles Gorman	157.46		21952
41100	05/23/25	PRG-HINE DAWNSHIRR M HINES, SGT	692.01		21952
41101	05/23/25	PRG-TODO FRANK TODORO	194.20		21952
41102	05/23/25	PRGPSCDU PENNSYLVANIA SCDU	466.77		21952
41103	05/23/25	PRMET Metlife	292.03		21952
41104	05/23/25	PRPFIC Police & Fire Insurance Co.	5,617.72		21952
41105	05/23/25	PR-BUFF Brotherhood United Fire Fight	1,640.74		21954 Direct Deposit
41106	05/23/25	PRCAMDEN City of Camden	94,377.19		21954 Direct Deposit
41107	05/23/25	PRNW Nationwide Retirement Solution	4,738.88		21954 Direct Deposit
41145	05/28/25	PREQDC Equitable	4,034.00		21997
41147	05/29/25	PRNLDC National Life Group	120.00		21999
41117	06/06/25	PRAFLAC- AFLAC - Georgia / New York	4,831.84		21981
41118	06/06/25	PRAFLACG AFLAC, Georgia	42.15		21981
41119	06/06/25	PRAFLACN AFLAC, New York	46.88		21981
41120	06/06/25	PRAFLACX AFLAC	201.08		21981
41121	06/06/25	PRCOLINS Colonial Life Insurance	3,092.56		21981
41122	06/06/25	PRCOLINX Colonial Life Insurance	93.51		21981
41123	06/06/25	PRCOREBR Corebridge Financial (Valic)	16,903.92		21981
41124	06/06/25	PRCWAPAC CWA Political Action Committee	30.00		21981
41125	06/06/25	PRCWAPRK CWA Local 1014 CWA Parking	558.00		21981
41126	06/06/25	PRCWASPR CWA Local 1014 CWA Supervisors	1,265.88		21981
41127	06/06/25	PRCWASTF CWA Local 1014 CWA Staff	5,183.48		21981

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TD PAYROLL Payroll 4308903502 Continued					
41128	06/06/25	PRCWAXRD CWA Local 1014 CWA X-Guard	607.50		21981
41129	06/06/25	PRF2578 Local #2578	3,675.24		21981
41130	06/06/25	PRF788 Local #788	4,869.72		21981
41131	06/06/25	PRF788H Local #788	2,505.00		21981
41132	06/06/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.75		21981
41133	06/06/25	PRG-FRNK John H Franklin	511.73		21981
41134	06/06/25	PRG-GRMN Charles Gorman	157.46		21981
41135	06/06/25	PRG-HINE DAWNSHIRR M HINES, SGT	475.97		21981
41136	06/06/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	11,222.00		21981
41137	06/06/25	PRG-TODO FRANK TODORO	194.20		21981
41138	06/06/25	PRGPSCDU PENNSYLVANIA SCU	466.77		21981
41139	06/06/25	PRMET Metlife	292.03		21981
41140	06/06/25	PRCAMDEN City of Camden	94,270.84		21982 Direct Deposit
41141	06/06/25	PRNW Nationwide Retirement Solution	5,179.47		21982 Direct Deposit
41148	06/20/25	PR-LPFFA Latino Prof Fire Fighters Assn	425.00		22001
41149	06/20/25	PRAFLAC- AFLAC - Georgia / New York	4,831.84		22001
41150	06/20/25	PRAFLACG AFLAC, Georgia	42.15		22001
41151	06/20/25	PRAFLACN AFLAC, New York	46.88		22001
41152	06/20/25	PRAFLACX AFLAC	201.08		22001
41153	06/20/25	PRCOLINS Colonial Life Insurance	3,092.56		22001
41154	06/20/25	PRCOLINX Colonial Life Insurance	113.49		22001
41155	06/20/25	PRCOREBR Corebridge Financial (valic)	16,903.92		22001
41156	06/20/25	PRCWAPAC CWA Political Action Committee	30.00		22001
41157	06/20/25	PRCWAPRK CWA Local 1014 CWA Parking	589.00		22001
41158	06/20/25	PRCWASPR CWA Local 1014 CWA Supervisors	1,265.88		22001
41159	06/20/25	PRCWASTF CWA Local 1014 CWA Staff	5,157.20		22001
41160	06/20/25	PRCWAXRD CWA Local 1014 CWA X-Guard	615.00		22001
41161	06/20/25	PRF2578 Local #2578	3,675.24		22001
41162	06/20/25	PRF788 Local #788	4,869.72		22001
41163	06/20/25	PRF788H Local #788	2,505.00		22001
41164	06/20/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.75		22001
41165	06/20/25	PRG-FRNK John H Franklin	651.88		22001
41166	06/20/25	PRG-GRMN Charles Gorman	250.80		22001
41167	06/20/25	PRG-HINE DAWNSHIRR M HINES, SGT	857.93		22001
41168	06/20/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	11,014.00		22001
41169	06/20/25	PRG-TODO FRANK TODORO	194.20		22001
41170	06/20/25	PRGPSCDU PENNSYLVANIA SCU	466.77		22001
41171	06/20/25	PRMET Metlife	292.03		22001
41172	06/20/25	PRPFIC Police & Fire Insurance Co.	5,617.72		22001
41173	06/20/25	PR-BUFF Brotherhood United Fire Fight	2,091.73		22002 Direct Deposit
41174	06/20/25	PRCAMDEN City of Camden	94,564.18		22002 Direct Deposit
41175	06/20/25	PRNW Nationwide Retirement Solution	5,204.47		22002 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	75	0	539,656.97	0.00
Direct Deposit:	8	0	302,067.50	0.00
Total:	83	0	841,724.47	0.00

TD T-ESCROW Trust - Escrow 4308903700					
1859	06/13/25	DEM07 DEMBO, BROWN & BURNS LLP	256.00		21988
1860	06/13/25	BER15 ERIC BERNSTEIN& ASSOCIATES,LLC	4,932.00		21991 Direct Deposit
1861	06/13/25	REM02 REMINGTON & VERNICK ENGINEERS	0.00	06/13/25 VOID	0
1862	06/13/25	REM02 REMINGTON & VERNICK ENGINEERS	68,260.65		21991 Direct Deposit



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TD T-ESCROW Trust - Escrow 4308903700 Continued					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	1	256.00	0.00
	Direct Deposit:	2	0	73,192.65	0.00
	Total:	3	1	73,448.65	0.00
TD T-TAX LIENS Trust - Tax Liens 4308903552					
55247	05/22/25	LN-50190 FIG 20, LLC	288.98		21946
55248	05/22/25	LN-50190 FIG 20, LLC	262.55		21946
55249	05/22/25	LN-50190 FIG 20, LLC	232.62		21946
55250	05/22/25	LN-50190 FIG 20, LLC	964.75		21946
55251	05/22/25	LN-50190 FIG 20, LLC	12,329.00		21946
55252	05/22/25	LN-50190 FIG 20, LLC	141.70		21946
55253	05/22/25	LN-50190 FIG 20, LLC	1,259.65		21946
55254	05/22/25	LN-50190 FIG 20, LLC	3,499.68		21946
55255	05/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	619.85		21946
55256	05/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	747.07		21946
55257	05/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,491.80		21946
55258	05/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,596.14		21946
55259	05/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,417.46		21946
55260	05/22/25	LN-50230 FIG NJ19, LLC	9,828.25		21946
55261	06/03/25	LN-11304 CHANGSHENG LU	94.03		21968
55262	06/03/25	LN-11304 CHANGSHENG LU	55.00		21968
55263	06/03/25	LN-11349 YOSIF Z ABED	4,508.04		21968
55264	06/03/25	LN-11349 YOSIF Z ABED	7,986.72		21968
55265	06/03/25	LN-40189 PINE VALLEY ONE REALESTATE LLC	10,610.67		21968
55266	06/03/25	LN-40190 GREYMORR LLC	5,886.56		21968
55267	06/03/25	LN-50190 FIG 20, LLC	922.44		21968
55268	06/03/25	LN-50190 FIG 20, LLC	851.52		21968
55269	06/03/25	LN-50190 FIG 20, LLC	226.40		21968
55270	06/03/25	LN-50190 FIG 20, LLC	1,094.92		21968
55271	06/03/25	LN-50190 FIG 20, LLC	12,549.50		21968
55272	06/03/25	LN-50190 FIG 20, LLC	229.14		21968
55273	06/03/25	LN-50190 FIG 20, LLC	950.96		21968
55274	06/03/25	LN-50190 FIG 20, LLC	3,964.11		21968
55275	06/03/25	LN-50190 FIG 20, LLC	2,722.96		21968
55276	06/03/25	LN-50190 FIG 20, LLC	1,322.14		21968
55277	06/03/25	LN-50190 FIG 20, LLC	281.46		21968
55278	06/03/25	LN-50190 FIG 20, LLC	864.65		21968
55279	06/03/25	LN-50190 FIG 20, LLC	2,201.18		21968
55280	06/03/25	LN-50190 FIG 20, LLC	3,182.21	06/06/25 VOID	21968 (Reason: incorrect amount)
55281	06/03/25	LN-50190 FIG 20, LLC	1,571.78		21968
55282	06/03/25	LN-50190 FIG 20, LLC	1,003.48		21968
55283	06/03/25	LN-50190 FIG 20, LLC	203.63		21968
55284	06/03/25	LN-50190 FIG 20, LLC	309.26		21968
55285	06/03/25	LN-50190 FIG 20, LLC	1,309.57		21968
55286	06/03/25	LN-50190 FIG 20, LLC	1,494.83		21968
55287	06/03/25	LN-50190 FIG 20, LLC	899.00		21968
55288	06/03/25	LN-50190 FIG 20, LLC	1,580.66		21968
55289	06/03/25	LN-50190 FIG 20, LLC	940.66		21968
55290	06/03/25	LN-50190 FIG 20, LLC	536.75		21968
55291	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,746.70		21968
55292	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	940.07		21968
55293	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	193.58		21968

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TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued				
55294	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,378.04	21968
55295	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,172.60	21968
55296	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,835.03	21968
55297	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,106.78	21968
55298	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,816.10	21968
55299	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	758.12	21968
55300	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,004.41	21968
55301	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,634.02	21968
55302	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	22,392.52	21968
55303	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,980.33	21968
55304	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,096.27	21968
55305	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,760.48	21968
55306	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	453.05	21968
55307	06/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,468.25	21968
55308	06/03/25	LN-50320 Fundpality 2023 LLC	3,041.83	21968
55309	06/03/25	LN-50354 TAX LIEN FUND L.P.	3,728.66	21968
55310	06/03/25	LN-50354 TAX LIEN FUND L.P.	3,871.88	21968
55311	06/03/25	LN-50354 TAX LIEN FUND L.P.	3,191.23	21968
55312	06/03/25	LN-50354 TAX LIEN FUND L.P.	7,431.29	21968
55313	06/03/25	LN-50364 AMERICAN TAX LIEN FUND LLC	4,212.46	21968
55314	06/03/25	LN-50364 AMERICAN TAX LIEN FUND LLC	4,607.18	21968
55315	06/03/25	LN-50369 JOELCAM, INC	148.67	21968
55316	06/03/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,033.32	21968
55317	06/03/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	842.15	21968
55318	06/03/25	LN-50381 VERTEX TL LLC	835.49	21968
55319	06/03/25	LN-50381 VERTEX TL LLC	3,304.18	21968
55320	06/03/25	LN-50381 VERTEX TL LLC	3,717.88	21968
55321	06/03/25	LN-50382 MAURICE NAPOLITANO	6,727.86	21968
55322	06/09/25	LN-11304 CHANGSHENG LU	55.00	21983
55323	06/09/25	LN-40148 FIG CUST FIGN19LLC & SEC PTY	1,500.00	21983
55324	06/09/25	LN-50190 FIG 20, LLC	3,157.21	21983
55325	06/09/25	LN-50190 FIG 20, LLC	80.00	21983
55326	06/09/25	LN-50190 FIG 20, LLC	1,848.45	21983
55327	06/09/25	LN-50190 FIG 20, LLC	3,860.38	21983
55328	06/09/25	LN-50190 FIG 20, LLC	9,108.13	21983
55329	06/09/25	LN-50190 FIG 20, LLC	331.98	21983
55330	06/09/25	LN-50190 FIG 20, LLC	1,918.95	21983
55331	06/09/25	LN-50190 FIG 20, LLC	232.81	21983
55332	06/09/25	LN-50190 FIG 20, LLC	2,493.52	21983
55333	06/09/25	LN-50190 FIG 20, LLC	2,646.59	21983
55334	06/09/25	LN-50190 FIG 20, LLC	1,281.38	21983
55335	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	80.00	21983
55336	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,197.95	21983
55337	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	991.60	21983
55338	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,201.14	21983
55339	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,223.02	21983
55340	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	9,449.61	21983
55341	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,720.41	21983
55342	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,516.20	21983
55343	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,293.21	21983
55344	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,752.99	21983
55345	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,327.36	21983

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TD T-TAX LIENS		Trust - Tax Liens	4308903552	Continued	
55346	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,812.44		21983
55347	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	12,990.17		21983
55348	06/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,122.75		21983
55349	06/09/25	LN-50309 Trade Money, LLC	99.69		21983
55350	06/09/25	LN-50354 TAX LIEN FUND L.P.	4,373.30		21983
55351	06/09/25	LN-50354 TAX LIEN FUND L.P.	6,684.14		21983
55352	06/09/25	LN-50354 TAX LIEN FUND L.P.	882.62		21983
55353	06/09/25	LN-50354 TAX LIEN FUND L.P.	11,000.12		21983
55354	06/09/25	LN-50354 TAX LIEN FUND L.P.	8,464.57		21983
55355	06/09/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,886.79		21983
55356	06/09/25	LN-11304 CHANGSHENG LU	136.62		21984
55357	06/09/25	LN-50190 FIG 20, LLC	1,817.56	06/11/25 VOID	21984 (Reason: incorrect amount)
55358	06/09/25	LN-50190 FIG 20, LLC	983.11		21984
55359	06/09/25	LN-50190 FIG 20, LLC	922.44		21984
55360	06/09/25	LN-50190 FIG 20, LLC	30,982.78		21984
55361	06/09/25	LN-50194 AVROHOM KOTLER	406.89		21984
55362	06/09/25	LN-50320 Fundpality 2023 LLC	50.00		21984
55363	06/09/25	LN-50364 AMERICAN TAX LIEN FUND LLC	4,542.89		21984
55364	06/11/25	LN-40190 GREYMORR LLC	6,272.04		21986
55365	06/11/25	LN-50190 FIG 20, LLC	1,814.56		21986
55366	06/11/25	LN-50190 FIG 20, LLC	1,616.94		21986
55367	06/11/25	LN-50190 FIG 20, LLC	4,076.22		21986
55368	06/11/25	LN-50190 FIG 20, LLC	267.63		21986
55369	06/11/25	LN-50190 FIG 20, LLC	962.22		21986
55370	06/11/25	LN-50190 FIG 20, LLC	1,166.26		21986
55371	06/11/25	LN-50190 FIG 20, LLC	1,009.60		21986
55372	06/11/25	LN-50190 FIG 20, LLC	1,089.00		21986
55373	06/11/25	LN-50190 FIG 20, LLC	1,194.02		21986
55374	06/11/25	LN-50190 FIG 20, LLC	311.61		21986
55375	06/11/25	LN-50190 FIG 20, LLC	1,416.51		21986
55376	06/11/25	LN-50190 FIG 20, LLC	5,510.93		21986
55377	06/11/25	LN-50190 FIG 20, LLC	14,861.77		21986
55378	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	15,161.36		21986
55379	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,771.60		21986
55380	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	969.56		21986
55381	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,084.86		21986
55382	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,069.25		21986
55383	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,669.12		21986
55384	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	11,320.67		21986
55385	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,149.53		21986
55386	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,938.87		21986
55387	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,612.86		21986
55388	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,532.09		21986
55389	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	12,180.57		21986
55390	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	13,260.42		21986
55391	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	10,218.68		21986
55392	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,000.00		21986
55393	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,000.00		21986
55394	06/11/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	400.00		21986
55395	06/11/25	LN-50245 Epcot MD LLC	3,464.84		21986
55396	06/11/25	LN-50245 Epcot MD LLC	6,295.10		21986
55397	06/11/25	LN-50354 TAX LIEN FUND L.P.	9,166.76		21986

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
55398	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,850.68		21986
55399	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,062.40		21986
55400	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,862.53		21986
55401	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,862.82		21986
55402	06/11/25	LN-50354 TAX LIEN FUND L.P.	7,030.47		21986
55403	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,862.53		21986
55404	06/11/25	LN-50354 TAX LIEN FUND L.P.	5,949.07		21986
55405	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,862.53		21986
55406	06/11/25	LN-50354 TAX LIEN FUND L.P.	5,601.21		21986
55407	06/11/25	LN-50354 TAX LIEN FUND L.P.	5,601.21		21986
55408	06/11/25	LN-50354 TAX LIEN FUND L.P.	6,604.36		21986
55409	06/11/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,623.73		21986
55410	06/11/25	LN-50379 RTLF-NJ II LLC	5,726.46		21986
55411	06/13/25	LN-11304 CHANGSHENG LU	55.00		21987
55412	06/13/25	LN-50190 FIG 20, LLC	4,348.51		21987
55413	06/16/25	LN-50190 FIG 20, LLC	3,610.86		21993
55414	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,578.88		21993
55415	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	911.87		21993
55416	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,947.06		21993
55417	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,574.56		21994
55418	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	774.44		21994
55419	06/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	816.41		21994
55420	06/16/25	LN-50341 KAMIKAZE CAPITAL, LLC	7,461.47		21994
55421	06/16/25	LN-50354 TAX LIEN FUND L.P.	23,990.89		21994
55422	06/16/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	5,233.32		21994
55423	06/18/25	LN-50190 FIG 20, LLC	783.28		22000
55424	06/18/25	LN-50190 FIG 20, LLC	1,355.00		22000
55425	06/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,442.95		22000
55426	06/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,225.89		22000
55427	06/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	9,030.89		22000
55428	06/18/25	LN-50320 Fundpality 2023 LLC	45.00		22000
55429	06/18/25	LN-50354 TAX LIEN FUND L.P.	7,385.04		22000
55430	06/18/25	LN-50364 AMERICAN TAX LIEN FUND LLC	4,843.91		22000
55431	06/23/25	LN-40190 GREYMORR LLC	55.00		22007

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	183	2	684,696.84	4,999.77
Direct Deposit:	0	0	0.00	0.00
Total:	183	2	684,696.84	4,999.77

TD T-TRUST Trust - Other Trust 4308903635					
3732	05/23/25	DSI02 DSI MEDICAL SERVICES INC.	3,380.00		21950
3733	06/06/25	DSI02 DSI MEDICAL SERVICES INC.	711.00		21978
3734	06/06/25	JRA01 JBER RISK ADVISORS, LLC	1,600.00		21980 Direct Deposit
3735	06/19/25	AMA08 AMAZON CAPITAL SERVICES, INC.	1,207.07		22005 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	4,091.00	0.00
Direct Deposit:	2	0	2,807.07	0.00
Total:	4	0	6,898.07	0.00

TD WATER Water (and Sewer) 4308903560					
8904	05/23/25	NJA18 NJ AMERICAN WATER CO	288,435.04		21951

June 24, 2025  
10:43 AM

CAMDEN CITY  
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD WATER		Water (and Sewer)	4308903560	Continued	
8905	05/23/25	AME80	AMERICAN WATER SERVICES	1,422,081.00	05/31/25 21956 Direct Deposit
8906	05/23/25	MOB06	MOBILE DREDGING VIDEO PIPE	19,992.00	05/31/25 21956 Direct Deposit
8907	06/19/25	NJA18	NJ AMERICAN WATER CO	291,503.68	22006
<hr/>					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		2	0	579,938.72	0.00
Direct Deposit:		2	0	1,442,073.00	0.00
Total:		4	0	2,022,011.72	0.00
<hr/>					
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		455	4	2,963,669.05	4,999.77
Direct Deposit:		166	0	4,487,503.24	0.00
Total:		621	4	7,451,172.29	4,999.77

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	86,530.79	0.00	0.00	86,530.79
Trust Fund - TTL Redemption	4-15	<u>7,461.47</u>	<u>0.00</u>	<u>0.00</u>	<u>7,461.47</u>
Year Total:		93,992.26	0.00	0.00	93,992.26
Current Fund	5-01	2,857,436.73	154,257.68	0.00	3,011,694.41
Water Operating Fund	5-05	1,401,187.30	0.00	0.00	1,401,187.30
Sewer Operating Fund	5-07	600,832.42	0.00	0.00	600,832.42
Payroll	5-10	841,724.47	0.00	0.00	841,724.47
Trust Fund - Insurance	5-13	5,691.00	0.00	0.00	5,691.00
Trust Fund - TTL Redemption	5-15	677,235.37	0.00	0.00	677,235.37
Trust Fund - Other	5-16	<u>1,207.07</u>	<u>0.00</u>	<u>0.00</u>	<u>1,207.07</u>
Year Total:		6,385,314.36	154,257.68	0.00	6,539,572.04
Capital Fund	C-04	1,990.00	0.00	0.00	1,990.00
Sewer Capital Fund	C-08	<u>19,992.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,992.00</u>
Year Total:		21,982.00	0.00	0.00	21,982.00
Grant Fund	G-02	586,303.68	0.00	0.00	586,303.68
Trust Fund - HUD	H-25	135,873.66	0.00	0.00	135,873.66
Total of All Funds:		<u>7,223,465.96</u>	<u>154,257.68</u>	<u>0.00</u>	<u>7,377,723.64</u>

Project Description	Project No.	Project Total
CRAMER HILL FAMILY BLK856	0408I905	1,328.96
MATRIX ADMIRAL WILSON DEV	0408I909	2,106.00
ABLETT VILLAGE PHASE I URBAN	0408I935	193.40
VIRTUA OLOL HOSPITAL, INC	0408I951	4,441.30
HOLTEC TECHNOLOGY CENTER, LLC	0408I955	6,825.70
THE COOPER HEALTH SYSTEM TWR A	0408I966	3,916.00
Parkside Redevelopment, LLC	0408P887	4,532.50
Franklin Bridge Community Dev	0408P891	1,526.25
PSE&G Camden M&R Project	0408P910	416.25
417-419 WALNUT STREET, LLC	0408P911	2,056.25
PBCIP 1454-1460 Haddon Avenue	0408P947	2,795.00
PSE&G LOCUST ST 69 KV SUBSTATN	0408P954	4,840.00
HOLTEC INTERNATIONAL, INC.	0408P955	440.00
HOUSE OF RESTORATION CHURCH &	0408P956	161.25
THE COOPER HEALTH SYSTEM	0408P957	1,182.50
1435 RIVER OWNER, LLC	0408P958	3,985.00
PDC NORTHEAST LP IV, LLC	0408P960	2,450.00
MACEDONIA BAPTIST CHURCH	0408P965	591.25
COOPER HEALTH SYSTEM TOWER A	0408P966	2,480.54
CHERAN ROLLINS&MALCOM A.STILL	0408P974	483.75
CAMDEN COUNTY HISTORICAL SOCIE	0408P975	1,241.25
ALFRED CRAMER URBAN RENEWAL LL	0408P977	6,482.50
ALFRED CRAMER URBAN RENEWAL,LL	0408P978	3,975.00
PSE&G TEMPORARY LAYDOWN AREA	0408P979	4,345.00
COOPER HEALTH SYSTEM	0408P982	3,485.00
3631 WESTFIELD AVENUE	0408P983	1,980.00
Cooper Lanning Sq Ren School	14421	256.00

Project Description	Project No.	Project Total
COOPER HEALTH SYSTEM	3195A-15	96.00
THE COOPER HEALTH SYSTEM	3195A-16	1,776.00
COOPER WOUND CARE RENOVATION	3195A-17	260.00
COOPER HEALTH SYSTEM TOWER A	3195A-18	1,456.00
1 COOPER PLAZA	3195A-19	1,344.00
Total of All Projects:		<u>73,448.65</u>



C-2

7/27/2025 7:23:20



VICTOR G. CARSTARPHEN  
MAYOR

DEPARTMENT OF FINANCE  
**CITY OF CAMDEN**  
NEW JERSEY

SCOTT Z. PARKER  
DIRECTOR OF FINANCE  
TEL: 856-757-7582  
EMAIL: FINANCE@CAMDENNJ.GOV  
WEBSITE: CAMDENNJ.GOV

**MEMORANDUM**

To: Honorable Angel Fuentes, City Council President  
Luis Pastoriza, Municipal Clerk

From: Scott Z. Parker, Finance Director

Date: June 24, 2025 *A. P.*

Subject: Payroll Register Summary Communications for Forthcoming City  
Council Meeting- July 8, 2025 .

Attached, please find the Payroll Register Summary for the City of Camden for the pay periods of 6/3/2025 and 6/17/2025 Detailed information is available upon request to the Mayor's Office.

Please include this communication in the agenda for the forthcoming Council Meeting to be voted on for approval.

Please contact me at extension 7582, if you have any additional questions.

SZP/mr

Attachments

cc: Honorable Victor Carstarphen, Mayor

Final Totals	615 Checks to be Printed 0 Checks Voided since Last Payroll	613 Regular 0 Regular	0 Vacation 0 Vacation	0 Manual 0 Manual	2 Other 0 Other	0 Interim 0 Interim	0 Overtime 0 Overtime	0 Special 0 Special	0 Adjustment 0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End	This Payroll Direct Deposit		
Regular Pay:	1,539,091.06	Gross: 20,500,629.89	1,790,505.13	0.00	1,790,505.13	22,291,135.02	Payroll Direct Deposit: 1,074,050.34		
Overtime Pay:	200,386.38	*Fwt Wages: 17,651,277.88	1,542,905.07	0.00	1,542,905.07	19,194,182.95	Deduction Direct Deposit: 0.00		
Vacation Pay:	0.00	Soc Sec: 658,922.95	55,982.57	0.00	55,982.57	714,905.52	Total Direct Deposit: 1,074,050.34		
Holiday Pay:	0.00	Medicare: 281,871.90	24,681.12	0.00	24,681.12	306,553.02			
Sick Pay:	0.00	Adtl Med Tax: 0.00	0.00	0.00	0.00	0.00			
Special Pay:	808.50	Fwt: 1,913,804.37	175,035.60	0.00	175,035.60	2,088,839.97	Code 98 Exempt Fwt Wages: 1,432.54		
Admin Pay:	0.00	Swt: 836,461.32	75,053.90	0.00	75,053.90	911,515.22	Code 98 Exempt Swt Wages: 853.27		
Comp Pay:	0.00	Cwt: 0.00	0.00	0.00	0.00	0.00			
Other Pay:	0.00	Owt: 0.00	0.00	0.00	0.00	0.00	*Code 98 Employees are excluded from the Fwt Wages on this Report.		
		FLI: 18,428.65	1,609.45	0.00	1,609.45	20,038.10			
		SUI: 72,134.18	3,034.81	0.00	3,034.81	75,168.99			
		SDI: 0.00	0.00	0.00	0.00	0.00			
		Total Other Tax: 90,562.83	4,644.26	0.00	4,644.26	95,207.09			
		Ref Tax Ded: 2,962,992.35	257,159.26	0.00	257,159.26	3,220,151.61			
		Aft Tax Ded: 1,236,076.99	105,507.53	0.00	105,507.53	1,341,584.52			
		Net: 12,698,145.93	1,092,440.89	0.00	1,092,440.89	13,790,586.82			
Employer Liability Totals:		Soc Sec: 658,922.95	55,982.57	0.00	55,982.57	714,905.52	Employee + Employer Soc Sec: 111,965.14		
		Medicare: 281,871.90	24,681.12	0.00	24,681.12	306,553.02	Employee + Employer Med: 49,362.24		
		Owt: 0.00	0.00	0.00	0.00	0.00	Fwt: 175,035.60		
		FLI: 0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt: 336,362.98		
		SUI: 0.00	0.00	0.00	0.00	0.00			
		SDI: 18,896.01	578.41	0.00	578.41	19,474.42			
		Total Other Tax: 18,896.01	578.41	0.00	578.41	19,474.42			
		Fui: 0.00	0.00	0.00	0.00	0.00			
		Employer Liability Earning Codes: 4,455,135.11	374,907.70	0.00	374,907.70	4,830,042.81	NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.		
		Total Employer Liabilities: 5,414,825.97	456,149.80	0.00	456,149.80	5,870,975.77			
		Total Gross + Employer Liabilities: 25,915,455.86	2,246,654.93	0.00	2,246,654.93	28,162,110.79			

Total Deductions and Earnings:

Code Description	***** This Payroll *****		***** Void Checks *****		***** Net Totals *****	
	Ded Amt	Earn Amt	Ded Amt	Earn Amt	Ded Amt	Earn Amt
E02 SECOND TITLED EMPLOY		9,057.03		0.00		9,057.03
E03 ACTING STATUS		367.98		0.00		367.98
E06 DOCKING		2,334.14-		0.00		2,334.14-
E09 ADJUSTMENT		1,084.67		0.00		1,084.67
E10 ON CALL		1,000.00		0.00		1,000.00
E13 SUSPENSION		889.50-		0.00		889.50-
E14 AUTO ALLOWANCE		525.00		0.00		525.00
E17 Overtime \$		40,034.19		0.00		40,034.19
E19 Vacation Payout		1,373.96		0.00		1,373.96
GF0 G - GARN GORMAN	250.80		0.00		250.80	
GG0 G - GARN LACEY	0.00		0.00		0.00	
GH0 G - GARN HINES	857.93		0.00		857.93	
GI0 G - GARN FRANKLIN	651.88		0.00		651.88	
GJ0 G - GARN TODORO	194.20		0.00		194.20	
GK0 G - GARN CC SHERIFF	34.75		0.00		34.75	
GP0 G - SUPPORT - NJ/PA	466.77		0.00		466.77	
GS0 G - SUPPORT - NJ	9,055.50		0.00		9,055.50	
GS1 G - SUPPORT - NJ	857.96		0.00		857.96	
GS2 G - SUPPORT - NJ	600.21		0.00		600.21	
GS3 G - SUPPORT - NJ	263.03		0.00		263.03	
GS4 G - SUPPORT - NJ	237.30		0.00		237.30	
HEA CH 78 COST SHARE	94,312.18		0.00		94,312.18	
IMP IMPUTED INCOME		10,991.74		0.00		10,991.74
PD1 DCRP - PENSION	4,441.65		0.00		4,441.65	
PD2 DCRP - BACK DEDUCTION	0.00		0.00		0.00	
PE1 PERS - PENSION	54,773.51		0.00		54,773.51	
PE2 PERS - BACK DEDUCTIONS	1,573.61		0.00		1,573.61	
PE3 PERS - ARREARS	173.86		0.00		173.86	
PE4 PERS - CONTRIBUTORY INSURANCE	3,543.63		0.00		3,543.63	
PE5 PERS - INSURANCE ARREARS	539.50		0.00		539.50	
PE9 PERS - LOAN REPAYMENT	21,534.21		0.00		21,534.21	
PF1 PFRS - PENSION	75,625.12		0.00		75,625.12	
PF2 PFRS - BACK DEDUCTIONS	361.92		0.00		361.92	
PF3 PFRS - ARREARS	1,525.78		0.00		1,525.78	
PF9 PFRS - LOAN REPAYMENT	28,027.13		0.00		28,027.13	
PTA DEF COMP - NATIONWIDE	3,513.88		0.00		3,513.88	
PTB DEF COMP - NATIONWIDE ROTH	1,690.59		0.00		1,690.59	
PTF DEF COMP - COREBRIDGE	16,807.00		0.00		16,807.00	

PTG	DEF COMP - COREBRIDGE ROTH	96.92	0.00	96.92
PTK	DEF COMP - MET LIFE	292.03	0.00	292.03
PTO	DEF COMP - Equitable	2,484.00	0.00	2,484.00
PTP	DEF COMP - Equitable Roth	2,050.00	0.00	2,050.00
PTS	DEF COMP - National Life Group	120.00	0.00	120.00
S10	AFLAC PRE-TAX	2,443.83	0.00	2,443.83
S21	AFLAC GEORGIA PRE-TAX	42.15	0.00	42.15
S22	AFLAC GEORGIA POST-TAX	2,388.01	0.00	2,388.01
S31	AFLAC NY PRE-TAX	19.09	0.00	19.09
S32	AFLAC NY POST-TAX	27.79	0.00	27.79
S81	AFLAC XGRD POST-TAX	201.08	0.00	201.08
S99	AFLAC FSA WAGE WORKS	288.45	0.00	288.45
SC1	SUPP - COLONIAL PRE-TAX	352.87	0.00	352.87
SC2	SUPP - COLONIAL POST-TAX	2,739.69	0.00	2,739.69
SC8	SUPP - COLONIAL X-GUARDS	113.49	0.00	113.49
SF1	SUPP - FIRE INSURANCE	5,617.72	0.00	5,617.72
UC1	DUES - CWA STAFF	5,157.20	0.00	5,157.20
UC2	DUES - CWA X-GRD	615.00	0.00	615.00
UC3	DUES - CWA SUPERVISORS	1,265.88	0.00	1,265.88
UC4	DUES - CWA PAC	30.00	0.00	30.00
UC5	DUES - CWA PARKING DEDUCTION	589.00	0.00	589.00
UF1	DUES - FIRE 2578	3,675.24	0.00	3,675.24
UF2	DUES - FIRE 788	4,869.72	0.00	4,869.72
UF3	DUES - BUFF	2,091.73	0.00	2,091.73
UF4	DUES - LPFFA	425.00	0.00	425.00
UF5	DUES - FIRE HOUSE FUND	2,505.00	0.00	2,505.00
Z01	MISC - WAGE GARNISHMENT FEE	52.00	0.00	52.00
Z04	Misc - Fines / Discipline	200.00	0.00	200.00
		362,666.79	61,210.93	0.00
				362,666.79
				61,210.93

Employer Liability Codes:			
Code	Description	Liability Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	374,907.70	374,907.70
		374,907.70	374,907.70

Break Down of Employees Paid:  
Total Male: 385  
Total Female: 230  
Total Unknown: 0  
Total Employees: 615

Final Totals	617 Checks to be Printed 0 Checks voided since Last Payroll	613 Regular 0 Regular	0 Vacation	0 Manual 0 Manual	3 Other 0 Other	0 Interim 0 Interim	0 Overtime 0 Overtime	1 Special 0 Special	0 Adjustment 0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End	This Payroll Direct Deposit		
	Gross:	18,815,379.68	1,685,250.21	0.00	1,685,250.21	20,500,629.89	Payroll Direct Deposit: 1,012,278.65		
Regular Pay:	*Fwt Wages:	16,212,537.32	1,438,740.56	0.00	1,438,740.56	17,651,277.88	Deduction Direct Deposit: 0.00		
Overtime Pay:	Soc Sec:	604,148.09	54,774.86	0.00	54,774.86	658,922.95	Total Direct Deposit: 1,012,278.65		
Vacation Pay:	Medicare:	258,712.89	23,159.01	0.00	23,159.01	281,871.90			
Holiday Pay:	0.00 Adtl Med Tax:	0.00	0.00	0.00	0.00	0.00			
Sick Pay:	Fwt:	1,763,407.32	150,397.05	0.00	150,397.05	1,913,804.37	Code 98 Exempt Fwt Wages: 1,432.54		
Special Pay:	Swt:	768,591.32	67,870.00	0.00	67,870.00	836,461.32	Code 98 Exempt Swt Wages: 853.27		
Admin Pay:	Cwt:	0.00	0.00	0.00	0.00	0.00	*Code 98 Employees are excluded from the Fwt Wages on this Report.		
Comp Pay:	Owt:	0.00	0.00	0.00	0.00	0.00			
Other Pay:	FLI:	16,913.84	1,514.81	0.00	1,514.81	18,428.65			
	SUI:	68,778.53	3,355.65	0.00	3,355.65	72,134.18			
	SDI:	0.00	0.00	0.00	0.00	0.00			
	Total Other Tax:	85,692.37	4,870.46	0.00	4,870.46	90,562.83			
	Bef Tax Ded:	2,706,866.52	256,125.83	0.00	256,125.83	2,962,992.35			
	Aft Tax Ded:	1,137,025.51	93,495.76	0.00	93,495.76	1,230,521.27			
	Net:	11,663,588.69	1,034,557.24	0.00	1,034,557.24	12,698,145.93			
Employer Liability Totals:	Soc Sec:	604,148.09	54,774.86	0.00	54,774.86	658,922.95	Employee + Employer Soc Sec: 109,549.72		
	Medicare:	258,712.89	23,159.01	0.00	23,159.01	281,871.90	Employee + Employer Med: 46,318.02		
	Owt:	0.00	0.00	0.00	0.00	0.00	Fwt: 150,397.05		
	FLI:	0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt: 306,264.79		
	SUI:	0.00	0.00	0.00	0.00	0.00			
	SDI:	18,210.10	685.91	0.00	685.91	18,896.01			
	Total Other Tax:	18,210.10	685.91	0.00	685.91	18,896.01			
	Fui:	0.00	0.00	0.00	0.00	0.00			
	Employer Liability Earning Codes:	4,081,791.57	373,343.54	0.00	373,343.54	4,455,135.11	NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.		
	Total Employer Liabilities:	4,962,862.65	451,963.32	0.00	451,963.32	5,414,825.97			
	Total Gross + Employer Liabilities:	23,778,242.33	2,137,213.53	0.00	2,137,213.53	25,915,455.86			

Total Deductions and Earnings:

Code Description	***** This Payroll *****		***** Void Checks *****		***** Net Totals *****	
	Ded Amt	Earn Amt	Ded Amt	Earn Amt	Ded Amt	Earn Amt
E02 SECOND TITLED EMPLOY		9,057.03		0.00		9,057.03
E03 ACTING STATUS		520.49		0.00		520.49
E06 DOCKING		4,790.03-		0.00		4,790.03-
E09 ADJUSTMENT		521.86		0.00		521.86
E10 ON CALL		1,000.00		0.00		1,000.00
E13 SUSPENSION		753.63-		0.00		753.63-
E17 Overtime \$		26,041.75		0.00		26,041.75
GF0 G - GARN GORMAN	157.46		0.00		157.46	
GG0 G - GARN LACEY	0.00		0.00		0.00	
GH0 G - GARN HINES	475.97		0.00		475.97	
GI0 G - GARN FRANKLIN	511.73		0.00		511.73	
GJ0 G - GARN TODORO	194.20		0.00		194.20	
GK0 G - GARN CC SHERIFF	34.75		0.00		34.75	
GP0 G - SUPPORT - NJ/PA	466.77		0.00		466.77	
GS0 G - SUPPORT - NJ	9,263.50		0.00		9,263.50	
GS1 G - SUPPORT - NJ	857.96		0.00		857.96	
GS2 G - SUPPORT - NJ	600.21		0.00		600.21	
GS3 G - SUPPORT - NJ	263.03		0.00		263.03	
GS4 G - SUPPORT - NJ	237.30		0.00		237.30	
HEA CH 78 COST SHARE	94,078.49		0.00		94,078.49	
HEB CH 78 COST SHARE BACK ADJUST	1.65-		0.00		1.65-	
IMP IMPUTED INCOME		11,048.72		0.00		11,048.72
PD1 DCRP - PENSION	4,514.91		0.00		4,514.91	
PD2 DCRP - BACK DEDUCTION	0.00		0.00		0.00	
PE1 PERS - PENSION	54,877.50		0.00		54,877.50	
PE2 PERS - BACK DEDUCTIONS	1,573.61		0.00		1,573.61	
PE4 PERS - CONTRIBUTORY INSURANCE	3,550.59		0.00		3,550.59	
PE9 PERS - LOAN REPAYMENT	20,911.68		0.00		20,911.68	
PF1 PFRS - PENSION	75,625.12		0.00		75,625.12	
PF2 PFRS - BACK DEDUCTIONS	613.42-		0.00		613.42-	
PF9 PFRS - LOAN REPAYMENT	28,027.17		0.00		28,027.17	
PTA DEF COMP - NATIONWIDE	3,513.88		0.00		3,513.88	
PTB DEF COMP - NATIONWIDE ROTH	1,665.59		0.00		1,665.59	
PTF DEF COMP - COREBRIDGE	16,807.00		0.00		16,807.00	
PTG DEF COMP - COREBRIDGE ROTH	96.92		0.00		96.92	
PTK DEF COMP - MET LIFE	292.03		0.00		292.03	
PTO DEF COMP - Equitable	2,484.00		0.00		2,484.00	
PTP DEF COMP - Equitable Roth	1,550.00		0.00		1,550.00	

PTS DEF COMP - National Life Group	120.00	0.00	120.00
S10 AFLAC PRE-TAX	2,443.83	0.00	2,443.83
S21 AFLAC GEORGIA PRE-TAX	42.15	0.00	42.15
S22 AFLAC GEORGIA POST-TAX	2,388.01	0.00	2,388.01
S31 AFLAC NY PRE-TAX	19.09	0.00	19.09
S32 AFLAC NY POST-TAX	27.79	0.00	27.79
S81 AFLAC XGRD POST-TAX	201.08	0.00	201.08
S99 AFLAC FSA WAGE WORKS	288.45	0.00	288.45
SC1 SUPP - COLONIAL PRE-TAX	352.87	0.00	352.87
SC2 SUPP - COLONIAL POST-TAX	2,739.69	0.00	2,739.69
SC8 SUPP - COLONIAL X-GUARDS	93.51	0.00	93.51
UC1 DUES - CWA STAFF	5,183.48	0.00	5,183.48
UC2 DUES - CWA X-GRD	607.50	0.00	607.50
UC3 DUES - CWA SUPERVISORS	1,265.88	0.00	1,265.88
UC4 DUES - CWA PAC	30.00	0.00	30.00
UC5 DUES - CWA PARKING DEDUCTION	558.00	0.00	558.00
UF1 DUES - FIRE 2578	3,675.24	0.00	3,675.24
UF2 DUES - FIRE 788	4,869.72	0.00	4,869.72
UF5 DUES - FIRE HOUSE FUND	2,505.00	0.00	2,505.00
Z01 MISC - WAGE GARNISHMENT FEE	54.00	0.00	54.00
Z02 MISC - LOST SWIPE CARD FEE	60.00-	0.00	60.00-
Z04 Misc - Fines / Discipline	200.00	0.00	200.00
	349,621.59	42,646.19	349,621.59
		0.00	42,646.19

Employer Liability Codes:

Code Description	Liability Amt	Void Amt	Net Amt
9H0 HEALTH BENEFIT EMPLOYER	373,343.54	0.00	373,343.54
	373,343.54	0.00	373,343.54

Break Down of Employees Paid:

Total Male: 384  
Total Female: 229  
Total Unknown: 0  
Total Employees: 613

There are NO errors or warnings in this Payroll Register.

*Ordinances 1<sup>st</sup>*  
*Reading*



**ORDINANCE AMENDING CHAPTER 573, PEACE AND GOOD ORDER; GAMBLING,  
TO AMEND, EMPHASIZE, SUPPLEMENT AND CLARIFY THAT ILLEGAL  
GAMBLING IN PRIVATE AND PUBLIC PLACES IS PROHIBITED IN THE CITY OF  
CAMDEN AND THE PENALTIES TO BE IMPOSED.**

WHEREAS, this City Council of the City of Camden has determined that it is in the best interests of the City of Camden that Chapter 573 of the Camden Code; Peace and Good Order, Gambling, be amended and supplemented to clarify and further provide that it shall be illegal to gamble in a private as well as a public place in the City of Camden unless authorized pursuant to Chapter 410 of the Camden Code; Games of Chance; and

WHEREAS, this amendment, supplementation and clarification is supported by and in furtherance of New Jersey statute, N.J.S.A. 2C: 37-2; Promoting Gambling, now therefore

BE IT ORDAINED by the City Council of the City of Camden that it hereby amends, supplements and clarifies Chapter 573; Peace and Good Order, Gambling, as follows:

**CHAPTER 573. PEACE AND GOOD ORDER**

**ARTICLE I. GENERAL REGULATIONS**

**§ 573-4. Gambling.**

- A. Subject to Chapter 410; Games of Chance, herein, no person shall set up, keep, maintain or permit to be set up, kept or maintained in any house, room, hall, place of business or other premises any faro table, faro bank, roulette, craps, blackjack, baccarat, any sidewalk dice game, or any other device or game of chance for the purpose of gambling.
- B. Subject to Chapter 410; Games of Chance, herein, no person shall deal, play or engage in faro, roulette, craps, blackjack, baccarat, any sidewalk dice game, or other game of chance, either as banker, player, dealer or otherwise, for the purpose of gambling.
- C. Subject to Chapter 410; Games of Chance, herein, no person shall deal, play or engage in faro, roulette, craps, blackjack, baccarat, any sidewalk dice game, or other game of chance, either as banker, player, dealer or otherwise, for the purpose of gambling in any public place.
- D. Violations and penalties.
  - 1. Any person violating any provision of § 573-4 shall, upon conviction, shall be subject to the penalties imposed in accordance with the provisions of section 1-15.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

0-2

FUENTES  
7/8/2025

**ORDINANCE AMENDING CHAPTER 716 OF THE CAMDEN CITY CODE; SPECIAL EVENTS, TO SPECIFY THE OBLIGATIONS OF THE LICENSEE OR PERMIT RECIPIENT OF THE SPECIAL EVENT AND TO INCLUDE RETAINAGE, SUSPENSION AND POSSIBLE FINE FOR VIOLATING THE TERMS OF THE LICENSE OR PERMIT FOR THE SPECIAL EVENT**

WHEREAS, the City Council of the City of Camden established Chapter 716 of the Camden City Code covering Special Events; and

WHEREAS, some of these events have led to trash or other debris being left behind at the location of the special event, including but not limited to ballfields; and

WHEREAS, the City Council of the City of Camden now seeks to amend Chapter 716 to specify that the obligation of the licensee or person receiving the permit for the special event includes the obligation to ensure that the location of the event, including but not limited to ballfields, to completely cleaned up the site of the special event and dispose of all trash, waste and debris before leaving the event site; and

WHEREAS, the City Council of the City of Camden also seeks to require each application for a special event to also include a retainage amount to be established by the Administration, depending on the specific event being sought, which shall only be returned in instances where the event location has been completely cleaned up and all trash, waste and debris disposed of, promptly after the event ends; and

WHEREAS, the City Council of the City of Camden also seeks to require applicants to obtain signatures from at least fifty-one percent (51%) of the property owners and renters who reside within two hundred (200) feet of the proposed special event location or the surrounding neighborhood before the City can issue a permit; which will require each such application for this certain special event to provide documentation at the time of the submission of the application, indicating that the applicant has provided written notice to all property owners and renters who reside within two hundred (200) feet of the event's proposed location or the surrounding neighborhood, and such notice shall specifically indicate the information, as provided for in this amendment; and

WHEREAS, the City Council of the City of Camden also seeks to indicate that a license or permit issued for a special event may be suspended or revoked if the applicant violates the terms of the issued license or permit, including but not limited to the failure of the licensee or person obtaining the permit to ensure that the event location has been completely cleaned up and all trash, waste and debris disposed of, promptly after the event ends; now therefore

BE IT ORDAINED by the City Council of the City of Camden that Chapter 716 of the Camden Code is amended as follows:

**CHAPTER 716 SPECIAL EVENTS**

**§716-1. Definitions.**

RETAINAGE – amount established by the Special Events Review Committee which shall be required at the time of application submission which shall be temporarily withheld until the Special Event or Special Event dates have been concluded, to ensure that the event location has been completely cleaned up and that all trash, waste and debris has been promptly disposed following the event(s).

SPECIAL EVENT REQUIRING PUBLIC NOTICE – those special events, as defined in this section, in which the Administration has established a policy and procedure specifying that this special event requires notice to the public before an application is approved and such policy and procedure shall, at a minimum, include that such notice shall specifically state: (1) the location and time(s) of the special event; (2) that any person may object to such application being approved by advising the Special Events Review Committee in writing of their objections within ten (10) days of receipt of such notice; and (3) that the business e-mail and business address of the Special Events Review Committee shall be included in the notice for purposes of allowing any person to file an objection.

**§716-2. General policy.**

Same.

**§716-3. Special Events Review Committee.**

A. Same.

(1) through (8). Same.

B. Same.

(1) through (14). Same.

(15) Ensuring that for those Special Events Requiring Public Notice as determined by the Administration, that documentation has been submitted with the application indicating that the applicant has provided written notice to all property owners and renters who reside within two hundred (200) feet of the event's proposed location and such notice shall specifically state: (1) the location and time(s) of the special event; (2) that any person may object to such application being approved by advising the Special Events Review Committee in writing of their objections within ten (10) days of receipt of such notice; and (3) that the business e-mail and business address of the Special Events Review Committee shall be included in the notice for purposes of allowing any person to file an objection.

(16) Establishing a retainage amount to be included with the application fee to ensure compliance with all license or permit requirements related to ensuring that the event location has been completely cleaned up and all trash, waste and debris disposed of, promptly after the event ends. The retainage amount may be partially or completely waived by the Special Events Review Committee where special financial circumstances exist.

C. Same.

**§716-4. Role and duties of Director of Human Services.**

A. Same.

B. Same.

(1) Receiving and processing applications, including the amount of retainage required for such application and which, in the case of a Special Event Requiring Notice, shall include documentation indicating that the applicant has provided written notice to all property owners and renters who reside within two hundred (200) feet of the event's proposed location.

(2) Same.

(3) Intradepartmental correspondence and memoranda concerning establishment of fees and retainage required.

C. Same.

(1) Same.

(2) The Director, or his/her designee, shall supervise on-site preparations for such special event, including advising the licensee or permit holder of the obligation that the event location shall be completely cleaned up and that all trash, waste and debris disposed of promptly after the event ends and also coordinate private sector support services at such event.

(3) Same.

D. Same.

(1) Same.

(2) Same.

(3) Same.

(4) Same.

(5) Ensuring that the Special Event location has been completely cleaned up at the site of the special event and all trash, waste and debris properly disposed of after the event. In the case where the Special Event location has not completely cleaned up at the site of the special event and all trash, waste and debris properly disposed of after the event, the Director or his/her designee shall make arrangements for the appropriate clean-up of the Special Event location and promptly notify the licensee or permit holder that the retainage submitted with the application has been forfeited, as well as advising that a fine and/or possible suspension of the license or permit may also be imposed.

**§716-5. Department of Human Services.**

Same.

**§716-6. Director of Code Enforcement.**

Same.

A. Same.

B. Collection of licensing or permit fees associated with special events as well as any retainage that was required for such license or permit;

C. Same.

D. Same.

E. Same.

**§716-7 through §716-15.**

Same.

**§716-16. Application for special event permit.**

A. Same.

B. Same.

C. Same.

D. Same.

(1) – (17) Same.

(18) The retainage required for the Special Event permit or license.

(19) If necessary, documentation indicating that the applicant has provided written notice to all property owners and renters who reside within two hundred (200) feet of the event's proposed location.

(20) Any additional information that the Director, or his/her designee, finds reasonably necessary to a fair determination as to whether a permit should be issued.

**§716-17. Specialty licenses.**

Same.

**§716-18. Fees.**

A. Same.

B. Same.

C. Same.

D. The sponsor shall deposit with the City within 20 days prior to the event a sum as determined by the Director, or his/her designee, sufficient to pay the amount for the retainage imposed and to reimburse the City for the incremental cost incurred in providing police and fire service and the cost of transport, assembly and securing of equipment and vehicles such as stages, bleachers, flat beds or other City-owned equipment and connection fees and meter charges for the use of any water for fire hydrants or service lines. Reimbursement will be sought for the cost of preparing and installing and removing barricades, trash containers utilized that cannot be replaced such as trash bags, equipment and manpower utilized to stage, operate and clean up after the event.

E. Same.

(1) Same.

(2) Same.

(3) Same.

(4) Same.

(5) Same.

(6) Same.

(7) Same.

(8) Pay the amount of retainage as determined by the Special Events Review Committee.

(9) Ensure that the location of the Special Event is completely cleaned up and that all trash, waste and debris disposed of promptly after the event ends.

(10) Former (8). Same.

**§716-19. Publishing of rates and charges.**

Same.

**§716-20. Standards for issuance.**

The Director of Human Services, or his/her designee, shall issue an approval as provided for herein when, from a consideration of the application and from such other information as may otherwise be obtained which, in the case of a Special Event Requiring Notice, shall also include documentation indicating that the applicant has provided written notice to all property owners and renters who reside within two hundred (200) feet of the event's proposed location, he finds that:

A. through J.

Same.

K. The applicant has ensured that the location of the Special Event will be completely cleaned up and that all trash, waste and debris properly disposed of promptly after the event ends and, if not, the applicant acknowledges that the amount of retainage shall be forfeited and further

acknowledges that a fine and possible suspension or of the license or permit may also be imposed.

**§716-21 through §716-26**

Same.

**§716-27. Duties of permittee.**

- A. Same.
- B. Same.
- C. The applicant shall ensure that the location of the Special Event shall be completely cleaned up and that all trash, waste and debris disposed of promptly after the event ends and, if not, the applicant acknowledges that the amount of retainage shall be forfeited and further acknowledges that a fine and a possible suspension or revocation of the license or permit may be imposed.

**§716-28. Prohibitions.**

- A. Through H.  
Same.
- I. It shall be unlawful for any person in charge of, or responsible for the conduct of, a duly licensed parade or special event to fail to ensure that the event location is completely cleaned up and that all trash, waste and debris properly disposed of promptly after the event ends. Failure to do so shall lead to the forfeiture of the retainage submitted with the application and may lead to a fine and/or possible suspension or revocation of the license or permit imposed.

**§716-29. Public Conduct during parades or special events.**

Same.

**§716-30. Revocation of approval.**

Same.

**§716-31. Suspension or Revocation of Special Event Permit or License.**

The Special Events Review Committee shall have the authority to suspend or revoke a special event permit or license where the applicant has failed to fully comply with the provisions of this Chapter.

**§716-32. [Former §716-31] Violations and penalties.**

- A. Any person violating any of the provisions of this Chapter, upon conviction, shall be subject to the following: for a first offense, the person shall be subject to a fine of not more than one-hundred dollars (\$100.00), for a second offense, the person shall be subject to a fine of not more than one-hundred fifty dollars (\$150.00), for a third and subsequent offense, the person shall be subject to a fine of not more than five-hundred dollars (\$500.00), or by a period of community service not exceeding 30 days, or both.
- B. Nothing in this subsection concerning violations, fines and other penalties shall prohibit the Special Events Review Committee, pursuant to §716-31, above, from suspending or revoking a special event permit or license where the applicant has failed to fully comply with the provisions of this Chapter.

BE IT FURTHER ORDAINED that any portion of Chapter 716 not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.


BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of

this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**ORDINANCE AMENDING SECTION 562-16 OF THE CAMDEN CODE TO AUTHORIZE FEES  
FOR THE USE OF ROUND TABLES AND CHAIRS DURING A PRIVATE EVENT TAKING  
PLACE AT A CITY OF CAMDEN RECREATIONAL FACILITY**

WHEREAS, the Administration of the City of Camden seeks to amend Section 562-16 of the Camden Code to authorize and establish fees to be charged for the use of City equipment, including round tables and chairs at a private event taking place at a recreational city facility; and

WHEREAS, the City Council of the City of Camden has now agreed and is now amending Section 562-16 to authorize and establish fees to be charged for the use of City equipment, including round tables and chairs, at a private event taking place at a recreational city facility; now therefore

BE IT ORDAINED, by the City Council of the City of Camden that Section 562-16 of the Camden City Code are amended as follows:

**§ 562-16. Application fees for private individuals or groups.**

- A. Same.
- B. Same.
- C. Same.
- D. Same.
- E. Same.
- F. Fees for Recreational Facilities' Equipment.
  - 1. The following equipment is included in the standard rental fee for all recreational facilities listed in subsection E above:
    - a. Standard folding chairs; and
    - b. Rectangular tables.
  - 2. Optional equipment is available at all recreational facilities listed in subsection E, above for the following fees:
    - a. Round tables: \$100.00 per set of ten (10) round tables.
  - 3. Optional equipment is available only at Malandra Hall for the following fees:
    - a. Premium Chairs: \$250.00 per set of one hundred (100) premium chairs.

BE IT FURTHER ORDAINED that any portion of Chapter 562 not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

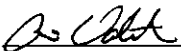
BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.



The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:yrh  
07-08-25

0-4

**ORDINANCE AUTHORIZING THE REMOVAL OF DEED RESTRICTIONS AND  
REVERSIONARY LANGUAGE ON 124 SOUTH 17<sup>TH</sup> STREET**

WHEREAS, the City of Camden transferred City owned property known as 124 South 17<sup>th</sup> Street, Block 1431, Lot 6 to Nurray S. Rosenberg & Josephine Rosenberg, his wife, dated June 21, 1985 and recorded in the Camden County Clerk's office in Deed Book 4055, page 44&c; and

WHEREAS, the current owner of said parcel and is requesting the removal of said restrictions and re-entry language in order to move forward with the sale of the parcel; and

WHEREAS, the condition set forth in the original deed stated the parcel must be rehabilitated for commercial use within one year of the date of the original deed. The City is satisfied those conditions were met; and

WHEREAS, the City of Camden will remove any and all deed restrictions and reversionary language from the original deed of transfer; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the proper officer(s) shall be and are hereby authorized to execute the necessary Deed to remove said restrictions and conditions.

SECTION 1. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 2. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 3. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:yrh  
07-08-25

0-5

**ORDINANCE AUTHORIZING THE CITY OF CAMDEN TO EXECUTE A DEED OF  
CONSOLIDATION FOR THE CREATION OF A MULTI AGENCY SERVICES  
CENTER**

WHEREAS the City of Camden is listed as the owner of record for the parcels known as Block 337, Lots 30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 101, 105 & 106; and

WHEREAS, the City of Camden is consolidating said parcels for the purpose of building of new multi-Agency Services Center to aid in the fight to combat homelessness; and

WHEREAS, after the consolidation of these (14) vacant lots, the new building will be known as 1220 Broadway, Block 337, Lot 106; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the proper officer(s) shall be and are hereby authorized to execute the necessary Deed of Consolidation to consolidate said parcels.

SECTION 1. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.


SECTION 2. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 3. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

\_\_\_\_\_  
Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:dh  
07-08-25

06

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE  
ENTITLED "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN  
OFFICERS AND EMPLOYEES IN THE CLASSIFIED AND UNCLASSIFIED SERVICE OF  
THE CITY OF CAMDEN", ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED, by the City Council of the City of Camden that, an ordinance entitled, "An Ordinance Fixing the Salary Ranges to Be Paid To Certain Officers and Employees in the Classified and Unclassified Service Of The City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. AMENDING the salary and wage by increasing the members of the Fire Department of the City of Camden salaries for the titles listed herein have been negotiated with the appropriate Collective Bargaining Association.

EFFECTIVE DATE	Step	1/1/2025	1/1/2026	1/1/2027	7/1/2028
Fire Fighter	Starting	47,302	47,302	49,000	49,000
	Step 1	55,975	56,675	57,383	58,100
	Step 2	64,045	64,845	65,656	66,476
	Step 3	72,120	73,022	73,935	74,859
	Step 4	80,193	81,195	82,210	83,238
	Step 5	93,850	96,196	98,601	101,066
	Step 6	101,152	103,680	106,272	108,929
Fire Prevention Specialist	Step 1	76,488	77,444	78,412	79,393
	Step 2	84,562	85,619	86,689	87,773
	Step 3	92,639	93,797	94,969	96,156
	Step 4	101,490	102,759	104,043	105,344
	Step 5	112,153	114,957	117,831	120,777

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 3. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

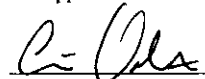
SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL PARKING  
ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN LOCATIONS**

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the following properties:

340 Boyd Street	Maria Ines Rodriquez
618 S. 4 <sup>th</sup> Street	Margiza Cordero
3085 Stevens Street	Donna M. Appafucio
1710 Kossuth Street	Jamica Stanley
1544 Greenwood Avenue	Jerome Hall
3046 Waldorf Avenue	Clotilde Nunez-Abreu

WHEREAS, it has been advised that the individuals, no longer need accessible parking at the above locations due to no response to renewal correspondence, no payment of annual renewal fees and/or by request as per the individual; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the provisions of said ordinance applicable to the properties listed above is hereby removed.

SECTION 1. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 3. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

*Ordinances 2<sup>nd</sup>*  
*Reading*

**ORDINANCE AMENDING CHAPTER 675 TO SPECIFICALLY INCLUDE UNTREATED WATER, WASTEWATER AND OTHER WASTE PRODUCTS CONTAINED IN THE UNTREATED WATER OR WASTEWATER ARISING FROM A MOBILE COMMERCIAL CAR WASH AS CONTAMINANTS PROHIBITED FROM ENTERING THE CITY'S PUBLIC SEWER AND STORMWATER SYSTEM**

WHEREAS, Section 675-4 and Section 675-5 of the Camden Code include a variety of contaminants that cannot be discharged into the City's public sewer or stormwater system; and

WHEREAS, commercial car wash run-off includes but is not limited to the following contaminants: phosphorus, alkylphenol ethoxylates (APEs), petroleum distillates, detergents and other forms of debris; and

WHEREAS, while not specifically indicating same, the contaminants described in Section 675-4 and Section 675-5 already include the contaminants found in untreated water, wastewater and other waste products contained in the untreated water or wastewater arising from commercial car wash run-off; and

WHEREAS, the Clean Water Act also prohibits the contaminants found in untreated water, wastewater and other waste products contained in the untreated water or wastewater arising from commercial car wash run-off from entering the City's public sewer and stormwater system; and

WHEREAS, the purpose of this amendment is to express with precision and clarity that the contaminants found in untreated water, wastewater, and other waste products contained in the untreated water or wastewater arising from commercial car wash run-off fall within the contaminants described in Section 675-4 and Section 675-5.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Camden that Section 675-1; Definitions, and Section 675-5, Deposit of wastes in drainage and sewage inlets, are amended as follows:

Part I Sewer Use, Charges and Construction

Article I Use Regulations

§ 675-1. Definitions.

The definitions section is amended to now also include:

Mobile Commercial Washing refers to any activity conducted for compensation in any form whatsoever that involves the washing of automobiles, trucks, motorcycles, recreational vehicles or any other vehicles and includes any business or operation that operates at one location in the City of Camden including at the owner or operator of the mobile car wash's residence and serves customers or which moves from one location to another and serves customers at their residences or places of work. Mobile Car Washing shall not include: (1) a building or structure which contains approved facilities for washing, cleaning and drying of vehicles; (2) non-commercial residential car washing; or (3) any temporary car wash event conducted for the sole purpose of fundraising for a charitable organization, association or other similar entity.

§ 675-2. Same.

§ 675-3. Same.

§ 675-4. Same.

§ 675-5. Deposit of wastes into sewers, and into drainage or sewage inlets.

A. No person shall place or deposit rubbish, refuse, slops, garbage or other solid matter of any kind into the drainage or sewage inlets or into any place where such matter may be carried into the inlets.

B. No person shall discharge or cause to be discharged any of the following into sewers, and into drainage or sewage inlets or into any place where such matter may be carried into the inlets:

1. Any untreated water, wastewater or other waste particles contained in the untreated water or wastewater arising from the mobile commercial washing of automobiles, trucks, motorcycles, recreational vehicles or any other vehicles.

C. Before operating in the City of Camden, any mobile commercial car wash owner or operator must:



- a. Obtain a mercantile license from the Department of Code Enforcement; and
- b. Seek approval from the Department of Health and the Department of Public Works indicating that the water treatment, purification and filtration system being utilized by that commercial car wash owner or operator is sufficient and adequate to remove the contaminants described in Section 675-4 above and in this Section, from any possible commercial car wash run-off.

§ 675-6. Same.

§ 675-7. Same.

§ 675-8. Same.

§ 675-9. Same.

§ 675-10. Same.

§ 675-11. Same.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 12, 2025

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:dh  
06-12-25

0-2

**AN ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR  
INDIVIDUALS WITH DISABILITIES IN CERTAIN AREAS IN THE CITY OF CAMDEN  
AS HANDICAP PARKING PRIVILEGES ONLY**

WHEREAS, Lamisha A. Carney, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 922 Mechanic Street; and

WHEREAS, Nyla K. Simmons, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 1246 Dayton Street; and

WHEREAS, Brenda L. McDaniel, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 upgrade permit in front of or near her home at 1475 Greenwood Avenue; and

WHEREAS, Virginia D. Lister, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 1028 Liberty Street; and

WHEREAS, Laverne V. Jarman, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 upgrade permit in front of or near her home at 2848 Lincoln Avenue; and

WHEREAS, Juan F. Pineiro, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near his home at 815 N. 8<sup>th</sup> Street; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that, all the addresses listed above, shall be designated as either a Type 1 or Type 2 "Handicapped Parking" to have access to parking or personalized signage during the period of time that the said premises are occupied by the handicapped individuals.

SECTION 1. Type 1 Handicapped Parking locations shall be reserved for any handicapped operator. All others shall be prohibited from parking in such space.

SECTION 2. Type 2 Handicapped Parking locations shall only be utilized by the approved applicant and only by the vehicle whose license plate corresponds with the license plate number on the posted sign. All others shall be prohibited from parking in such space.

SECTION 3. By the adoption of this ordinance, we are creating a schedule of Personalized Signage "Handicapped Parking" areas, including those set forth herein and including any other "Handicapped Parking" areas heretofore adopted by ordinance. Any ordinance prohibiting parking at the location specified is hereby rescinded and repealed, in part, wherein it conflicts with the ordinance to be adopted.

SECTION 4. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 6. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 12, 2025

The above has been reviewed  
and approved as to form.

A handwritten signature in black ink, appearing to read 'D. Blackburn', written over a horizontal line.

DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL PARKING  
ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN LOCATIONS**

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the following properties:

806 Sylvan Street      Sandra Aviles  
1437 Kaighn Avenue    Elsa Vazquez

WHEREAS, it has been advised that the individuals, no longer need accessible parking at the above locations due to no response to renewal correspondence, no payment of annual renewal fees and/or by request as per the individual; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the provisions of said ordinance applicable to the properties listed above is hereby removed.

SECTION 1. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 3. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 12, 2025

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

# *Resolutions*

**RESOLUTION HONORING LAMONT DIXON FOR HIS CONTRIBUTIONS TO THE  
ARTS, LITERATURE, AND CULTURAL ENRICHMENT**

WHEREAS, Lamont Dixon, a native of Philadelphia, began his pursuit of artistic and literary excellence at the Philadelphia University of the Arts, where he studied creative writing and art therapy; and

WHEREAS, following his academic studies, Mr. Dixon served in the United States Navy with distinction, receiving a Letter of Commendation for writing, directing, and performing in a play commemorating Black History Month—an impactful performance broadcast on CCTV to thousands of servicemembers stationed in the Persian Gulf; and

WHEREAS, after his military service, Mr. Dixon continued to refine his theatrical talents at Freedom Theatre and earned a place with Temple University's Full Circle Improv Troupe, while also composing and performing a choreopoem for the acclaimed Urban Bush Women; and

WHEREAS, Lamont went on to form ACT IV, a dynamic drama group through which he wrote and presented three original plays, including *IDENTITY*, which premiered at St. Joseph's University in 1993, where Mr. Dixon portrayed the legendary warrior-general Hannibal; and

WHEREAS, Mr. Dixon is widely recognized for his powerful portrayals of historic figures such as Malcolm X in *FIRE & FURY: IN ORATORY* and for his one-man theatrical interpretation of Shakespeare's *Othello*, both of which debuted at Rutgers University in 1992; and

WHEREAS, his literary contributions include the 1995 publication of *Urban Beats & Ghetto Blues*, a compelling collection of poetry capturing the rhythms and realities of urban life; and

WHEREAS, Mr. Dixon remains a vibrant force in the poetry community, blending jazz, hip hop, blues, funk, and drama into his performances, and serving as the founder and host of *The Poets Den*, a monthly jazz-poetry series in Camden, New Jersey; and

WHEREAS, his work has reached wide audiences through appearances on WDAS, WHAT, and WPEB radio, as well as Temple University's WRTI program *The Bridge*, and his poetry has been published in respected literary outlets across the nation; and

WHEREAS, in 1998, his creative spirit was further recognized when his work was recorded on a compact disc by New York keyboardist Barry Sames; and


WHEREAS, the City Council of the City of Camden now seeks to Honor Mr. Lamont Dixon; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that we proudly commend Lamont Dixon for his outstanding contributions to the arts, culture, education, and community, and we celebrate his lifelong dedication to creative expression, historical remembrance, and poetic excellence.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

LUIS PASTORIZA  
Municipal Clerk



*Camden City Council*  
**RESOLUTION / ORDINANCE REQUEST FORM**

---

DATE: June 24, 2025

Council Meeting Date: July 8, 2025

FROM: Councilperson

☒

Angel Fuentes, President

☐

Jannette Ramos, 4<sup>th</sup> Ward

☐

Arthur Barclay, Vice President, 1st Ward

☐

Sheila Davis, At-Large

☐

Chris Collins, 2nd Ward

☐

Nohemi G. Soria-Perez, At-Large

☐

Falio Leyba-Martinez, 3rd Ward

**Action Requested:**

**RESOLUTION HONORING LAMONT DIXON FOR HIS CONTRIBUTIONS TO THE ARTS,  
LITERATURE, AND CULTURAL ENRICHMENT**

---

\*\*\*\*Please attach any supporting documents

*Angel Fuentes /nb*

Signature of Councilperson

**6/24/25**

Date

**RESOLUTION HONORING WALTER ZAVETOSKI ON THE CELEBRATION OF HIS 100<sup>TH</sup> BIRTHDAY**

WHEREAS, we proudly extend our heartfelt congratulations to Walter Zavetoski on the joyful occasion of his 100th birthday, a remarkable milestone that reflects a century of strength, grace, and quiet dignity; and

WHEREAS, Mr. Walter Zavetoski was born on June 30, 1925, in Trenton, New Jersey, to Helen and Edward Zavetoski, and was raised in a devout Catholic household alongside his four siblings. After completing his 10th-grade education, he embarked on a long and dedicated career in the production and manufacturing industry, contributing quietly and consistently to the fabric of American industry; and

WHEREAS, though Mr. Zavetoski never married or had children, his life has been one of deep faith, reflection, and meaningful connection. Known for his gentle and reserved nature, he has always preferred the peace and solitude of his own company. Today, he spends his time in quiet devotion—watching televised Catholic Mass, reading religious texts, and praying with his cherished rosary beads; and

WHEREAS, among those who hold him dear is Ms. Kathleen Collins, a longtime friend and former landlord from the Collinswood apartment complex, with whom he has maintained a valued and enduring friendship; and

WHEREAS, Mr. Zavetoski's life is a testament to the power of faith, simplicity, and steadfastness. We honor his longevity, his integrity, and the grace with which he has lived his 100 years; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby joins with Walter Zavetoski and his loved ones in celebrating 100 years of a wonderfully blessed life. May your days continue to be filled with peace, prayer, and the quiet joy of a life well lived.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





*Camden City Council*  
**RESOLUTION / ORDINANCE REQUEST FORM**

---

DATE: JUNE 26, 2025

Council Meeting Date: July 8, 2025

FROM: Councilperson

☐ Angel Fuentes, President

☐ Sheila Davis, At-Large

☐ Arthur Barclay, Vice President, Ward 1

☐ Christopher Collins, 2<sup>nd</sup> Ward

☐ Nohemi Soria-Perez, At-Large

☐ Falio Leyba-Martinez, 3<sup>rd</sup> Ward

☒ Jannette Ramos, 4<sup>th</sup> Ward

**Action Requested:**

**RESOLUTION HONORING WALTER ZAVETOSKI ON THE CELEBRATION OF HIS  
100<sup>TH</sup> BIRTHDAY**

---

\*\*\*\*Please attach any supporting documents

Jannette Ramos/gms  
Signature of Councilperson

7/8/2025  
Date

FUENTES  
7/8/2025

**RESOLUTION RECOGNIZING AND COMMENDING KATRINA McCOMBS FOR  
HER SIGNIFICANT CONTRIBUTIONS AND EXTRAORDINARY SERVICE IN THE  
CAMDEN SCHOOL DISTRICT AND OFFERING HER OUR BEST WISHES ON HER  
NEW ROLE AS ACTING ASSISTANT COMMISSIONER IN THE NEW JERSEY  
DEPARTMENT OF EDUCATION**

WHEREAS, Katrina McCombs, has been appointed as an Acting Assistant Commissioner for the New Jersey Department of Education by Commissioner Kevin Dehmer; and

WHEREAS, effective July 1, 2025, Katrina McCombs will no longer serve as the State District Superintendent of Camden Schools to now take on her no Department of Education role; and

WHEREAS, Katrina McCombs, came from a family of Camden educators and learned early on, how education can transform an individual's life or improve their circumstances; and

WHEREAS, Katrina McCombs graduated from Camden High School in 1987 and subsequently attended Lehigh University, earning her bachelor's degree in behavioral and neurosciences; and

WHEREAS, Katrina McCombs then returned to Camden to work as an early childhood educator; and

WHEREAS, Katrina McCombs subsequently received both her Master of Arts (MA) and Master of Arts in Education (MAED) in psychological training for pre-k providers and early childhood educators; and

WHEREAS, Katrina McCombs has served the Camden School District for over thirty (30) years and since 1991, has served in numerous capacities including as a Kindergarten Teacher, Middle School Language Arts Teacher, Whole School Reform Facilitator, Literacy Coach, Vice-Principal, Principal, Director of Early Childhood Education, Deputy Superintendent, and for the past seven (7) years, as Superintendent; and

WHEREAS, Katrina McCombs always sought to fully understand what would work in the School District with an approach seeking to dramatically raise student achievements. She did so by engaging with families, staff, community stakeholders and partners, leading to the development of a community perspective regarding the School District's successes as well as those areas in need of more improvement; and

WHEREAS, over the past seven (7) year as State District Superintendent, Katrina McCombs oversaw many major accomplishments within the School District, including but not limited to:

- Led continued progress in key measures on the Quality Single Accountability Continuum (QSAC) and guided the district closer towards a return to stable and sustainable local control.
- Celebrated a significant rise in graduation rates, a reduction in dropout rates, and improved student learning outcomes citywide.
- Completed construction and opening of the new Camden High School and laying the groundwork for the future Eastside High School, ensuring our students will continue to learn in safe, state-of-the-art facilities.
- Navigated the district through the challenges of the COVID-19 global pandemic, ensuring a safe reopening and continuity of services for all students.
- Strengthened the district's financial health, reducing audit findings from 27 to 3, a testament to the improved stewardship of public resources.
- Expanded Career and Technical Education (CTE) pathways, opening new doors to meaningful careers for Camden students and better equipping students for life beyond high school.
- Paved the way for a thriving CCSD-led Middle School Sports League, creating new opportunities for citywide collaboration, teamwork, and student enrichment; and

WHEREAS, the above accomplishments clearly indicate that Katrina McCombs has worked her entire career, working for or advocating on behalf of students and their families in the City of Camden; and

WHEREAS, Katrina McCombs served in her various roles with great skill, distinction and fortitude; and

WHEREAS, Katrina McCombs served the Camden School District with great distinction and distinction; and

WHEREAS, the City of Camden, its Officials and Residents owe Katrina McCombs an incredible debt of gratitude for his service to the Camden School District and the City of Camden and its residents; and

WHEREAS, the City of Camden, its Officials and Residents wish to honor and express our profound appreciation to Katrina McCombs for her remarkable career and service to the Camden School District, the City of Camden, its Officials and Residents over her incredible career; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that it hereby wishes to express its sincere and deep appreciation to Katrina McCombs for her many years of public service to the Camden School District, the City of Camden, its Officials and Residents.

BE IT FURTHER RESOLVED, by the City Council of the City Camden that it hereby extends to Katrina McCombs its best wishes in her new role as Acting Assistant Commissioner of the New Jersey Department of Education.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

RAMOS  
7/8/2025

R-4

**RESOLUTION TO RATIFY AND AUTHORIZE THE ACCEPTANCE OF A CO-SPONSORSHIP BETWEEN REWORLD AND THE CITY OF CAMDEN FOR AN EVENT OR EVENTS TAKING PLACE IN JULY 2025 AND TO ACCEPT A DONATION FROM REWORLD FOR ALL COSTS INCURRED BY REWORLD IN ASSISTING THE CITY OF CAMDEN WITH RECEIVING BULK WASTE AND/OR OLD TIRES FROM THE PUBLIC AND DISPOSING OF SAME DURING THE EVENT OR EVENTS**

WHEREAS, Reworld seeks to collaborate and co-sponsor an event or events with the City of Camden taking place in July 2025, whereby bulk waste and/or old tires will be received from the public and subsequently disposed of; and

WHEREAS, Reworld has agreed to pay for all costs incurred during the event or events, whereby bulk waste and/or old tires are to be received from the public during the event or events and subsequently disposed of, including all costs for personnel and other costs provided by Reworld in assisting the City of Camden with collection efforts and then disposing of same, including costs for all services provided, transportation costs, disposal costs and any other costs, at no cost to the City of Camden; and

WHEREAS, the City of Camden desires to accept and utilize funding from Reworld solely for this purpose; and

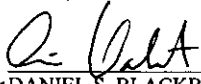
WHEREAS, the City Council of the City of Camden has determined that it is in the best interest of the City of Camden to participate in said co-sponsorship and accept the donation from Reworld as described above; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper City officials of the City of Camden are hereby authorized to co-sponsor the above-described event or events taking place in July 2025 with Reworld and to accept the donation from Reworld for all costs incurred whereby bulk waste and/or old tires are to be received from the public during the event or events and subsequently disposed of, including all costs for personnel and other costs provided by Reworld in assisting the City of Camden with collection efforts and then disposing of same, including costs for all services provided, transportation costs, disposal costs and any other costs, at no cost to the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:dh  
07-08-25

A-5

**RESOLUTION APPOINTING DEREK DAVIS AS A CLASS IV MEMBER  
TO THE CAMDEN CITY PLANNING BOARD, TO FINISH THE UNEXPIRED  
TERM OF RASHID HUMPHREY ENDING ON MAY 12, 2027**

WHEREAS, the statutes of the State of New Jersey have authorized the creation of a Camden City Planning Board; and

WHEREAS, the City of Camden did by ordinance create the Camden City Planning Board; and


WHEREAS, certain positions are by statute appointed by the Mayor; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it consents to the appointment of Derek Davis as a Class IV member of the Camden City Planning Board for the unexpired term of Rashid Humphrey ending May 12, 2027.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Providing Advice And Consent For The Appointment Of Derek Davis As A Class IV Member Of The Planning Board, To Finish The Unexpired Term Of Rashid Humphrey Ending On May 12, 2027

Point of Contact:	Timothy J. Cunningham	Administration	Ext. 7150	Ticunnin@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	Y			
Department Director				
Supporting Department Director (If necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

6-26-25

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Providing Advice And Consent For The Appointment Of Derek Davis As A Class IV Member Of The Planning Board, To Finish The Unexpired Term Of Rashid Humphrey Ending On May 12, 2027

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Mayor's Appointment
- To fill the unexpired term of Rasheed Humphrey who resigned
- Term 7/8/25 to 5/12/27

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**

- No Funds Needed

**IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - The Planning Board Will Have Fully Staffed Meetings
- What changes and by how much if the City Council approves this proposal?
  - No Money Involved
- Why Should the City Council approve this legislation?
  - Position is needed in order to have Planning Board Meetings
- What will happen if the City Council does not approve this legislation?
  - Unable to have fully staffed meetings

**SUBJECT MATTER EXPERTS/ADVOCATES:** - N/A

- Name, Organization 1.
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Who is impacted/has action if the legislation is passed? Include Government and Non-Government entities – Planning Board

Prepared by: Diana Gonzalez/Marc Riordino

856-757-7150

---

Name

Phone/Email

## **Derek Davis**

Camden , New Jersey 08103

### ***Professional Profile***

"As a highly qualified Underwriter, with more than thirteen years of experience in Consumer underwriting and municipal government, there is much I can offer your business. I am confident that my passion, together with my skills and experience, can be an asset to our City."

### ***Employment History***

#### **TD Bank 2011 to June 2023**

##### **Vice President of Underwriting**

- Highly responsible and confidential secretarial and related administrative services. Maintain work, Mayor's Inbox, and project duties for the Mayor's Office. Verified completeness and accuracy of information submitted on forms and documents. Obtained and compiled information necessary for the preparation of reports. Prepared records and reports. Maintained records and files.
- Interacts with elected officials, management staff, employees, representatives for outside agencies and the general public. Supervisor of Mayor's Office of Constituent Services.
- Oversee all of the Vacant Property Registrations and Foreclosures for the City of Camden since 2014 to present. Making sure all vacant properties are registered and in compliance with our City Ordinance. Addressing vacant and abandoned properties in the City. Carry out adopted policies for dealing with the elimination of blight, and responsible for enforcing codes and ordinances related to the work. Handle all incoming monies, reports and files for vacant properties. Interact on a daily basis with owners, agents, banks, title agencies, attorneys and banks to secure vacant properties and make sure they are in compliance with our City Ordinance.
- Provided support and technical assistance to staff and provided Guidance to clerical staff. Generated monthly reports for the State of NJ DCA. Responded to open public records act (OPRA)
- Oversee the operations and management of the Building Division. I implemented strategies and systems to enhance operations, managed employees, provided customer satisfaction, and handled budget management. Maintained the highest level of customer service and community collaboration. Provide technical assistance in the issuance of construction permits to ensure compliance with the provisions of the New Jersey Uniform Construction Code and model codes. Also perform other related duties as requested.
- Oversee all of the Vacant Property Registrations for the City of Camden. Making sure all vacant properties are registered and in compliance with our City Ordinance. Addressing vacant and abandoned properties in the City. Carry out adopted policies for dealing with the elimination of blight, and responsible for enforcing codes and ordinances related to the work. Handle all incoming monies, reports and files for vacant properties. Interact on a daily basis with owners, agents, banks, title agencies, attorneys and banks to secure vacant properties and make sure they are in compliance with our City Ordinance.
- Previous and present yearly profits I brought into the City from 2014 to present is over \$1,200,452.00. Responsible for data collection, statistical analysis and compilation of Vacant Property reports to meet given objectives. Generated reports to be distributed to the management team, departments, and City Council. Compiles Quarterly Update to Council on Strategic Goals. Creates and completes the quarterly Performance Measures Report.



- Possess extensive knowledge of New Jersey building codes, zoning codes, city codes and structural design. I have knowledge in all types of building construction, materials and methods in the stages of constructions when defects and possible violations may be most easily observed and corrected.
- Reviewed applications for construction permits to ensure all necessary information and documents are included and requested additional information as instructed or directed by the appropriate Sub-Code.
- Issued and process construction permits before and after approval and authorization have been granted by the appropriate Sub-Code official. Aided the general public by providing information of a technical nature concerning the requirements and standards relating to the Uniform Construction Code.
- Calculated routine fees, collects fees and penalties as directed By Sub-Code and/or Construction Official and issues receipts. Determined and requested prior approvals and plan review in accordance with the Uniform Construction Code.
- Provided support and technical assistance to staff and provided guidance to clerical staff. Generated monthly reports for the State of NJ DCA. Responded to open public records act (OPRA).

#### **Doley Secutites 2013- 2014**

##### **Vice Prsedien Public Finance Invesment Banker**

- Collected and prepared statistical data pertaining to real estate acquisition, ownership -- assessed and valuation estimated cost. Assisted in the coordination of statically information. Performed the clerical work involved in the review of property appraisals. Compared appraisal reports with assessed values of property.
- Verified completeness and accuracy of information submitted on forms and documents. Obtained and compiled information necessary for the preparation of reports. Prepared records and reports. Maintained records and files.
- Utilized various types of electronic and recording information systems used by the agency. Determined income and allowances for the Home Program for 1<sup>st</sup> Time Homebuyers.
- Notarized all legal documents for CRA such as, Mortgages, Deeds, Partial Releases, Certification of Completion, Agreements and Power of Attorneys.
- Assistant Underwriter for NSP 2 First Time Homebuyer Grant and working closely with all Buyers, Developers, Mortgage and Title companies to prepare for approval of NSP2 Grant and closings.

#### **Pryor McClendon Counts 2012-2013**

##### **Vice Prsedien Public Finance Invesment Banker**

- Overseen the operations and management of the Building Division. I implemented strategies and systems to enhance operations, managed employees, provided customer satisfaction, and handled budget management. Maintained the highest level of customer service and community collaboration.
- Possess extensive knowledge of New Jersey building codes, zoning codes, city codes and structural design. I have knowledge in all types of building construction, materials and methods in the stages of constructions when defects and possible violations may be most easily observed and corrected.
- Reviewed applications for construction permits to ensure all necessary information and documents are included and requested additional information as instructed or directed by the appropriate Sub-Code.
- Issued construction permits after approval and authorization have Been granted by the appropriate Sub-Code official. Aided the general public by providing information of a technical nature concerning the requirements and standards relating to the Uniform Construction Code.
- Calculated routine fees, collects fees and penalties as directed by Sub-Code and/or Construction Official and issues receipts. Determined and requested prior approvals and plan review in accordance with the Uniform Construction Code.
- Provided support and technical assistance to staff and provided Guidance to clerical staff. Generated monthly reports for the State of NJ DCA. Responded to open public records act (OPRA).

**Atkatic County Improvement Authority**  
**Minority business officer**

- Overseen the operations and management of the Building Division. I implemented strategies and systems to enhance operations, managed employees, provided customer satisfaction, and handled budget management. Maintained the highest level of customer service and community collaboration.
- Possess extensive knowledge of New Jersey building codes, zoning codes, city codes and structural design. I have knowledge in all types of building construction, materials and methods in the stages of constructions when defects and possible violations may be most easily observed and corrected.
- Reviewed applications for construction permits to ensure all necessary information and documents are included and requested additional information as instructed or directed by the appropriate Sub-Code.
- Issued construction permits after approval and authorization have  
Been granted by the appropriate Sub-Code official. Aided the general public by providing information of a technical nature concerning the requirements and standards relating to the Uniform Construction Code.
- Calculated routine fees, collects fees and penalties as directed  
By Sub-Code and/or Construction Official and issues receipts. Determined and requested prior approvals and plan review in accordance with the Uniform Construction Code.
- Consulted with solicitors, architects, owners, and contractors on  
Compliance problems. Reviewed inspection logs for overdue inspections, and may take appropriate action for non-compliance according to Uniform Construction Code regulations.
- Maintained inspection logs for all sub code officials. Provided a variety of code services to the general public in one or more functional areas. Prepared reports, narratives, and correspondence. Maintained records and files.
- Provided support and technical assistance to staff and provided  
Guidance to clerical staff. Generated monthly reports for the State of NJ DCA. Responded to open public records act (OPRA).

***Education,***

University of Penssylvania, Wharton Scholl of Business 1990 BS in Economics

**Professional Certifications**

Microsoft Outlook. 2022

Excel I & Excel II 20121

PowerPoint I & II 2020

DB:dh  
07-08-25

A-6

**RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT  
AND PAYMENT OF SAME TO CARAVELLA DEMOLITION INC., FOR  
EMERGENCY DEMOLITION OF 2917 WESTFIELD AVENUE, BLOCK 1115, LOT 52 AND  
STUCCOING OF ADJOINING WALL AT 2919 WESTFIELD AVENUE AND IMPOSING A  
MUNICIPAL LIEN AGAINST THE PROPERTY**

WHEREAS, on May 29, 2025, the City Construction Official inspected a building located at 2917 Westfield Avenue, Block 1115, Lot 52; and

WHEREAS, upon inspection, the Construction Official determined that the building located at 2917 Westfield Avenue, Block 1115, Lot 52 was an Unsafe Structure and constituted a danger to the health, safety, and welfare of the residents of the City of Camden; and

WHEREAS, on May 29, 2025, it was determined that the building located at 2917 Westfield Avenue, Block 1115, Lot 52 should be demolished, and the adjoining wall of 2919 Westfield Avenue would need stuccoing; and

WHEREAS, the City of Camden received three (3) emergency quotes to provide for the demolition of the residential property located at 2917 Westfield Avenue, Block 1115, Lot 52 and the stucco of adjoining wall at 2919 Westfield Avenue; and

WHEREAS, the City of Camden received a lump sum bid of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) from Caravella Demolition which was the lowest responsible bid for the emergency demolition and removal of all structures, contents and all other debris, whether above or below ground; and the final restoration and grading of the property located at 2917 Westfield Avenue, Block 1115, Lot 52 and the stucco of adjoining wall of 2919 Westfield Avenue; and

WHEREAS, the City of Camden entered into a contract with Caravella Demolition for EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) for the emergency demolition, removal of all structures, contents and all other debris, whether above or below ground; and the final restoration and grading of 2917 Westfield Avenue, Block 1115, Lot 52 and the stucco of adjoining wall of 2919 Westfield Avenue; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line item "5-01-E4-605-901" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; and

WHEREAS, the City of Camden is permitted by New Jersey law, N.J.S.A. 40:48 -1.1 et seq. and the City of Camden Code to impose a municipal lien in the amount of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) on the property located at 2917 Westfield Avenue, Block 1115, Lot 52, Camden, NJ or alternatively, to enforce the payment of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00), together with interest, as a debt of the owner of the property for the City's costs incurred for the Emergency Demolition of the Property; now therefore

BE IT RESOLVED, by the City Council of the City of Camden as follows:


1. The appropriate Official of the City of Camden shall have the authority to impose and record a lien in the amount of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) on the property located at 2917 Westfield Avenue, Block 1115, Lot 52, for the costs incurred for the Emergency Demolition, removal of debris, final restoration and grading of the property and stucco of adjoining wall of 2919 Westfield Avenue.
2. The municipal lien in the amount of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) for the Emergency Demolition of the property at 2917 Westfield Avenue, Block 1115, Lot 52, shall remain on the property until the owner or other interested party satisfies this amount.
3. Interest and other costs shall accrue on the lien amount as allowed by law.

4. The City shall also have the authority pursuant to N.J.S.A. 40:48-1.1 and the Camden City Code to enforce the payment of the costs incurred by the City in the amount of EIGHTY-NINE THOUSAND DOLLARS (\$89,000.00) for the Emergency Demolition, removal of debris, final restoration and grading at 2917 Westfield Avenue, Block 1115, Lot 52, together with interest, as a debt of the owner of the property, by instituting legal action for the collection of this sum.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: CARAVELLA DEMOLITION INC


THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 5-01-E4-605-901  
AMOUNT: \$89,000
- DEDICATED BY RIDER:  
AMOUNT:\$
- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:
- CAPITAL ORDINANCE:  
AMOUNT:\$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$89,000

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION, INC., FOR EMERGENCY DEMOLITION OF 2917 WESTFIELD AVE, BLOCK 1115, LOT 52 AND STUCCOING OR SIDING AT 2919 WESTFIELD AVE AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY

  
\_\_\_\_\_  
*Scott Z. Parker*  
*Chief Financial Officer*  
Date 6/25/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION, INC., FOR EMERGENCY DEMOLITION OF 2917 WESTFIELD AVE, BLOCK 1115, LOT 52 AND STUCCOING OR SIDING AT 2919 WESTFIELD AVE AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
--------------------------------	-----------	------	----------

Responsible  
Department Director  
Supporting Department  
Director (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

*Lateefah Chandler*  
D.T.

Approved by:  
Business Administrator

*[Signature]*  
Signature

6/24  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION, INC., FOR EMERGENCY DEMOLITION OF 2917 WESTFIELD AVE, BLOCK 1115, LOT 52 AND STUCCOING OR SIDING AT 2919 WESTFIELD AVE AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Ratify the emergency demolition and payment of same to Caravella Demolition, Inc., 40 Deforest Avenue, East Hanover, NJ 07936 of 2917 Westfield Ave, Block 1115, Lot 52
- On 05/29/2025 the Construction Office declared this property an unsafe structure and imminent hazard due to interior collapse with sever water infiltration and rodent infestation adversely affecting the occupied adjoining property
- Received quotes from Hargrove \$98,000, Winzinger \$123,000 & Caravella \$89,000
- The City of Camden Code will impose a municipal lien against the property for the amount of the costs incurred by the City for the demolition and any additional expenses.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$89,000

**PROCUREMENT PROCESS:** N.J.S.A. 40A: 11-6 (Emergency)

**APPROPRIATION NUMBER:** 5-01-E4-605-901 (\$89,000)

**IMPACT STATEMENT:**

- ER Demolition work started 6/9/2025

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

---

Name

Phone/Email

## ATTACHMENT D

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	CARAVELLA DEMOLITION
Purpose or Need for service:	EMERGENCY DEMOLITION OF 2917 WESTFIELD AVE
Contract Award Amount	\$89,000
Term of Contract	~5 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-6
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES HARGROVE \$98,000 WINZNGER \$123,000

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

\_\_\_\_\_  
Date

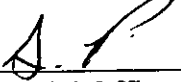
\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date



\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
N/A Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

\_\_\_\_\_  
☐ Approved ☐ Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

CAMDEN CITY  
520 MARKET STREET  
CAMDEN, NJ 08102  
TEL (856)757-7000

REQUISITION

NO.

R2501058

SHIP TO

DEPT OF PUBLIC WORKS  
101 NEWTON AVENUE  
CAMDEN, NJ 08103  
ATTN: ANGELA WATKINS

VENDOR

VENDOR #: CAR96

CARAVELLA DEMOLITION, INC.  
40 DEFOREST AVENUE  
EAST HANOVER, NJ 07936

ORDER DATE: 06/11/25  
DELIVERY DATE: 06/11/25  
STATE CONTRACT:  
F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00 EA	ER DEMO - 2917 WESTFIELD AVE Emergency contract to provide for the demolition of a residential property, the removal of all structures, contents and all other debris, whether above or below ground, at 2917 WESTFIELD AVE (Blk 1115/Lot 52), final restoration and grading of this property and stucco or siding at 2919 WESTFIELD AVE in the City of Camden.	5-01-E4-605-901	89,000.0000	89,000.00
			TOTAL	89,000.00

*Demo Date 6/9/2025*  
*Res # - 7/8/2025*  
*ADDED CO #2*

*6/11/25*  
*Angela Watkins*  
*6/11/25*

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

*[Signature]* 6-11-25  
Department Head Date

*[Signature]* 6/11/25  
Receiver of Goods Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU

## **BID PRICE SHEET**

**EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN**

**\$ 89,000.00**  
**TOTAL**

**Total Bid Amount in Words: Eighty Nine Thousand Dollars and Zero Cents**

---

**NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.**

**PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.**

**THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.**

**PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.**

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: Caravella Demolition, Inc.

Bidder's Corporate Officer's Signature: John Caravella

Name : John Caravella (

(print name)

Title: President

(print title)

Date: 06/06/2025



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: Caravella Demolition, Inc.

I, John Caravella, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of  
2917 Westfield Ave, Camden NJ 08105

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance withal applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D – 119 et. Seq.

Asbestos

Tanks

Yes

No

Yes

No

x

x

By: John Caravella

John Caravella, President

Sworn and subscribed to before me

On this 10th day of June 2025

Melissa Plante

NOTARY PUBLIC






CITY OF CAMDEN  
DEPARTMENT OF CODE ENFORCEMENT  
BUILDING BUREAU

**EMERGENCY DEMOLITION MEMO**

To: KEITH WALKER, Director of Department of Public Works  
From: JAMES R RIZZO, Construction Official  
Date: Thursday, June 05, 2025  
SITE: 2917 WESTFIELD AVE  
Owner: GREEN, LAURA A  
SAME  
CAMDEN, NJ 08105

I hereby certify that all necessary steps required pursuant to UCC 5:23-2.32 have been taken by the Building Bureau prior to issuing this demolition memorandum for above referenced property.

Please process accordingly.

Signed:   
JAMES R RIZZO, Construction Official

Signed: \_\_\_\_\_  
Building Sub code Official

**COMMENTS — 1 STUCCO OR SIDING 2919 WESTFIELD AVE**



CITY OF CAMDEN  
520 MARKET STREET  
CAMDEN, NJ 08101  
(856)757-7032

## NOTICE OF IMMINENT HAZARD

Application Date:  
Application ID:  
Permit Number:  
Date Permit Issued:  
Notice Date: 6/5/2025  
Violation Number: 2025-01895

### IDENTIFICATION

Work Site Location: 2917 WESTFIELD AVE Block: 1115 Lot: 52 Qual: \_\_\_\_\_  
Owner in Fee: GREEN, LAURA A Contractor/Agent: \_\_\_\_\_  
Address: 2917 WESTFIELD AVE Address: \_\_\_\_\_  
CAMDEN NJ 08105 Telephone: \_\_\_\_\_  
Telephone: \_\_\_\_\_

To: ☒ Owner ☐ Other  
☐ Contractor/Agent

Date of Inspection: 5/29/2025

Date of Notice: 6/5/2025

Compliance Due Date: 6/9/2025

### ACTION

**Take NOTICE** that as a result of the inspections conducted by this agency on 5/29/2025 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

INTERIOR COLLAPSE WITH SEVERE WATER INFILTRATION AND RODENT INFESTATION ADVERSELY AFFECTING THE OCCUPIED ADJOINING PROPERTY

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

- ☐ Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.  
☒ Demolish the above structure by 6/9/2025.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: (856) 757-7032.

By Order of:

Certified Mail: \_\_\_\_\_

CITY OF CAMDEN Construction Official

Date: 6/5/2025

U.C.C. F242



CITY OF CAMDEN  
520 MARKET STREET  
CAMDEN, NJ 08101  
(856)757-7032

## APPLICATION TO CONSTRUCTION BOARD OF APPEALS

Date Issued: 6/5/2025  
Application ID:  
Permit Number:  
Date Permit Issued:  
Notice Date: 6/5/2025  
Violation Number: 2025-01895

### IDENTIFICATION

Work Site Location:	2917 WESTFIELD AVE	Block:	1115	Lot:	52	Qual:	
Owner in Fee:	GREEN, LAURA A	Contractor/Agent:					
Address:	2917 WESTFIELD AVE	Address:					
	CAMDEN NJ 08105						
Telephone:		Telephone:					

### APPLICANT STATEMENT

Specific section(s) of the Regulation in question:

Briefly state your position in this matter and explain the nature of the relief you seek. (If more pages required, additional pages may be attached.)

The Construction Board of Appeals has 10 business days following the submission of the appeal to make a decision pursuant to N.J.A.C. 5:23A-2.3(a)

Fees \$100.00

Paid [ ] Check No. \_\_\_\_\_

Collected By \_\_\_\_\_

Signed: \_\_\_\_\_  
(APPLICANT/AGENT) (Date)

Application will not be considered complete unless accompanied by the appeal fee.  
Fee shall be waived when appeal is based on failure of agency to act within a specified time frame.

U.C.C. F-330A



PUBLIC SERVICE ELECTRIC & GAS COMPANY  
PO BOX 1023,  
CRANFORD, NJ 07016-1023  
Phone: 800-817-3366 Fax: 908-497-1878  
E-mail: [demolition@pseg.com](mailto:demolition@pseg.com)

**PSE&G SERVICE REMOVAL REQUEST FORM**

Office Use Only: Project # \_\_\_\_\_ G1# \_\_\_\_\_ E1# \_\_\_\_\_

**REVIEW APPLICATION INSTRUCTIONS BEFORE COMPLETING**

COMPANY NAME *if applicable*: CITY OF CAMDEN

OWNER'S NAME: GREEN, LAURA A

OWNER'S AUTHORIZED AGENT name and title: N/A

SERVICE ADDRESS: 2917 WESTFIELD AVE TOWN: CAMDEN  
(OF BLDG TO BE DEMOLISHED)

CROSS STREET: NO 29th ST

OWNER'S MAILING ADDRESS: SAME 08105

(This is where the service removal completion letter will be sent)

OWNERS'S PRIMARY RESIDENCE? (CIRCLE ONE) YES (NO)

PREMISE VACANT? (CIRCLE ONE) (YES) NO

**IMPORTANT: APPLICATION WILL NOT BE ACCEPTED UNTIL APPLICANT HAS TAKEN OWNERSHIP AND PROPERTY IS VACANT.**

PROJECT CONTACT: JAMES R RIZZO FAX: JARIZZO@CI.CAMDEN.NJ.US

PRIMARY PHONE: 609-319-9883 (OR E-MAIL) ALTERNATE PHONE: N/A

METER NUMBERS: Gas N/A Electric N/A

TYPE AND NUMBER OF STRUCTURES TO BE DEMOLISHED: N/A

DOES THE STRUCTURE TO BE DEMOLISHED HAVE MORE THAN ONE ADDRESS? A separate form is required for each address.

PSE&G LIGHTING TO BE REMOVED? (CIRCLE ONE) YES (NO)

PSE&G POLES TO BE REMOVED? (CIRCLE ONE) YES (NO)

POLE#(S) **required**: \_\_\_\_\_

OTHER PSE&G EQUIPMENT?(TRANSFORMER, SWITCHGEAR, ETC.) YES NO ☒


TYPE OF ELECTRICAL SERVICE: (CIRCLE ONE) (OVERHEAD) UNDERGROUND

ARE YOU AWARE OF ANY ENVIRONMENTAL ISSUES AT THIS SITE? YES NO ☒

PLEASE EXPLAIN \_\_\_\_\_

TYPE OF STRUCTURE TO BE BUILT AFTER DEMOLITION: N/A

APPROXIMATE DATE OF RECONSTRUCTION: N/A

SIGNATURE:  PRINT NAME: JAMES R RIZZO

DATE: 06/05/2025

**BY SUBMITTING THIS APPLICATION YOU ARE CERTIFYING THAT YOU ARE AUTHORIZED TO REQUEST REMOVAL OF ELECTRIC AND GAS SERVICES AT THE PROPERTY SPECIFIED AND THAT PREMISE IS VACANT. Proof of ownership required at time of application. Please refer to the instructions sent with this form for list of acceptable forms of proof.**

Block:	1115	<input type="checkbox"/> Municipal Lien
Lot:	52	
Qualifier:		
Owner:	GREEN, LAURA A	<input type="checkbox"/>
Prop Loc:	2917 WESTFIELD AVE	<input type="checkbox"/> Account Id: 00023047 <input type="checkbox"/>

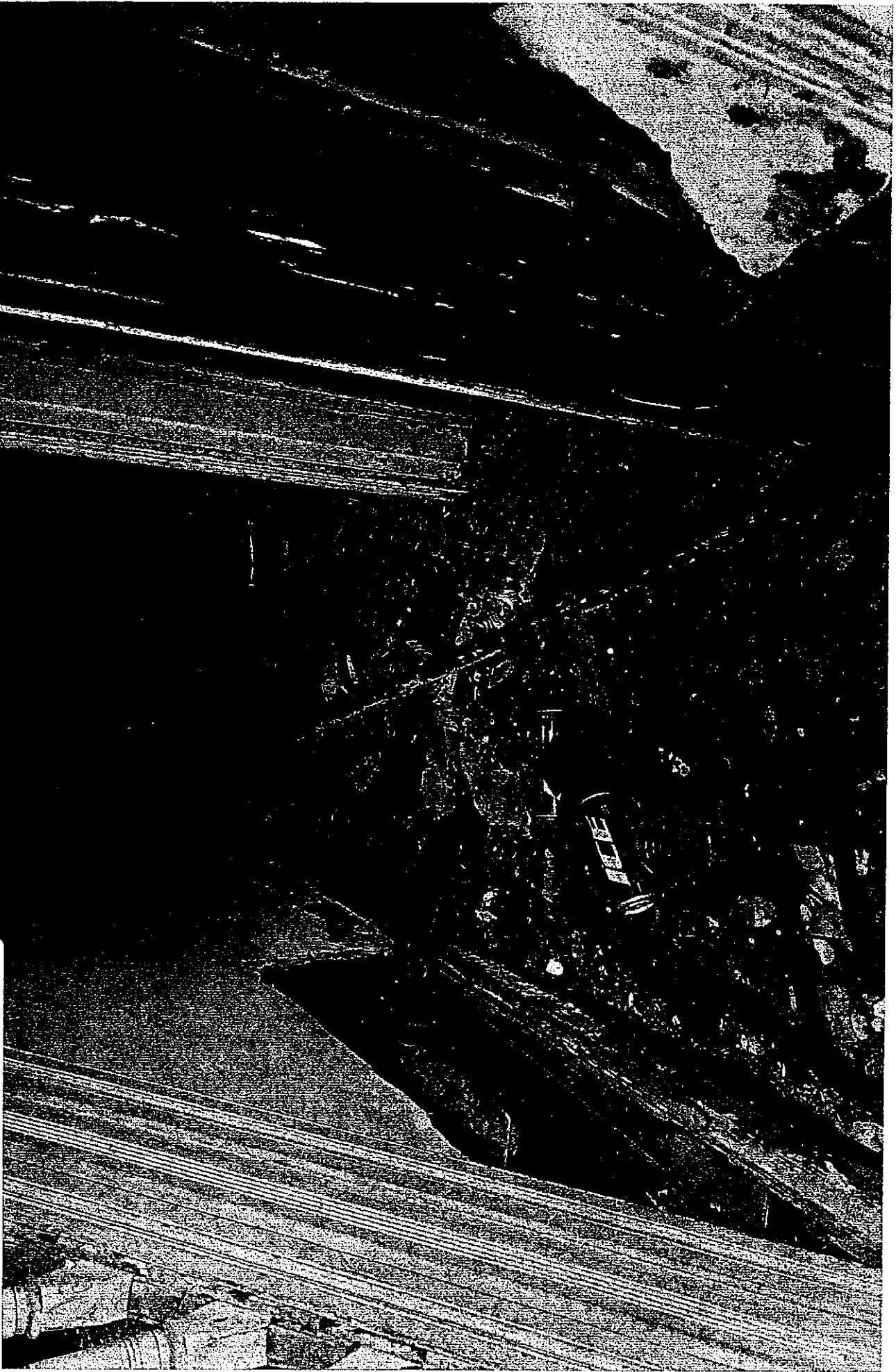
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add
Owner Street 1:	2917 WESTFIELD AVENUE					Additional Lot 1:	
Street 2:						Additional Lot 2:	
City/St:	CAMDEN, NJ					Property Class:	
Zip:	08105-3030					Parcel Key:	
Country:						Unpaid Interest:	
Phone:	( ) - -					Vendor:	
Email:	*****					User Msgs:	
Book Code:							

water  
Damage  
Rat  
Raccoon

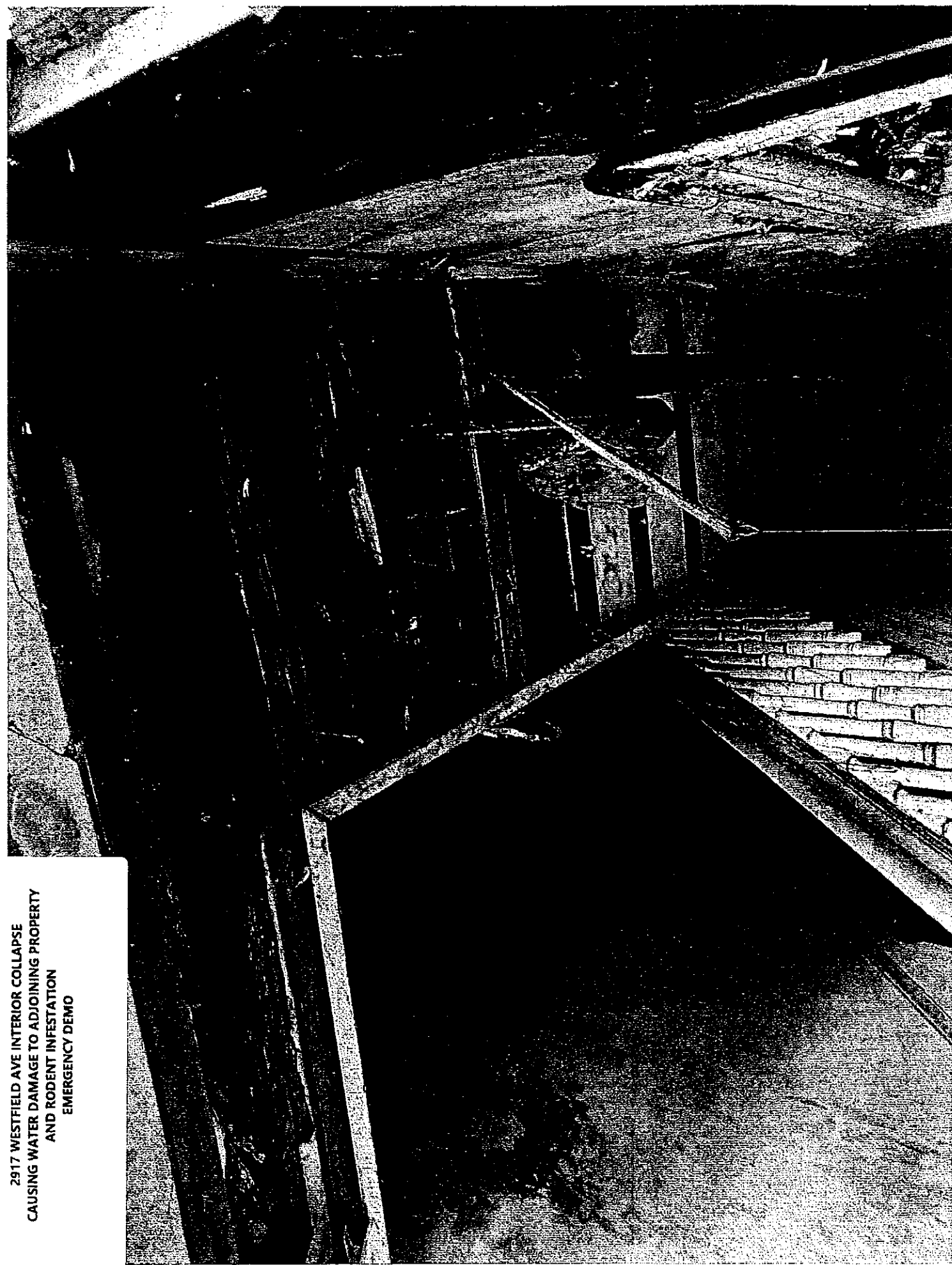
unsanitary  
unsafe

9/8 am Spoke w/ Jennifer  
very upset has kids

2917 WESTFIELD AVE INTERIOR COLLAPSE  
CAUSING WATER DAMAGE TO ADJOINING PROPERTY  
AND RODENT INFESTATION  
EMERGENCY DEMO

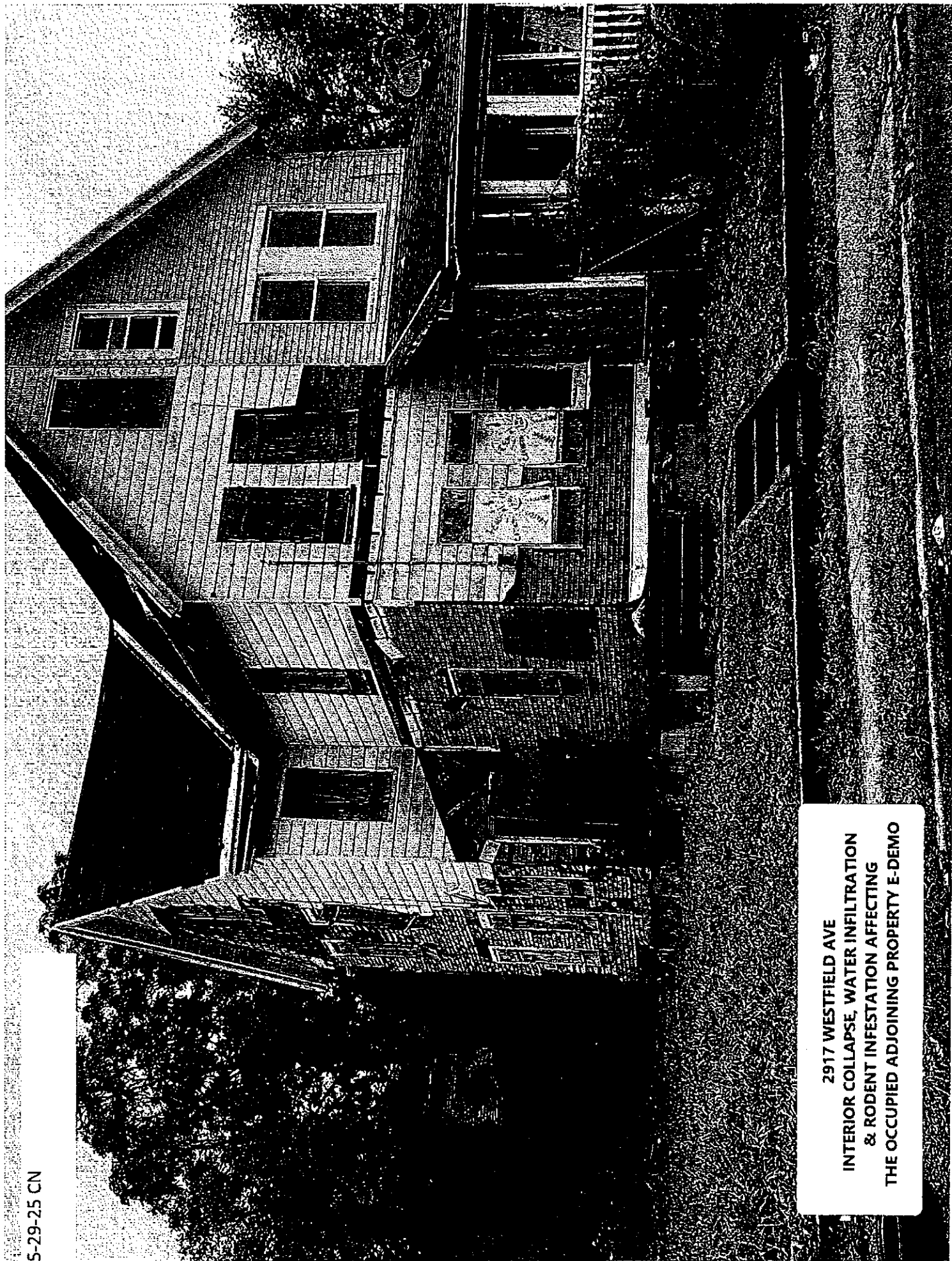


2917 WESTFIELD AVE INTERIOR COLLAPSE  
CAUSING WATER DAMAGE TO ADJOINING PROPERTY  
AND RODENT INFESTATION  
EMERGENCY DEMO



2917 WESTFIELD AVE  
INTERIOR COLLAPSE, WATER INFILTRATION  
& RODENT INFESTATION AFFECTING  
THE OCCUPIED ADJOINING PROPERTY E-DEMO





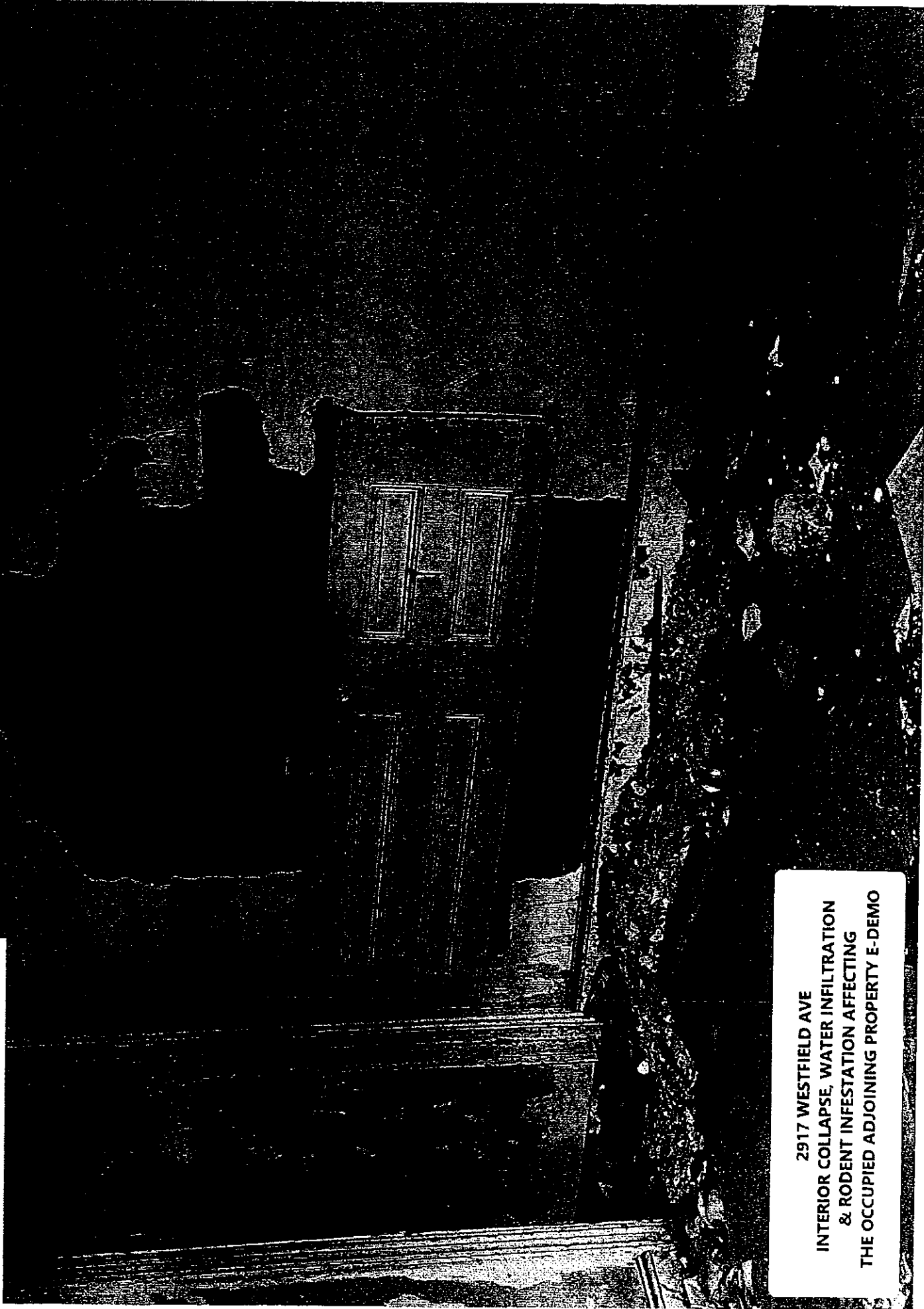
2917 WESTFIELD AVE  
INTERIOR COLLAPSE, WATER INFILTRATION  
& RODENT INFESTATION AFFECTING  
THE OCCUPIED ADJOINING PROPERTY E-DEMO



2917 WESTFIELD AVE INTERIOR COLLAPSE  
CAUSING WATER DAMAGE TO ADJOINING PROPERTY  
AND RODENT INFESTATION  
EMERGENCY DEMO



-25 CN 1ST FL



2917 WESTFIELD AVE  
INTERIOR COLLAPSE, WATER INFILTRATION  
& RODENT INFESTATION AFFECTING  
THE OCCUPIED ADJOINING PROPERTY E-DEMO



5 CN 1SR FL

2917 WESTFIELD AVE  
INTERIOR COLLAPSE, WATER INFILTRATIO  
& RODENT INFESTATION AFFECTING  
THE OCCUPIED ADJOINING PROPERTY E-DEP

## Lateefah Chandler

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**From:** Lateefah Chandler  
**Sent:** Friday, June 6, 2025 9:21 AM  
**To:** Dina Caravella; Milissa Plante; John Caravella  
**Subject:** RE: 2917 Westfield Ave ER Demo Quote Request  
**Attachments:** Standard-Camden-City-Demolition-Specifications.pdf; 2917 Westfield Ave ER Demo-Caravella-06.06.2025.pdf

ER Demo Results

Caravella - \$89,000  
Hargrove - \$98,000  
Winzinger - \$123,000

Kindly proceed with the demolition of 2917 Westfield Ave as per the City's Standard Demolition Specifications.

Thank you

*Lateefah Chandler*

Lateefah Chandler, QPA  
Purchasing Agent  
City of Camden  
856-757-7475  
Email: [lachandl@camdennj.gov](mailto:lachandl@camdennj.gov)

### CONFIDENTIALITY NOTICE

The information contained in this communication from the City of Camden is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please immediately contact the City of Camden at (856) 757-7475 to arrange for the return of this information.

---

**From:** Lateefah Chandler  
**Sent:** Thursday, June 5, 2025 10:05 AM  
**To:** Dina Caravella <[dinac@caravellademo.com](mailto:dinac@caravellademo.com)>; Milissa Plante <[milissap@caravellademo.com](mailto:milissap@caravellademo.com)>; John Caravella <[johnc@caravellademo.com](mailto:johnc@caravellademo.com)>  
**Subject:** 2917 Westfield Ave ER Demo Quote Request

Hello,

Kindly see the attached for ER Demo at 2917 Westfield Ave. Quote is due June 6, 2025 by 9:00 am. Please let me know if you are interested in providing a quote for this service.

Thank you

*Lateefah Chandler*

## Lateefah Chandler

---

**From:** James Rizzo  
**Sent:** Friday, June 13, 2025 6:04 AM  
**To:** Milissa Plante; Lateefah Chandler; Angela Watkins; Michael Campion; Keith L. Walker; Timothy J. Cunningham  
**Cc:** Dina Caravella; John Caravella; James Rizzo  
**Subject:** RE: (EXTERNAL) FW: ER Demolition at 2917 Westfield Avenue

To all,

After reviewing this change order request, which came in initially at \$16,350.00.

I do understand that this original figure was based on mis formation. Thought was, that this change order would require three levels of framing to support the remaining structure.

**The fact is, that only one level of framing is required to stabilize the remaining structure.**

Therefore, I have determined that this change order will be approved by me for \$ 5,500.00.

Thank you for your continued cooperation,

**JAMES R RIZZO, CONSTRUCTION OFFICIAL**  
**520 MARKET ST**  
**BUILDING BUREAU, ROOM 403**  
**CITY HALL, CAMDEN NJ 08102**  
**JARIZZO@CAMDENNJ.GOV**

---

**From:** Milissa Plante <MilissaP@caravellademo.com>  
**Sent:** Thursday, June 12, 2025 8:07 AM  
**To:** James Rizzo <JaRizzo@camdennj.gov>; Lateefah Chandler <LaChandl@camdennj.gov>; Angela Watkins <AnJohnst@camdennj.gov>  
**Cc:** Dina Caravella <DinaC@caravellademo.com>; John Caravella <JohnC@caravellademo.com>  
**Subject:** (EXTERNAL) FW: ER Demolition at 2917 Westfield Avenue

Please see attached Additional Work proposal that was previously sent on 06/10/2025.

Please respond to this email with confirmation of receipt of it.

Milissa Plante  
Caravella Demolition, Inc.  
40 Deforest Avenue  
East Hanover NJ 07936  
973-884-4900  
Fax ~ 973-240-7412  
Cell ~ 973-771-8129

[www.caravellademo.com](http://www.caravellademo.com)

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**From:** Milissa Plante

**Sent:** Tuesday, June 10, 2025 9:53 AM

**To:** James Rizzo <[JaRizzo@camdennj.gov](mailto:JaRizzo@camdennj.gov)>; Lateefah Chandler <[LaChandi@camdennj.gov](mailto:LaChandi@camdennj.gov)>; Angela Watkins <[AnJohnst@camdennj.gov](mailto:AnJohnst@camdennj.gov)>

**Cc:** Dina Caravella <[DinaC@caravellademo.com](mailto:DinaC@caravellademo.com)>; John Caravella <[JohnC@caravellademo.com](mailto:JohnC@caravellademo.com)>

**Subject:** ER Demolition at 2917 Westfield Avenue

Good Morning Camden Team,

As per the discussion between Mr. Rizzo and Al Banks. There is a need for additional work to support and stabilize the adjacent structure at 2919 Westfield Avenue, prior to the demolition of 2917 Westfield Avenue.

The attached is the additional work proposal for signature.

Regards,

Milissa Plante  
Caravella Demolition, Inc.  
40 Deforest Avenue  
East Hanover NJ 07936  
973-884-4900  
Fax ~ 973-240-7412  
Cell ~ 973-771-8129  
[www.caravellademo.com](http://www.caravellademo.com)

## CITY OF CAMDEN

### **EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN**

This Emergency Demolition is encompassed by the Standard City Demolition Specifications, which are incorporated by reference and made a part hereto, and the following, special provisions.

On May 29, 2025, the City of Camden Construction Official conducted an inspection of the structure at 2917 Westfield Ave, Camden NJ 08105, Block 1115, Lot 52, and determined that it is an unsafe structure and imminent hazard: interior collapse with severe water infiltration and rodent infestation adversely affecting the occupied adjoining property. These unsafe conditions make this structure extremely dangerous to the residents. The Construction Official provided the owner until June 9, 2025 to demolish the structure or correct the unsafe conditions. The owner has failed to do so and the Construction Official has determined that the building structure must be promptly demolished.

By this emergency quote, the City of Camden is seeking one (1) contractor to provide for the demolition of the residential property at 2917 Westfield Ave, Camden NJ 08105, Block 1115, Lot 52, the removal of all structures, contents and all other debris, whether above or below ground, and final restoration and grading of the property and stucco or siding at 2919 Westfield Ave in the City of Camden.

The Contractor must respond by no later than 9:00 am on June 6, 2025. The Purchasing Bureau will contact the successful vendor by telephone/email with notice to proceed.

Contractor must secure the property immediately after being notified of the award on June 6, 2025 for public safety. A Portable six-foot (6') metal cyclone fence (**hard fencing**) must be erected around the pedestrian walkway(s) of the structure(s) to be demolished. (**NO EXCEPTIONS**). **Any immediate hazards [falling debris, etc.] that has the potential to fall outside of the fencing must be corrected at that time.** Contractor must begin demolition by 8:00 am on Monday, June 9, 2025.

Contractor shall ensure that dust be kept to a minimum by spraying the site with water during the demolition. Sidewalks should be made passable and left broom clean daily during the course of your demolition operations.

All Contractor signage shall be removed from the worksite at the time the job is completed. This requirement is a condition prior to receipt of final payment.

**PLEASE BE ADVISED**

- **EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN**
- **Any tanks or containers on the property must be removed from the property and such removal costs shall be included in the bid price sheet. All such removal work shall be done in accordance with and comply with all applicable federal, state, and local laws, ordinances, rules and regulations. Furthermore, the Contractor must comply with the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications.**
- **Contractor must secure subject site with sufficient and appropriate security fencing while the Contractor is performing the emergency demolition in order to adequately protect the public health, safety and welfare of the citizens of the City.**
- **All costs for asbestos and tank and/or container removals must be included in the Bid Price Sheet's Lump Sum Payments. The City of Camden will not pay any additional costs for these removals.**
- **AWARD WILL BE BASED ON THE TOTAL AMOUNT OF THE QUOTE.**

**\*EXCEPTION:** If asbestos or other contamination is verified, then the demolition time schedule is referred to the Construction Official.

A Certificate of Environmental Compliance and Hold Harmless Agreement issued by the City Construction Official are attached to this fax; they must be completed and returned with the Proposal prior to any award and demolition work. Return of the Certificates is MANDATORY; otherwise said proposal will be rejected. The worksite must remain secure until project is properly abated.

The dollar amount for all demolition quotes must be submitted in two written versions as per example.

**Example:** "Seven thousand five hundred dollars" and \$ 7,500.00

**PLEASE NOTE: In the event of a tie for emergency demolition request, the determining factor will be awarded to the contractor who submits their proposal the earliest**

## **BID PRICE SHEET**

**EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN**

\$ \_\_\_\_\_  
**TOTAL**

Total Bid Amount in Words: \_\_\_\_\_

**NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.**

**PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.**

**THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.**

**PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.**



**Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.**

\*\*\*

**I HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: \_\_\_\_\_

Bidder's Corporate Officer's Signature: \_\_\_\_\_

print name) Name : \_\_\_\_\_ (

(print title) Title: \_\_\_\_\_

Date: \_\_\_\_\_



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: \_\_\_\_\_

I, \_\_\_\_\_, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of \_\_\_\_\_

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance with applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D – 119 et. Seq.

Asbestos

Tanks

Yes

No

Yes

No

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

**Sworn and subscribed to before me**

On this \_\_\_\_\_ day of \_\_\_\_\_ 2025

\_\_\_\_\_  
**NOTARY PUBLIC**

# **Caravella Demolition, Inc.**

## **Additional Work Proposal**

June 16, 2025 RII  
June 12, 20205 RI  
June 10, 2025

James Rizzo  
Building Code Official  
City of Camden  
Building Bureau  
520 Market Street  
Room 408  
Camden, NJ 08102

**Project:**                    **Emergency Demolition at 2917 Westfield Avenue  
Camden, New Jersey**

### **Scope of Work**

Caravella Demolition to provide labor, materials and equipment to build construct an inside wall (8'high, from attic floor to peak by 50' long) for support and stabilization of adjacent property at 2919 Westfield Avenue prior to demolition at 2917 Westfield Avenue at the direction of James Rizzo of the City of Camden Building and Construction Department.

**Total Amount of Change Order - \$5,500.00**

**Caravella Demolition Inc.**

**City of Camden**

**Print Name:** John Caravella

**Print Name:** \_\_\_\_\_

**Sign Name:**

**Sign Name:** \_\_\_\_\_

**Title:** President

**Title** \_\_\_\_\_

## BID PRICE SHEET

EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN

\$ 98,000.<sup>00</sup>  
TOTAL

Total Bid Amount in Words: Ninety Eight Thousand Dollars  
and 00/100

NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.

PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.

THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.

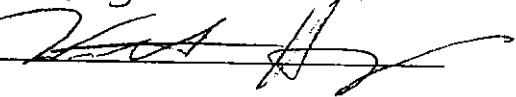
PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: "The Original" W. Hargrove Demolition Co Inc.

Bidder's Corporate Officer's Signature: 

Name: William Hargrove (

print name)

Title: President

(print title)

Date: 06/06/2025



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: "The Original" W. Hargrove Demolition Co. Inc

I, William Hargrove, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of

2917 Westfield Avenue, Camden, NJ.

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance with applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D - 119 et. Seq.

Asbestos

Yes

No

         X  

Tanks

Yes

No

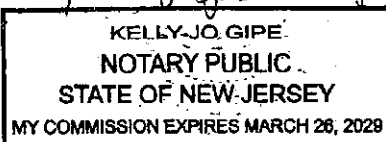
         X  

By: [Signature], President

Sworn and subscribed to before me

On this 6<sup>th</sup> day of June 2025

[Signature]  
NOTARY PUBLIC



WINZINGER, INC.  
P.O. BOX 537, 1704 MARNE HWY.  
HAINESPORT, NJ 08036  
(609)267-8600

**BID PRICE SHEET**

EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO OR SIDING AT 2919 WESTFIELD AVE IN THE CITY OF CAMDEN

\$ 123,000.<sup>00</sup>  
TOTAL

Total Bid Amount in Words: \_\_\_\_\_

One Hundred Twenty Three Thousand Dollars and <sup>No</sup> cents

NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.

PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 2917 WESTFIELD AVE, CAMDEN NJ 08105, BLOCK 1115, LOT 52, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.

THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.

PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: WINZINGER, INC.

Bidder's Corporate Officer's Signature: \_\_\_\_\_

Name: JoAnn Winzinger (

print name)

Title: President

(print title)

Date: 06/01/25





## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: Winzinger, Inc.

I, JoAnn Winzinger, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of

2917 WESTFIELD AVENUE

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance withal applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D - 119 et. Seq.

Asbestos

Yes No

☒

Tanks

Yes No

☒

By: [Signature]

Sworn and subscribed to before me

On this 6 day of June 2025

[Signature]  
NOTARY PUBLIC

WILLIAM K. CHALLENGER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2334691  
My Commission Expires 9/20/2025

DB:dh  
07-08-25

R-7

**RESOLUTION AUTHORIZING AND RATIFYING AN EMERGENCY PROCUREMENT AND  
PAYMENT OF SAME TO THE ORIGINAL W. HARGROVE DEMOLITION CO.  
FOR THE EMERGENCY DEMOLITION OF 1610-1642 CARMEN STREET, BLOCK 1196,  
LOT 29, AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

WHEREAS, on June 1, 2025, the City Construction Official inspected a commercial structure located at 1610-1642 Carmen Street, Block 1196, Lot 29; and

WHEREAS, upon inspection, the Construction Official determined that the building located at 1610-1642 Carmen Street, Block 1196, Lot 29 was an Unsafe Structure which constitutes a danger to the health, safety and welfare of the residents of the City of Camden requiring prompt action; and

WHEREAS, on June 1, 2025, it was determined that the building located at 1610-1642 Carmen Street, Block 1196, Lot 29, required emergency demolition, including the removal of all structures, contents and debris, whether above or below ground and final restoration and grading of the property; and

WHEREAS, the City of Camden received three (3) emergency quotes to provide for the demolition of the commercial property located at 1610-1642 Carmen Street, Block 1196, Lot 29; and

WHEREAS, the City of Camden received a lump sum bid of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) from The Original W. Hargrove Demolition, Inc., for the emergency demolition and assistance, including the removal of all structures, contents, and debris, whether above or below ground and the final restoration and grading of the property at 1610-1642 Carmen Street, Block 1196, Lot 29; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6, the City of Camden entered into a contract with The Original W. Hargrove Demolition, Inc. for FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) for the emergency demolition including the removal of all structures, contents and debris, whether above or below ground; the final restoration and grading of 1610-1642 Carmen Street, Block 1196, Lot 29; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget for the City of Camden, under line item(s) "5-01-E4-605-901", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; and

WHEREAS, the City of Camden is permitted by New Jersey law, N.J.S.A. 40:48-1.1, and the City of Camden Code, to impose a municipal lien in the amount of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) on the property located at 1610-1642 Carmen Street, Block 1196, Lot 29, Camden, NJ or alternatively, to enforce the payment of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00), together with interest, as a debt of the owner of the property for the City's costs incurred for the Emergency Demolition of the Property; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden as follows:


1. The appropriate Camden City official shall have the authority to impose and record a lien in the amount of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) on the property located at 1610-1642 Carmen Street, Block 1196, Lot 29, for the costs incurred for the emergency demolition including the removal of debris, final restoration and grading.
2. The municipal lien in the amount of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) for the property located at 1610-1642 Carmen Street, Block 1196, Lot 29, Camden, NJ, shall remain on the property until the owner or other interested party satisfies this amount.
3. Interest and other costs shall accrue on the lien amount as allowed by law.
4. The City shall have the authority pursuant to N.J.S.A. 40:48-1.1 and Chapter 620 of the Camden City Code to enforce the payment of the costs incurred by the City in the amount of FOUR HUNDRED THIRTEEN THOUSAND DOLLARS (\$413,000.00) for the demolition including the removal of debris, final restoration and grading at 1610-1642 Carmen Street,

Block 1196, Lot 29, Camden, NJ, together with interest, as a debt of the owner of the property, by instituting an action at law for the collection of this sum.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIELS. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: THE ORIGINAL W. HARGROVE DEMOLITION CO

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 5-01-E4-605-901  
AMOUNT: \$408,000
- BUDGET APPROPRIATION: 5-01-E6-702-922  
AMOUNT: \$5,000
- DEDICATED BY RIDER:  
AMOUNT:\$
- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:
- CAPITAL ORDINANCE:  
AMOUNT:\$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$413,000

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO THE ORIGINAL W. HARGROVE DEMOLITION CO., FOR EMERGENCY DEMOLITION OF 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29 AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY



*Scott Z. Parker*

*Chief Financial Officer*

Date: 6/23/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO THE ORIGINAL W. HARGROVE DEMOLITION CO., FOR EMERGENCY DEMOLITION OF 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29 AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
--------------------------------	-----------	------	----------

Responsible  
Department Director  
Supporting Department  
Director (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

Y

*Lateefah Chandler*  
L.C.

Approved by:  
Business Administrator

*[Signature]*  
Signature

*5/1/21*  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO THE ORIGINAL W. HARGROVE DEMOLITION CO., FOR EMERGENCY DEMOLITION OF 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29 AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Ratify the emergency demolition and payment of same to The Original W. Hargrove Demolition Company, 1507 State, Camden, NJ 08105 of 1610-1642 Carman Street, Block 1196, Lot 29
- On 06/01/2025 the Construction Office declared this property an unsafe structure and imminent hazard due to major 3 alarm fire whole building partial collapse and danger of complete collapse
- Received quotes from Hargrove \$408,000, Winzinger \$483,000 & Caravella \$698,000
- Hargrove also provide emergency services to assist the fire marshall the day of the fire for \$5,000
- The City of Camden Code will impose a municipal lien against the property for the amount of the costs incurred by the City for the demolition and any additional expenses.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$413,000

**PROCUREMENT PROCESS:** N.J.S.A. 40A: 11-6 (Emergency)

**APPROPRIATION NUMBER:** 5-01-E4-605-901 (\$408,000) & 5-01-E6-702-922 (\$5,000)

### IMPACT STATEMENT:

- ER Demolition work started 6/3/2025

### SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

### COORDINATION:

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

---

Name

Phone/Email

## ATTACHMENT D

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	THE ORIGINAL W. HARGROVE DEMOLITION
Purpose or Need for service:	EMERGENCY DEMOLITION OF 1610-1642 CARMAN STREET
Contract Award Amount	\$413,000
Term of Contract	~5 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-6
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES CARAVELLA \$698,000 WINZNGER \$483,000

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

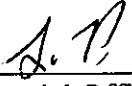
\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
N/A Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

☐ Approved ☐ Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_



CAMDEN CITY  
520. MARKET STREET  
CAMDEN, NJ 08102  
TEL (856)757-7000

REQUISITION

NO.

R2501060

SHIP TO

DEPT OF PUBLIC WORKS  
101 NEWTON AVENUE  
CAMDEN, NJ 08103  
ATTN: ANGELA WATKINS

VENDOR

VENDOR #: HAR04

THE ORIGINAL W. HARGROVE  
DEMOLITION CO.  
1507 STATE STREET  
CAMDEN, NJ 08105

ORDER DATE: 06/11/25  
DELIVERY DATE: 06/11/25  
STATE CONTRACT:  
F.O.B. TERMS:

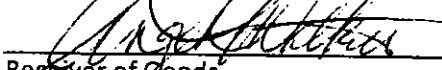
QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00 EA	ER DEMO - 1610-1642 CARMAN ST Emergency contract to provide for the demolition of a commercial property, the removal of all structures, contents and all other debris, whether above or below ground, at 1610-1642 CARMAN ST (Blk 1196/Lot 29), final restoration and grading of this property in the City of Camden.	5-01-E4-605-901	408,000.0000	408,000.00
			TOTAL	408,000.00
				5,000.00
				413,000.00

Include \$15,000 fee for EL services

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

 6.11.25  
Department Head Date

 6/11/25  
Receiver of Goods Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU

## BID PRICE SHEET

EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A COMMERCIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, FINAL RESTORATION AND GRADING OF THIS PROPERTY IN THE CITY OF CAMDEN

\$ 408,000.<sup>00</sup>  
TOTAL

Total Bid Amount in Words: Four Hundred Eight Thousand  
Dollars and 00/100

NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.

PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.

THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.

PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: "The Original" W. Hargrove Demolition Co Inc.

Bidder's Corporate Officer's Signature: 

(print name)

Name: William Hargrove (

(print title)

Title: President

Date: 06/02/2025.



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: "The Original" W. Hargrove Demolition Co Inc.

I, William Hargrove, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of

1610-1642 Carman Street, Camden, NJ

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance with applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D - 119 et. Seq.

Asbestos

Yes No

       XX

Tanks

Yes No

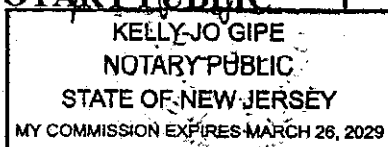
       XX

By: [Signature], President

Sworn and subscribed to before me

On this 2nd day of June 2025

[Signature]  
NOTARY PUBLIC



## CITY OF CAMDEN

### **EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A COMMERICAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, FINAL RESTORATION AND GRADING OF THIS PROPERTY IN THE CITY OF CAMDEN**

This Emergency Demolition is encompassed by the Standard City Demolition Specifications, which are incorporated by reference and made a part hereto, and the following, special provisions.

On June 1, 2025, the City of Camden Construction Official conducted an inspection of the structure at 1610-1642 Carman Street, Block 1196, Lot 29, and determined that it is an unsafe structure and imminent hazard: major 3 alarm fire whole building partial collapse danger of complete collapse. These unsafe conditions make this structure extremely dangerous to the residents. The Construction Official provided the owner until June 3, 2025 to demolish the structure or correct the unsafe conditions. The owner has failed to do so and the Construction Official has determined that the building structure must be promptly demolished.

By this emergency quote, the city of camden is seeking one (1) contractor to provide for the demolition of the commerical property at 1610-1642 Carman Street, Block 1196, Lot 29, the removal of all structures, contents and all other debris, whether above or below ground, and final restoration and grading of the property in the City of Camden.

The Contractor must respond by no later than 2:00 pm on June 2, 2025. The Purchasing Bureau will contact the successful vendor by telephone/email with notice to proceed.

Contractor must secure the property immediately after being notified of the award on June 2, 2025 for public safety. A Portable six-foot (6') metal cyclone fence (**hard fencing**) must be erected around the pedestrian walkway(s) of the structure(s) to be demolished. (**NO EXCEPTIONS**). Any immediate hazards [falling debris, etc.] that has the potential to fall outside of the fencing must be corrected at that time. **Contractor must begin demolition by 8:00 am on Tuesday, June 3, 2025.**

Contractor shall ensure that dust be kept to a minimum by spraying the site with water during the demolition. Sidewalks should be made passable and left broom clean daily during the course of your demolition operations.

All Contractor signage shall be removed from the worksite at the time the job is completed. This requirement is a condition prior to receipt of final payment.

**PLEASE BE ADVISED**

- **EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A COMMERCIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, FINAL RESTORATION AND GRADING OF THIS PROPERTY IN THE CITY OF CAMDEN**
- **Any tanks or containers on the property must be removed from the property and such removal costs shall be included in the bid price sheet. All such removal work shall be done in accordance with and comply with all applicable federal, state, and local laws, ordinances, rules and regulations. Furthermore, the Contractor must comply with the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications.**
- **Contractor must secure subject site with sufficient and appropriate security fencing while the Contractor is performing the emergency demolition in order to adequately protect the public health, safety and welfare of the citizens of the City.**
- **All costs for asbestos and tank and/or container removals must be included in the Bid Price Sheet's Lump Sum Payments. The City of Camden will not pay any additional costs for these removals.**
- **AWARD WILL BE BASED ON THE TOTAL AMOUNT OF THE QUOTE.**

**\*EXCEPTION:** If asbestos or other contamination is verified, then the demolition time schedule is referred to the Construction Official.

A Certificate of Environmental Compliance and Hold Harmless Agreement issued by the City Construction Official are attached to this fax; they must be completed and returned with the Proposal prior to any award and demolition work. Return of the Certificates is MANDATORY; otherwise said proposal will be rejected. The worksite must remain secure until project is properly abated.

The dollar amount for all demolition quotes must be submitted in two written versions as per example.

**Example:** "Seven thousand five hundred dollars" and \$ 7,500.00

**PLEASE NOTE:** In the event of a tie for emergency demolition request, the determining factor will be awarded to the contractor who submits their proposal the earliest



CITY OF CAMDEN  
DEPARTMENT OF CODE ENFORCEMENT  
BUILDING BUREAU

**EMERGENCY DEMOLITION MEMO**

To: KEITH WALKER, Director of Department of Public Works  
From: JAMES R RIZZO, Construction Official  
Date: Monday, June 02, 2025  
SITE: 1610-1642 CARMAN ST  
Owner: 1601 FEDERAL STREET HOLDING, LLC  
1122-24 SO 4th  
CAMDEN, NJ 08103

I hereby certify that all necessary steps required pursuant to UCC 5:23-2.32 have been taken by the Building Bureau prior to issuing this demolition memorandum for above referenced property.

Please process accordingly.

Signed:   
JAMES R RIZZO, Construction Official

Signed:   
Building Sub code Official

**COMMENTS -- COMMERCIAL STAND ALONE NO STUCCO**



CITY OF CAMDEN  
520 MARKET STREET  
CAMDEN, NJ 08101  
(856)757-7032

## NOTICE OF IMMINENT HAZARD

Application Date:  
Application ID:  
Permit Number:  
Date Permit Issued:  
Notice Date: 6/2/2025  
Violation Number: 2025-01862

### IDENTIFICATION

Work Site Location: 1610-1642 CARMAN ST Block: 1196 Lot: 29 Qual: \_\_\_\_\_  
Owner in Fee: 1601 FEDERAL STREET HOLDING, LLC Contractor/Agent: \_\_\_\_\_  
Address: 1122-24 SO 4TH ST Address: \_\_\_\_\_  
CAMDEN NJ 08103 Telephone: \_\_\_\_\_  
Telephone: \_\_\_\_\_

To: ☒ Owner ☐ Other  
☐ Contractor/Agent

Date of Inspection: 6/1/2025

Date of Notice: 6/2/2025

Compliance Due Date: 6/3/2025

### ACTION

**Take NOTICE** that as a result of the inspections conducted by this agency on 6/1/2025 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

MAJOR 3 ALARM FIRE WHOLE BUILDING PARTIAL COLLAPSE DANGER OF COMPLETE COLLAPSE.

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

- ☐ Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.  
☒ Demolish the above structure by 6/3/2025.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: (856) 757-7032.

By Order of:

Certified Mail: \_\_\_\_\_

CITY OF CAMDEN Construction Official

Date: 6/2/2025

U.C.C. F242



Public Service Electric & Gas Company  
Demolition  
PO Box 710 Newark, NJ 07101-0710  
Phone: 1-800-817-3366 Email: Demolition@pseg.com



Date: 5/29/2025

James R Rizzo  
City of Camden  
1122-1124 South 4th Street  
Camden, NJ, 08103

To whom it concerns,

Please be advised; per your request, Electric and Gas services have been disconnected and removed. At this time demolition is permitted to proceed at the service address listed below.

1610-1642 Carman St  
Camden

Please notify PSE&G Demolition Department at 1-800-817-3366 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Sincerely,

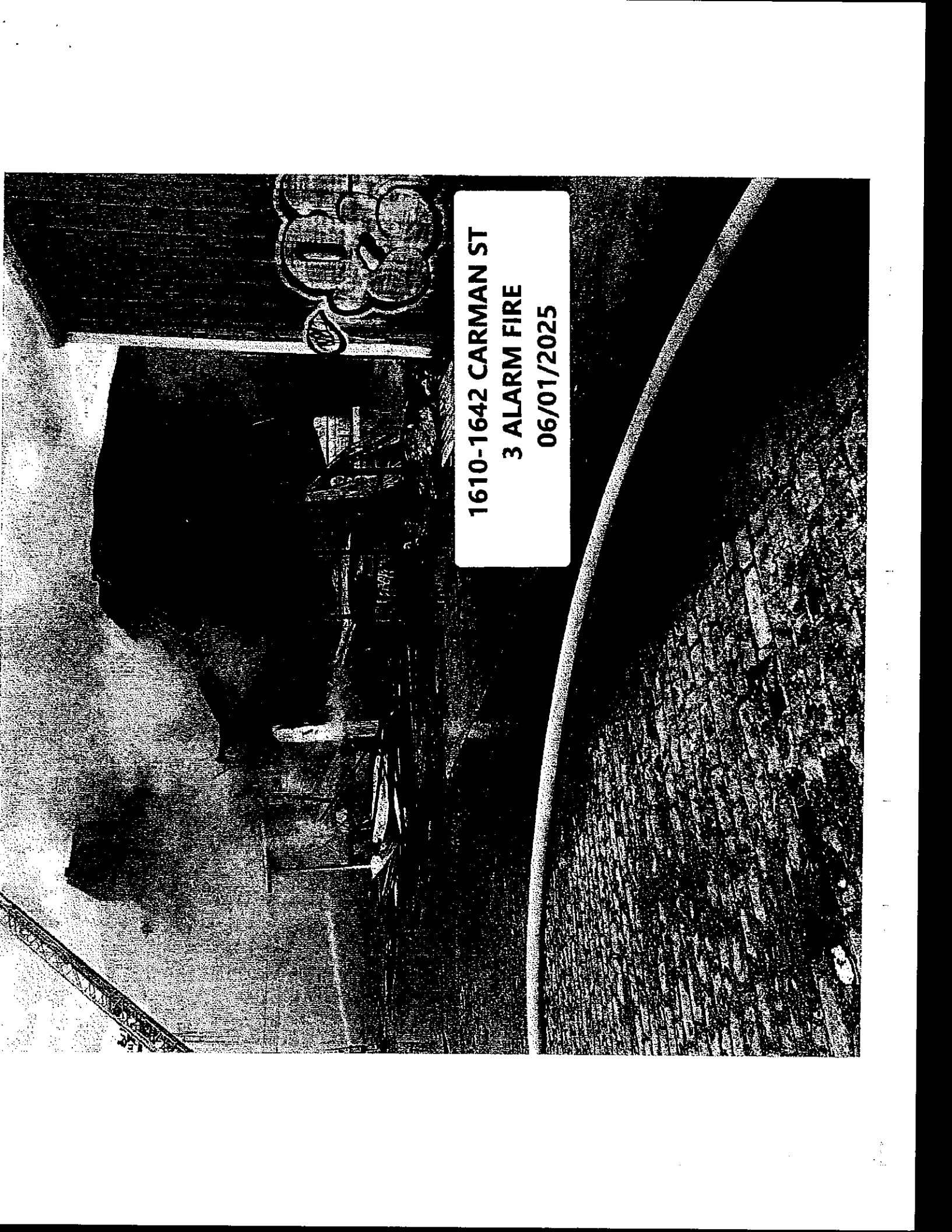
*David Cummings*

David Cummings  
Supervisor  
PSE&G Demolition Department- Construction Inquiry

# Tax Account Maintenance

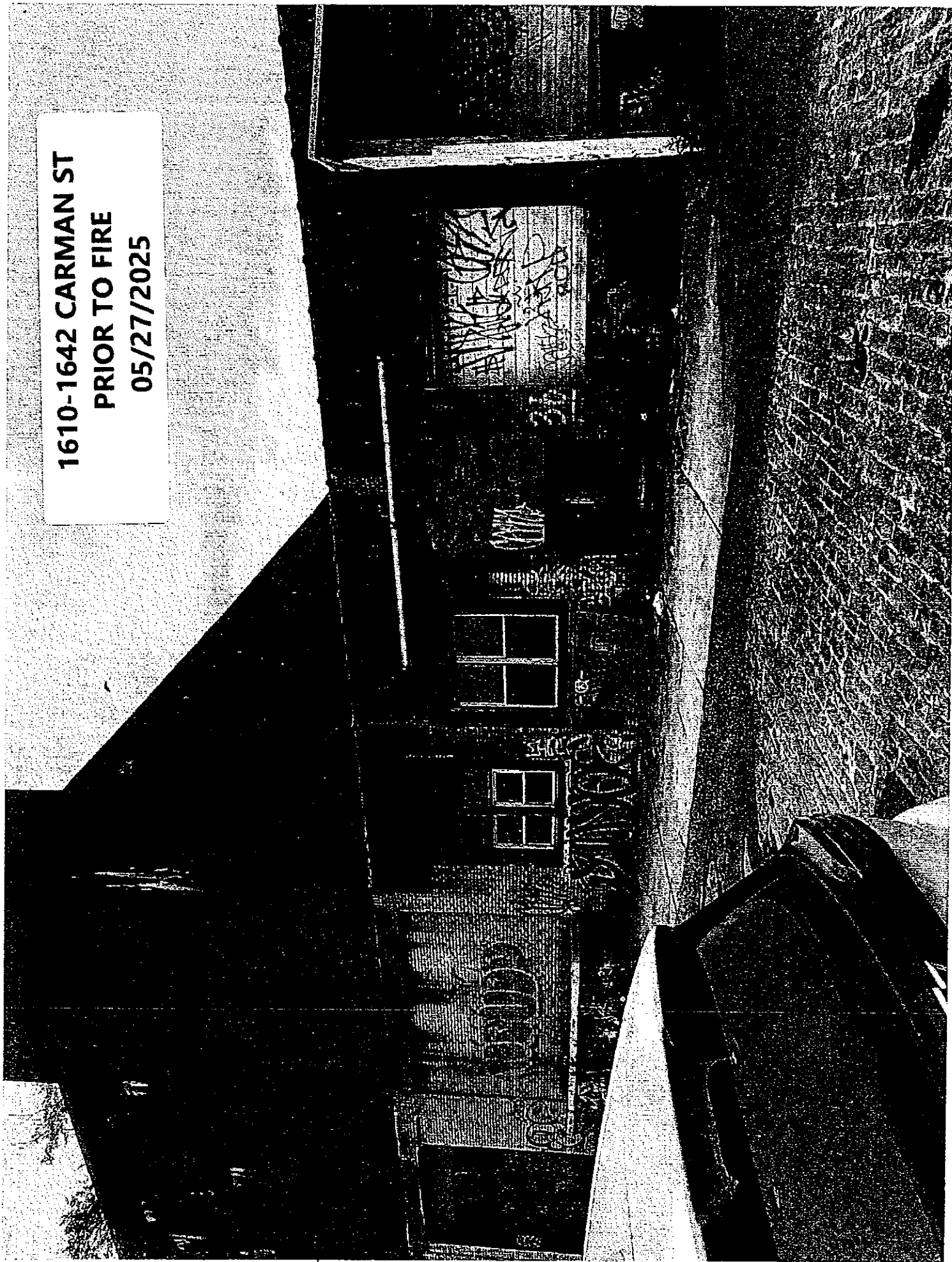
Block: 1196 ☐ Municipal Lien  
 Lot: 29  
 Qualifier:  DO NOT ASSIGN LIEN  
 Owner: 1601 FEDERAL STREET HOLDING, LLC ☐  
 Prop Loc: 1610-1642 CARMAN ST ☐ Account Id: 000-0000

Account Type:   
 Building Description: BB   
 Land Description: 237X100 M121   
 Acreage: 5441   
 Zoning:   
 Map Num:   
 Num of Owners: 0000   
 Mortgage Account 1:   
 Mortgage Account 2:   
 MODIV Account Num:   
 WIPP Pin: 0842   
 Deed Book: 09615   
 Deed Page: 01441   
 Sale Date: 06/16/2012   
 Sale Price: 0   
 Bldg Class Code:   
 Year Constructed:   
 Assessment Code:   
 Historic District:



1610-1642 CARMAN ST  
3 ALARM FIRE  
06/01/2025

1610-1642 CARMAN ST  
PRIOR TO FIRE  
05/27/2025



**"THE ORIGINAL"**



**W. HARGROVE DEMOLITION INC.**  
**1507 STATE STREET**  
**CAMDEN, NEW JERSEY 08105**  
**TELEPHONE #(856)225-1100**  
**FACSIMILE #(856)541-0841**  
**NJ HOME IMPROVEMENT CONTRACTOR # 13VH00250900**

*June 2, 2025*

City of Camden  
ATTN: Lafceefah Chandler, Purchasing Agent

Telephone #856-757-7475  
Email: [LaChandl@camdennj.gov](mailto:LaChandl@camdennj.gov)

*RE: 1610-1642 Carman Street  
Camden, New Jersey*

**Proposal to complete the following:**

Providing the following services to assist fire marshal:

<i>Excavator with Operator (8 hr minimum)</i>	<i>\$ 3,000.00/day</i>
<i>Assistant (to guide machine) (8 hr minimum)</i>	<i>\$ 1,000.00/day</i>
<i>Transportation of Machine to Site</i>	<i>\$ 500.00</i>
<i>Transportation of Machine from Site</i>	<i>\$ 500.00</i>

*Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform work as specified. Payment will be made as outlined above. In the event of default of payment, I understand that I will be responsible for all court costs and attorney fees incurred.*

**Authorized Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

*This quote is respectfully submitted by William Hargrove, Sr., President, and will remain in effect for 30 days.*

**Default in Payment**—It is the sole responsibility of client-individual or Corporation to make appropriate payment, as outlined in proposal, for services provided by W. Hargrove Demolition, Inc. In the event of non payment 30 days past the due date for these services, legal procedures will be filed and the client will be responsible for total expenses incurred on behalf of both W. Hargrove Demolition Inc. and the client to recover unpaid balances, which includes lawyer fees, court fees, and lost salary of W. Hargrove representative(s) during payment recovery procedures and court appearances.



## Lateefah Chandler

---

**From:** Lateefah Chandler  
**Sent:** Monday, June 2, 2025 3:14 PM  
**To:** kelly@whargrove.com  
**Subject:** Fw: 1610-1642 Carman Street ER Demo Quote Request  
**Attachments:** Standard-Camden-City-Demolition-Specifications.pdf; Emergency Bid -- 1610-1642 Carman Street.pdf

Kindly proceed as per the City's standard demolition specifications

### ER Demo Results

Hargrove \$408,000  
Win zinger \$483,000  
Caravella \$698,000

Thank you

*Lateefah Chandler*

Lateefah Chandler, QPA  
Purchasing Agent  
City of Camden  
856-757-7475  
Email: [lachandl@camdennj.gov](mailto:lachandl@camdennj.gov)

### CONFIDENTIALITY NOTICE

The information contained in this communication from the City of Camden is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please immediately contact the City of Camden at (856) 757-7475 to arrange for the return of this information.

---

**From:** Lateefah Chandler  
**Sent:** Monday, June 2, 2025 9:28:38 AM  
**To:** kelly@whargrove.com <kelly@whargrove.com>  
**Subject:** FW: 1610-1642 Carman Street ER Demo Quote Request

Attaching pictures and THIS DEMOLITION IS ALL OF THE BUILDINGS, INCLUDING THE 4 STORY BRICK BUILDING.

Thank you

*Lateefah Chandler*

Lateefah Chandler, QPA  
Purchasing Agent  
City of Camden

856-757-7475

Email: [lachandl@camdennj.gov](mailto:lachandl@camdennj.gov)

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**From:** Lateefah Chandler

**Sent:** Monday, June 2, 2025 9:00 AM

**To:** 'kelly@whargrove.com' <kelly@whargrove.com>

**Subject:** 1610-1642 Carman Street ER Demo Quote Request

Hello,

Kindly see the attached for ER Demo at 1610-1642 Carman Street. Quote is due June 2, 2025 by 2:00 pm. Please let me know if you are interested in providing a quote for this service.

Thank you

*Lateefah Chandler*

Lateefah Chandler, QPA

Purchasing Agent

City of Camden

856-757-7475

Email: [lachandl@camdennj.gov](mailto:lachandl@camdennj.gov)

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## **BID PRICE SHEET**

EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A COMMERCIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, FINAL RESTORATION AND GRADING OF THIS PROPERTY IN THE CITY OF CAMDEN

\$ 698,000.00

**TOTAL**

Total Bid Amount in Words: Six Hundred Ninety Eight Thousand Dollars and Zero Cents

---

NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.

PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.

THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.

PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: Caravella Demolition, Inc.

I, John Caravella, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of  
1610-1642 Carman Street, Block 1196, Lot 29, Camden, NJ

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance withal applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D – 119 et. Seq.

Asbestos

Yes No

X

Tanks

Yes No

X

By: John Caravella

John Caravella, President

Sworn and subscribed to before me

On this 2nd day of June 2025

Milissa Plante  
NOTARY PUBLIC

MILISSA PLANTE  
Commission # 0002422087  
Notary Public, State of New Jersey  
My Commission Expires  
June 25, 2027

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: Caravella Demolition, Inc.

Bidder's Corporate Officer's Signature: John Caravella

Name: John Caravella

(print name)

Title: President

(print title)

Date: 06/02/2025

WINZINGER, INC.  
P.O. BOX 537, 1704 MARNE HWY.  
HAINESPORT, NJ 08036  
(609)267-8600

**BID PRICE SHEET**

EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A  
COMMERICAL PROPERTY, THE REMOVAL OF ALL STRUCTURES,  
CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW  
GROUND, AT 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, FINAL  
RESTORATION AND GRADING OF THIS PROPERTY IN THE CITY OF  
CAMDEN

\$ 483,000.<sup>00</sup>  
TOTAL

Total Bid Amount in Words: \_\_\_\_\_

Four Hundred Eighty Three Thousand Dollars and <sup>NO</sup> Cents.

NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.

PLEASE NOTE: GAS AND ELECTRIC SERVICES TO 1610-1642 CARMAN STREET, BLOCK 1196, LOT 29, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.

THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.

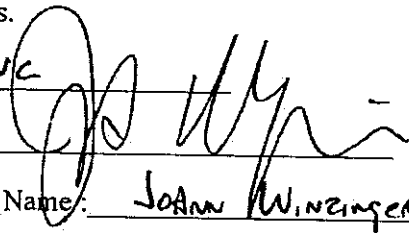
PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.

Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.

\*\*\*

I **HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: WWZINKER, INC

Bidder's Corporate Officer's Signature: 

Name: Joan Winzinger (

print name)

Title: President

(print title)

Date: 6/2/25



## CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: Winzinger, Inc.

I, John Winzinger, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of

1610-1642 CARMAN Street

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance with applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D - 119 et. Seq.

Asbestos

Tanks

Yes No

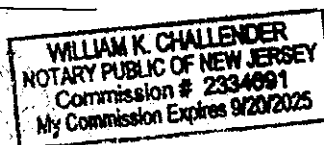
Yes No

By: [Signature]

Sworn and subscribed to before me

On this 2 day of June 2025

[Signature]  
NOTARY PUBLIC



DB:dh  
07-08-25

R-8

**RESOLUTION AUTHORIZING THE REJECTION OF RFP #25-05 FOR THE  
FURNISHING, DELIVERY & INSTALLATION OF TWO (2) MAGNEGRIP VEHICLE  
EXHAUST SYSTEMS (OR APPROVED EQUAL)**

WHEREAS, on March 27, 2025, the City of Camden received two (2) responses to RFP #25-05 for the furnishing, delivery & installation of two (2) Magnegrip vehicle exhaust systems or approved equal; and

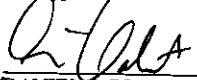
WHEREAS, the proposals received for BID #25-05 are being rejected pursuant to N.J.S.A. 40a:11-23(c) contracting unit decides to abandon the project for provision or performance of the goods or services; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the RFP responses received on March 27, 2025 for the services to furnishing, delivery & installation of two (2) Magnegrip vehicle exhaust systems or approved equal are rejected.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION REJECTING BID 25-05 FURNISHING, DELIVERY & INSTALLATION OF TWO (2) MAGNEGRIP VEHICLE EXHAUST SYSTEMS (OR APPROVED EQUAL)**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
--------------------------------	-----------	------	----------

Responsible  
Department Director  
Supporting Department  
Director (If necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

		6-18-25	
--	--	---------	--

Y			
---	--	--	--

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION REJECTING BID 25-05 FURNISHING, DELIVERY & INSTALLATION OF TWO (2) MAGNEGRIP VEHICLE EXHAUST SYSTEMS (OR APPROVED EQUAL)

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Fire Department has chosen to reject Bid 25-05 Furnishing, Delivery & Installation Of Two (2) MagneGrip Vehicle Exhaust Systems (Or Approved Equal) utilizing N.J.S.A. 40a:11-23(c) provision – contracting unit decides to abandon the project for provision or performance of the goods or services

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**PROCUREMENT PROCESS:** N/A

**APPROPRIATION NUMBER:** N/A

**IMPACT STATEMENT:**

- 

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

---

Name

Phone/Email

**ATTACHMENT D**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	N/A
Purpose or Need for service:	N/A
Contract Award Amount	N/A
Term of Contract	N/A
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

The Financial Officer affirms that there is adequate funding available for this action.

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

***For LGS use only:***

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

**RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF VARIOUS CABLING  
AND RELATED EQUIPMENT FROM SHI TO RELOCATE THE DEPARTMENT OF PUBLIC  
WORKS' SERVER ROOM**

WHEREAS, due to structural and water damage, it is necessary to relocate the server room located at the Department of Public Works building, which houses critical Information Technology (IT) infrastructure and network equipment essential to the City's operations; and

WHEREAS, the City of Camden ("City") requires a qualified provider to facilitate the relocation and installation of various IT equipment, including but not limited to computer servers, network cabling, hardware, and storage devices; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11(5), contracting units may establish a Cooperative Pricing System and enter into Cooperative Pricing Agreements for the purchase of goods and services; and

WHEREAS, the City of Camden ("City") is a member of the Bergen County Cooperative ("BCC") which has a procured "Computer Equipment and Peripherals" services under Contract #CK04/BC-BID 24-38; and

WHEREAS, the City seeks to utilize BCC Contract #CK04/BC-BID 24-38 to procure "Computer Equipment and Peripherals" services from SHI International Corporation for an amount not to exceed FORTY-FIVE THOUSAND ONE HUNDRED FORTY-FOUR DOLLARS (\$45,144.00) pursuant to the terms and conditions of the BCC Cooperative Contract; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item(s) "5-01-E6-433-916" & "5-13-E0-100-001" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, that the contract be awarded to SHI International Corporation, 290 Davidson Avenue, Somerset, New Jersey, 08873, to facilitate the relocation of the server room at the Department of Public Works building under Bergen County Cooperative #CK04/BC-BID 24-38, in the amount of FORTY-FIVE THOUSAND ONE HUNDRED FORTY-FOUR DOLLARS (\$45,144), according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: SHI

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 5-13-E0-100-001  
AMOUNT: \$37,530.

- BUDGET APPROPRIATION: 5-01-E1-433-916  
AMOUNT: \$7,614

- DEDICATED BY RIDER:  
AMOUNT:\$


- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:

- CAPITAL ORDINANCE:  
AMOUNT:\$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$45,144

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF VARIOUS CABLING AND RELATED EQUIPMENT FROM SHI TO RELOCATE THE DEPARTMENT OF PUBLIC WORKS' SERVER ROOM

  
\_\_\_\_\_  
*Scott Z. Parker*  
*Chief Financial Officer*  
Date: 6/23/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO SHI FOR THE RELOCATION OF DEPARTMENT OF PUBLIC WORKS SERVER ROOM

Point of Contact: Shaun Bryant Administration 609-422-9382 Shaun.obryant@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
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### ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
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Responsible  
Department Director  
Supporting Department  
Division (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

Y  
*[Signature]*  
D. P.

Approved by:  
Business Administrator

*[Signature]*  
Signature

*6/2/25*  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:

City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF VARIOUS CABLING AND RELATED EQUIPMENT FROM SHI TO RELOCATE THE DEPARTMENT OF PUBLIC WORKS' SERVER ROOM**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- SHI International Corp, 290 Davidson Avenue, Somerset NJ 08873 will provide various cabling, raceways, conduits, drops, etc for the relocation of a server room at 101 Newton through Bergen County Cooperative #CK04/BC-BID-24-38 "Computer Equipment and Peripherals".
- DPW's server room is located on the 3<sup>rd</sup> floor of 101 Newton Avenue. However, the flooring is caving in, and the walls are spongy due to water damage. It is not safe for employees (IT) and vendors to service any of this equipment at its current location. Once the items are removed, this room will be closed and locked (condemned)
- Due to this hazardous condition, the server room is being relocated several doors down on the 3<sup>rd</sup> floor. DPW's server room consist of various Information Technology infrastructure equipment (computer servers, hardware and storage devices) needed to efficiently operate the City's network remotely.
- SHI will also cleanup and remove outdated and non working cabling throughout this building.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$45,144

**APPROPRIATION NUMBER:** 5-01-E6-433-916 (\$7,614) & 5-13-E0-100-001 (\$37,530.00)

**PROCUREMENT:** NJAC 5:34-7.1

### IMPACT STATEMENT:

- Employees and vendors safety and health are a major concern if not relocated along with damage to expensive equipment and valuable data

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Shaun O'Bryant, Chief Technology Officer

### COORDINATION:

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7475**

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Name

Phone/Email

**ATTACHMENT D**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	SHI INTERNATIONAL
Purpose or Need for service:	RELOCATION OF DPW'S SERVER ROOM DUE TO POOR CONDITIONS IN CURRENT LOCATION
Contract Award Amount	\$45,144.00
Term of Contract	~3 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSC 5:34-7.1
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date



\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

A. P.  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

Lahyah D. Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

☐ Approved ☐ Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

CITY OF CAMDEN  
MARKET STREET  
CAMDEN, NJ 08102  
(856)757-7000

REQUISITION

NO.

R2500941

SHIP TO

OFFICE OF RISK MANAGEMENT  
520 MARKET STREET  
4TH FLOOR, CITY HALL  
CAMDEN, NJ 08101

VENDOR

VENDOR #: SHI03

SHI INTERNATIONAL CORP  
290 DAVIDSON AVENUE  
SOMERSET, NJ 08873

ORDER DATE: 05/22/25  
DELIVERY DATE:  
STATE CONTRACT:  
F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	SWO#52125/DPW SERVER ROOM	5-13-E0-100-001	37,530.0000	37,530.00
			TOTAL	37,530.00

Install new cable (patch panels/RACKS) to New location (3rd Floor)  
Old location is condemned

CITY OF CAMDEN  
PURCHASING BUREAU  
2025 JUN 19 AM 8:18

RECEIVED  
JUN 16 2025  
CITY OF CAMDEN  
ACCOUNTS AND CONTROL

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head

Date

Receiver of Goods

Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU



Pricing Proposal  
Quotation #: 26214671  
Created On: 5/21/2025  
Valid Until: 5/30/2025

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## NJ-City of Camden

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### Shaun O'Bryant

520 Market St.  
Camden, NJ 08101  
United States  
Phone: 609-422-9382  
Fax:  
Email: shaun.obryant@camdennj.gov

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## Inside sales Account Executive

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### Ahmed Sirdah

300 davidson avenue  
Somerset, NJ 08873  
Phone: 732-584-8240  
Fax:  
Email: ahmed\_sirdah@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 50% Deposit IT Health Solutions - Part#: NPN-ITHEA-SERVI-50 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$18,765.00	\$18,765.00
2 30% upon Full Termination of Connections at Both Ends IT Health Solutions - Part#: NPN-ITHEA-SERVI-30 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$11,259.00	\$11,259.00
3 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live IT Health Solutions - Part#: NPN-ITHEA-SERVI-20 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$7,506.00	\$7,506.00
Total			\$37,530.00

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### Additional Comments

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Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman

Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Note: The New Jersey Cooperative Purchasing Alliance is a Service of the County of Bergen, County Executive James J. Tedesco III and the Board of Commissioners

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.  
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

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*The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.*



**IT Health Solutions**

4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

## Service Work Order

Date	SWO #
5/21/2025	52125

**Name / Address**

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%		
ITEM	Description	Qty	Rate	Total	
	<p>NJ-City of Camden Shaun O'Bryant 520 Market St. Camden, NJ 08101 United States Phone: 609-422-9382 Fax: Email: shaun.obryant@camdennj.gov</p> <p>Service Address:</p> <p>Camden City Public Works 101 Newton Ave, Camden, NJ 08103</p> <p>*****</p> <p>Project Scope:</p> <p>*****</p> <p>- Total of Low voltage wiring of 152 Single Drops + ISP Coax Feed Relocation (ROUGHLY 76 DUAL OUTLETS), With Supply / Install of Raceway / Conduit for each Outlet.</p> <p>3 Floors Service Locations:</p> <p>*****</p> <p>Third Floor ( 78 Single drops):</p> <p>1 @ MDF to roof top for ISP antenna 18 @ 3rd floor office close to MDF &amp; stair case. 6 @ room 315.</p>				
		Total			



4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

## Service Work Order

Date	SWO #
5/21/2025	52125

### Name / Address

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%		
ITEM	Description	Qty	Rate	Total	
	6 @ room 312. 6 @ room 310. 8 @ room 308. 2 @ room 311. 8 @ room 306. 8 @ room across from room 307. 2 @ room 305. 8 @ room 302. 2 @ 3rd Fl Lunch Room. 12 @ room 300.				
	2nd Floor ( 47 Single drops):   				

22500941



# IT Health Solutions

4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

## Service Work Order

Date	SWO #
5/21/2025	52125

### Name / Address

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%	
ITEM	Description	Qty	Rate	Total
Cable and Dat...	6 @ room 102. 4 @ room 101. 1 @ ADP Clock.  *****  - 152 of Low Voltage wiring as per below Specs:  - 152 OF PLENUM RATED Cabling Drops,  Install Network CAT6 Jacks, Run Plenum Rated Premium Solid Copper Cat6E/ Cat6 Cable - 23AWG 600mhz / 550 600mhz ** %100 copper ** CMP Rated ethernet Cable (Plenum Rated Jacket), Including but not limited to labor, Bulk Cat6E Cables, Premium Keystones Inserts, Custom Cut Raceway Supply / Install, ICC Surface Mount Outlet/ Biscuits, Patch Panels related parts, Proper Labeling & Fluke Testing.  - Supply & Install Surface mounted Raceway for each Dual/ Single outlet whenever is applicable. - ISP Coax Feed Relocation to new MDF location. - Creating new Cable Path between 3 floors Through Basement Route.  ***** 50% Deposit IT Health Solutions - Part#: NPN-ITHEA-SERVI-50 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Note: SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.  *****	1	18,765.00	18,765.00
Part# NPN IT...				
		Total		



# IT Health Solutions

4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

## Service Work Order

Date	SWO #
5/21/2025	52125

### Name / Address

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%	
ITEM	Description	Qty	Rate	Total
Part NPN ITH...	30% upon Full Termination of Connections at Both Ends IT Health Solutions - Part#: NPN-ITHEA-SERVI-30 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	1	11,259.00	11,259.00
Part NPN ITH...	20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live IT Health Solutions - Part#: NPN-ITHEA-SERVI-20 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 * Terms & Notes:  - Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.  - April 22nd, May 1st & May 16th 2025, Site Survey for Low Voltage Network wiring.  - Rack Hardware, Installation, Racking & Stacking of Switches / Equipment & Patching to Switches is not part of above proposed work as per customer request.  *****	1	7,506.00	7,506.00
		<b>Total</b>	<b>\$37,530.00</b>	





Pricing Proposal  
Quotation #: 26235990  
Created On: 5/28/2025  
Valid Until: 6/30/2025

## NJ-City of Camden

### Shaun O'Bryant

520 Market St.  
Camden, NJ 08101  
United States  
Phone: 609-422-9382  
Fax:  
Email: shaun.obryant@camdennj.gov

## Inside sales Account Executive

### Ahmed Sirdah

300 davidson avenue  
Somerset, NJ 08873  
Phone: 732-584-8240  
Fax:  
Email: ahmed\_sirdah@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 50% Deposit IT Health Solutions - Part#: NPN-ITHEA-SERVI-50 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$3,807.00	\$3,807.00
2 30% upon Full Termination of Connections at Both Ends IT Health Solutions - Part#: NPN-ITHEA-SERVI-30 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$2,284.20	\$2,284.20
3 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live IT Health Solutions - Part#: NPN-ITHEA-SERVI-20 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 <b>Note:</b> SOW Attached. Payment Terms: (50% 30% 20%) 50% Deposit, 30% upon Full Termination of Connections at Both Ends Then 20% Final Payment after Completion, Testing, Relocate ISP Feed / go Live.	1	\$1,522.80	\$1,522.80
Total			\$7,614.00

## Additional Comments

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman

Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Note: The New Jersey Cooperative Purchasing Alliance is a Service of the County of Bergen, County Executive James J. Tedesco III and the Board of Commissioners

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.  
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

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*The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.*



# IT Health Solutions

4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

Fax # 908-205-8069

## Estimate

Date	Estimate #
5/27/2025	52125-2

### Name / Address

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%		
ITEM	Description	Qty	Rate	Total	
	<p>NJ-City of Camden Shaun O'Bryant 520 Market St. Camden, NJ 08101 United States Phone: 609-422-9382 Fax: Email: shaun.obryant@camdennj.gov</p> <p>Service Address:</p> <p>Camden City Public Works 101 Newton Ave, Camden, NJ 08103</p> <p>*****</p> <p>Project Scope: *****</p> <p>- Supply &amp; Install of Heavy Duty 2000 Pound Load 44U 2-Post Open Frame Rack.</p> <p>- Clean up for Total of 250-300 of Old Low voltage wiring .</p> <p>*****</p>				
		Total			



4475 South Clinton Ave.  
Suite 215  
South Plainfield, NJ 07080

Phone # 908-205-8041

Fax # 908-205-8069

## Estimate

Date	Estimate #
5/27/2025	52125-2

### Name / Address

SHI International Corp.  
290 Davidson Avenue  
Somerset, NJ 08873

		Terms	50% 30% 20%		
ITEM	Description	Qty	Rate	Total	
Bracket & Hoo...	<p>- Heavy Duty 44U 2-Post Open Posts 19 Inch Network Seismic Rack Rugged Elite Design by Hammond® . 10 gauge steel rails reinforced with structural angle base for the maximum structure. UL Listed 2416 load rated for up to 2,000 lbs (Static Load tested to 8,000 lbs.). Including Shipping Cost.&amp; Assembly / Built. - 100-PKG 10-32 RACK SCREWS, Seismic Bolt Kit Optional Bolts to Secure to Concrete Floored., Grounding System, Cable ladder whenever applicable. Cable Managers. ( SHIPPING INCLUDED TO CAMDEN DPW ADDRESS) Truck freight charges are prepay and add, FOB origin. Actual charges may vary slightly pending delivery conditions, fuel surcharges and/or additional services requested from the driver. ( LOADING DOCK OR A FORK LIFT. IS REQUIRED FOR DELIVERY UNLESS INFORMED PRIOR SHIPPING) *****</p> <p>- Clean up, Removal &amp; Disposal for Total of 250-300 of Old Low voltage wiring, Starting at each decommissioned network outlet, Throughout 3 floors ( 3 Building Levels)</p>				
Cable and Dat...	<p>- Installation, Assembly, of Open Post Network Rack Including Bolting to the Ground, Grounding,</p>				
Cable and Dat...	<p>- Racking &amp; Stacking, Installation of Cable Managers, Supply &amp; Install of Cat6 Patch Cables for all new Cabling / Network connections, Relocation of Network Switches &amp; other Rack Mounted equipment. *****</p> <p>* Terms:</p> <p>- (50% 30% 20% ) 50% Deposit, 30% upon Full Installation of Rack / Cable Removal Then 20% Final Payment after , Mounting of Switches / patching Completion/ go Live.</p> <p>- Current Lead time for (The Selected) Network Rack Shipping is 2 Weeks. *****</p>				
		Total			

DB:dh  
07-08-25

R-10

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A  
COOPERATIVE PRICING AGREEMENT FOR THE PURCHASE OF ELECTRICITY,  
TECHNOLOGY, AND SUPPORTIVE WORK, MATERIALS, AND SUPPLIES WITH NJSBA'S  
ACES COOPERATIVE PRICING SYSTEM #E-8801-NJSBA ACES-CPS**

WHEREAS, the Electric Discount and Energy Competition Act, P.L. 1999, c.23, as amended, authorizes the New Jersey School Boards' Association (hereinafter NJSBA) to serve as a government aggregator to obtain electric generation service, electric-related service, including school buses and related goods and services, gas supply service, and gas-related service for individual local boards of education, counties, municipalities and other local contracting units that wish to participate; and

WHEREAS, N.J.S.A. 18A:18A-11 and 40A:11-10 authorizes local district boards of education, counties, municipalities, and other local contracting units to enter into cooperative pricing agreements with local government units, (hereinafter "local units"); and

WHEREAS, NJSBA has offered voluntary participation in a cooperative pricing system for the group purchase of the above-referenced services for consumption by the local units; any ancillary or administrative services related to the purchase of electrical generation and/or natural gas; and related energy services; and digital and electronic products and services and other technology products and programs to be purchased by local units; and services and such other items or services as two (2) or more participating local units in the system agree can be purchased on a cooperative basis; and

WHEREAS, the City of Camden in the County of Camden, State of New Jersey, desires to participate in NJSBA's Cooperative Pricing System; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper officers are hereby authorized to enter into a Cooperative Pricing Agreement for the purchase of electricity, technology, and supportive work, materials, and supplies known as the ACES Cooperative Pricing ("ACES CPS #E-8801-NJSBA ACES-CPS").

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A COOPERATIVE PRICING AGREEMENT FOR THE PURCHASE OF ELECTRICITY, TECHNOLOGY, AND SUPPORTIVE WORK, MATERIALS, AND SUPPLIES WITH NJSBA'S ACES COOPERATIVE PRICING SYSTEM #E-8801-NJSBA ACES-CPS**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
--------------------------	-----------	------	----------

Responsible  
Department Director  
Supporting Department Director (if necessary)  
Director of Grants Management  
Qualified Purchasing Agent  
Director of Finance

Y

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A COOPERATIVE PRICING AGREEMENT FOR THE PURCHASE OF ELECTRICITY, TECHNOLOGY, AND SUPPORTIVE WORK, MATERIALS, AND SUPPLIES WITH NJSBA'S ACES COOPERATIVE PRICING SYSTEM #E-8801-NJSBA ACES-CPS

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- As a member of New Jersey School Boards' Association (NJSBA) Alliance for Competitive Energy Services (ACES) program, the City will have access to group purchase of: any ancillary or administrative services related to the purchase of electrical generation and/or natural gas; and related energy services; and digital and electronic products and services and other technology products and programs to be purchased by local units;
- Included in this membership is the ACESplus program that provides expert consulting support needed to implement advanced clean energy projects for both the municipality and their residents

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**APPROPRIATION NUMBER:** N/A

**PROCUREMENT:** N.J.S.A 40A:11-10 et seq

**IMPACT STATEMENT:**

- Provides competitive pricing under the ACES pricing system for electricity and gas procurement that will benefit both the municipality and our residents

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

---

Name

Phone/Email

**ATTACHMENT D**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	NEW JERSEY SCHOOL BOARD ASSOCIATION - ACES
Purpose or Need for service:	JOINING COOPERATIVE PRICING SYSTEM
Contract Award Amount	N/A
Term of Contract	N/A
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<u>N.J.S.A</u> 40A:11-10 et seq
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date



\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
N/A Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

☐ Approved ☐ Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

## **MODEL RESOLUTION**

### **FOR LOCAL GOVERNMENT UNITS PARTICIPATION IN COOPERATIVE PRICING SYSTEM AGREEMENT**

#### **The ACES Cooperative Pricing System #E-8801-NJSBA ACES-CPS**

A Resolution Authorizing the [insert name of local government unit] to Enter into a Cooperative Pricing Agreement for the Purchase of Electricity, Technology, and supportive work, materials, and supplies.

RESOLUTION NUMBER: \_\_\_\_\_

**WHEREAS**, "The Electric Discount and Energy Competition Act," P.L. 1999, c. 23, *as amended*, authorizes the New Jersey School Boards' Association (hereinafter NJSBA) to serve as a government aggregator to obtain electric generation service, electric-related service, including school buses and related goods and services, gas supply service, and gas-related service for individual local boards of education, counties, municipalities and other local contracting units that wish to participate; and

**WHEREAS**, N.J.S.A. 18A:18A-11 and 40A:11-10 authorizes local district boards of education, counties, municipalities, and other local contracting units to enter into cooperative pricing agreements with local government units, (hereinafter "local units"); and

**WHEREAS**, NJSBA has offered voluntary participation in a cooperative pricing system for the group purchase of the above-referenced services for consumption by the local units; any ancillary or administrative services related to the purchase of electrical generation and/or natural gas; and related energy services; and digital and electronic products and services and other technology products and programs to be purchased by local units; and services and such other items or services as two or more participating local units in the system agree can be purchased on a cooperative basis; and

**WHEREAS**, the [insert name of local government unit] in the county of [insert county name], State of New Jersey, desires to participate in NJSBA's Cooperative Pricing System;

**NOW, THEREFORE, BE IT RESOLVED** on the [insert date] by the [insert name of local unit], county of [insert name of county], State of New Jersey, as follows:

TITLE

This RESOLUTION shall be known and may be cited as the "ACES Cooperative Pricing Resolution of the [insert name of local unit]."

AUTHORITY

Pursuant to the provisions of N.J.S.A. 18A:18A-11 *et seq.*, and 40A:11-10 *et seq.*, the [insert name of chief executive officer of the local unit] is hereby authorized to enter into NJSBA's ACES Cooperative Pricing System Agreement, #E-8801-NJSBA ACES-CPS.

CONTRACTING UNIT

The New Jersey School Boards Association shall be responsible for complying with the "Public School Contracts Law," N.J.S.A. 18A:18A-1 *et seq.* all other applicable laws in connection with the preparation, bidding, negotiation and execution of contracts in connection with NJSBA's ACES Cooperative Pricing System.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

CERTIFICATION

BY: \_\_\_\_\_  
Name and Title

ATTEST BY: \_\_\_\_\_  
Name and Title

## COOPERATIVE PRICING SYSTEM AGREEMENT

### The NJSBA Cooperative Pricing System: #E-8801-NJSBA ACES-CPS

This Agreement, made and entered into this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, by and between the New Jersey School Boards Association (hereinafter "NJSBA") on behalf of the NJSBA Cooperative Pricing System and [insert name of participant] and other local units located in the State of New Jersey who may in the future choose to participate in the ACES Cooperative Pricing System.

### WITNESSETH

**WHEREAS**, the Public School Contracts Law, N.J.S.A. 18A:18A-4.1 *et seq.*, authorizes district boards of education to competitively contract for the procurement of proprietary computer software and services; and

**WHEREAS**, the New Jersey School Boards' Association (NJSBA), established pursuant to N.J.S.A. 18A:6- 45 *et. seq.*, as a body corporate and politic, on behalf of its membership has competitively contracted to procure on an aggregated basis **digital and electronic products and services, E-Rate Consulting and Processing Services, and other technology products and programs, as well as energy aggregation services, supplies and materials, time and materials; and such other services and products as two or more participating local units in the system agree can be purchased on a cooperative basis; and**

**WHEREAS**, N.J.S.A. 18A:18A-11 specifically authorizes two or more local district boards of education (hereinafter referred to as local units ) to enter into a Cooperative Pricing Agreement for the purchase of work, materials, and supplies; and

**WHEREAS**, N.J.S.A. 48:3-91 specifically authorizes NJSBA," to serve as a government aggregator to obtain electric generation service, electric-related service, including electric school buses and related goods and services, gas supply service or gas-related service, either separately or bundled, in accordance with the "Public School Contracts Law," N.J.S.18A:18A-1 *et seq.*, for members of the association who wish to voluntarily participate and for counties, municipalities, and other local contracting units who wish to voluntarily participate; and

**WHEREAS**, NJSBA is conducting a voluntary Cooperative Pricing System within the State of New Jersey, utilizing the administrative purchasing services and facilities of NJSBA; and

**WHEREAS**, this Cooperative Pricing Agreement (hereinafter referred to as the Agreement) is to effect substantial economies in the purchase of energy and technology products and services for local units throughout this State; and

**WHEREAS**, all parties to this Agreement have approved this Agreement by resolution, in accordance with *N.J.S.A. 18A:18A-1 et. seq.* and regulations promulgated thereunder; and

**WHEREAS**, it is the desire of all parties to enter into such Agreement for said purposes;

**NOW, THEREFORE, IN CONSIDERATION OF** the promises and of the covenants, terms, and conditions hereinafter set forth, it is mutually agreed as follows:

1. The products and services to be priced cooperatively may include, on an aggregated basis or not, digital and electronic products and services, E- Rate consulting and processing services, and other technology products and programs, as well as electric generation service, electric-related service, including electric school buses and related goods and services, gas supply service or gas-related service, either separately or bundled as two or more participating local units in the system agree can be purchased on a cooperative basis.
2. The services and classes of services which may be designated by the participating local units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.
3. The NJSBA, on behalf of all participating contracting units, shall, upon approval of the System's registration and upon the anniversary of the system's registration publish a legal ad in such format as required by N.J.A.C. 5:34-7.12 in a newspaper normally used for such purposes by it, to include such information as:
  - a. NJSBA's full name and the fact that it may be soliciting competitive bids or informal quotations; and
  - b. NJSBA's address and telephone number; and
  - c. The names of the participating contracting units; and
  - d. The State Identification Code for the Cooperative Pricing System, and
  - e. The expiration date of the Agreement.
4. Each of the participating local units shall designate, in writing, to NJSBA, products and services to be purchased and indicate therein the approximate quantities desired, the location for delivery and other requirements, to permit the preparation of specifications as provided by law.
5. The specifications shall be prepared and approved by NJSBA and no changes shall thereafter be made except as permitted by law. Nothing herein shall be deemed to

**WHEREAS**, all parties to this Agreement have approved this Agreement by resolution, in accordance with N.J.S.A. 18A:18A-1 *et. seq.* and regulations promulgated thereunder; and

**WHEREAS**, it is the desire of all parties to enter into such Agreement for said purposes;

**NOW, THEREFORE, IN CONSIDERATION OF** the promises and of the covenants, terms, and conditions hereinafter set forth, it is mutually agreed as follows:

1. The products and services to be priced cooperatively may include, on an aggregated basis or not, digital and electronic products and services, E- Rate consulting and processing services, and other technology products and programs, as well as electric generation service, electric-related service, including electric school buses and related goods and services, gas supply service or gas-related service, either separately or bundled as two or more participating local units in the system agree can be purchased on a cooperative basis.
2. The services and classes of services which maybe designated by the participating local units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.
3. The NJSBA, on behalf of all participating contracting units, shall, upon approval of the System's registration and upon the anniversary of the system's registration publish a legal ad in such format as required by N.J.A.C. 5:34-7.12 in a newspaper normally used for such purposes by it, to include such information as:
  - a. NJSBA's full name and the fact that it may be soliciting competitive bids or informal quotations; and
  - b. NJSBA's address and telephone number; and
  - c. The names of the participating contracting units; and
  - d. The State Identification Code for the Cooperative Pricing System, and
  - e. The expiration date of the Agreement.
4. Each of the participating local units shall designate, in writing, to NJSBA, products and services to be purchased and indicate therein the approximate quantities desired, the location for delivery and other requirements, to permit the preparation of specifications as provided by law.
5. The specifications shall be prepared and approved by NJSBA and no changes shall thereafter be made except as permitted by law. Nothing herein shall be deemed to



prevent changes in specifications for subsequent purchases.

6. A single advertisement for bids or the solicitation of informal quotations for the work, materials or supplies to be purchased shall be prepared by NJSBA on behalf of all of the participating local units desiring to purchase products and services and some or all of the other services specified in this Agreement.
7. NJSBA shall receive bids or quotations on behalf of all participating local units . Following the receipt of bids, NJSBA shall review said bids and on behalf of all participating local units, either reject all or certain of the bids or make one award to the lowest responsible bidder. This award shall result in the opportunity for individual local units to enter into individual contracts with the successful bidder providing for the estimated aggregate quantities to be purchased during the term of the individual contracts.
8. Upon determining to accept the bid provided through this Agreement, each participating local board shall:
  - a. Certify the funds available only for its own needs ordered;
  - b. Enter into a formal written contract directly with the successful bidder(s);
  - c. Issue purchase orders in its own name directly to successful bidder(s) against said contract;
  - d. Accept its own deliveries;
  - e. Be invoiced and receive statements from the successful bidder(s);
  - f. Make payment directly to the successful bidder(s) and
  - g. Be individually responsible for any tax liability associated with the individual contract.
9. No participating local board in the Cooperative Pricing System shall be responsible for payment for any services ordered or for performance generally by any other participating local board. Each participating local board shall, accordingly be liable only for its own performance and for items ordered and received by it and none assumes any additional responsibility or liability.

The provisions of paragraphs 7, 8 and 9 above shall be quoted or referenced and sufficiently described in all specifications so that each bidder shall be on notice as to the respective responsibilities and liabilities of the participating contracting units.

10. No participating local board in the Cooperative Pricing System shall issue a purchase order or issue a contract for a price which exceeds any other price available to it from any other such system in which it is authorized to participate or from bids which it has itself received.



11. NJSBA reserves the right to exclude any item or service from within said system if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or practicable.
12. NJSBA shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.
13. This Agreement shall become effective upon signing, subject to the review and approval of the Director of the Division of Local Government Services and shall continue in effect for the duration of the Cooperative Pricing System's Registration with DCA unless any party to this Agreement shall give written notice of its intention to terminate its participation.
14. Additional local units may from time to time, execute this Agreement by means of a Rider attached hereto, which addition shall not invalidate this Agreement with respect to the other signatories. NJSBA is authorized to execute the Rider(s) on behalf of the members of the Cooperative Pricing System.
15. All records and documents maintained or utilized pursuant to the terms of this Agreement shall be identified by the code number assigned to the System by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.
16. This Agreement shall be binding upon and accrue to the benefit of the successors and assigns of the respective parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.

11. NJSBA reserves the right to exclude any item or service from within said system if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or practicable.
12. NJSBA shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.
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14. Additional local units may from time to time, execute this Agreement by means of a Rider attached hereto, which addition shall not invalidate this Agreement with respect to the other signatories. NJSBA is authorized to execute the Rider(s) on behalf of the members of the Cooperative Pricing System.
15. All records and documents maintained or utilized pursuant to the terms of this Agreement shall be identified by the code number assigned to the System by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.
16. This Agreement shall be binding upon and accrue to the benefit of the successors and assigns of the respective parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.



**FOR THE NEW JERSEY SCHOOL BOARDS ASSOCIATION:**

BY: \_\_\_\_\_

Name and Title

DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_

**FOR THE PARTICIPATING LOCAL UNIT:**

BY: \_\_\_\_\_

Name and Title

DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_



DB:mbs  
07-08-25

R-11

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT AND INDEMNITY  
IN FAVOR OF FIDELITY NATIONAL TITLE INSURANCE COMPANY IN CONNECTION WITH  
CASA DEL RIOS PROJECT**

WHEREAS, on March 11, 2025 City Council adopted an Ordinance (MC-5548) which authorized the Mayor to execute a deed transferring 78 vacant lots to Camden Lutheran Housing, Inc. for the development of 26 single-family townhomes in Blocks 804 and 805 in North Camden; and

WHEREAS, the title report lists several old judgments against the City, that in all likelihood have been satisfied, but remain open or record; and

WHEREAS, Fidelity National Title Insurance Company requires that the City execute an affidavit and indemnity to insure good title to Camden Lutheran Housing, Inc. against these open judgments against the City; and

WHEREAS, it is in the best interest of the City of Camden to authorize the Mayor to execute an affidavit and indemnity in favor of Fidelity National Title Insurance Company; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor of the City of Camden is hereby authorized to execute an affidavit and indemnity in favor of Fidelity National Title Insurance Company in connection with the Casa Del Rios project.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 1, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney  
TITLE: RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT AND INDEMNITY IN FAVOR OF FIDELITY NATIONAL TITLE INSURANCE COMPANY IN CONNECTION WITH CASA DEL RIOS PROJECT

Point of Contact:	Name	Department-Division- Bureau	Phone	Email
	Daniel Blackburn	Law Dept.	X 7170	dblackb@camdennj.gov

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible:				
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				
Approved by:				
Business Administrator			6/29	
		Signature	Date	

- Attachments (list and attach all available):
- 1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
  - 2. Certification of Funds<sup>2</sup>
  - 3. Addition supporting documents.

*"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by: \_\_\_\_\_

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE: RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT AND INDEMNITY IN FAVOR OF FIDELITY NATIONAL TITLE INSURANCE COMPANY IN CONNECTION WITH CASA DEL RIOS PROJECT**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- On March 11, 2025 City Council adopted Ordinance MC-5548 which authorized the Mayor to execute a deed transferring 78 vacant lots to Camden Lutheran Housing, for the development of 26 single-family townhomes in Blocks 804 and 805 in North Camden.
- The title report lists several old judgments against the City, that in all likelihood have been satisfied, but remain open of record. The Title Company requires that the City execute the attached Affidavit and Indemnity to insure good title to Camden Lutheran. The Affidavit and Indemnity will indemnify the Title Company against these open judgments against the City.
- **AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** NA

**IMPACT STATEMENT:**

This resolution will allow the sale to proceed and lead to the development of new housing which will improve that area for the benefit of the residents of North Camden in particular and for the residents of Camden in general.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel Blackburn, City Attorney

**COORDINATION:**

Prepared by: Michelle Banks-Spearman

856-757-7170 mispearm@camdennj.gov

Name

Phone/Email



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	
--------------	--

Professional Service or EUS Type	Affidavit and Indemnity Agreement
Name of Vendor	Fidelity National Title Insurance Company
Purpose or Need for service:	The City is selling 78 vacant lots to Camden Lutheran Housing. The title commitment shows that there are four judgments against the City of Camden that are showing as open on the public record. The title company requires that the City execute an Affidavit and Indemnity in order for it to ensure Camden Lutheran's Title.
Contract Award Amount	NA
Term of Contract	Perpetual
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NA
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NA
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NA

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature•

Date\_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date\_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

\_\_\_\_\_  
***For LGS use only:***

( ) Approved ( ) Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

## AFFIDAVIT AND INDEMNITY

The undersigned, being first duly sworn, on oath, deposes and says the following:

1. The undersigned is \_\_\_\_\_ of City of Camden.
2. To the best knowledge of the undersigned,
  - a. There are presently no defects in or liens, encumbrances or other claims against the Title to the property described in the Commitment for Title Insurance No. 989-3000813-1, having an Effective Date of January 22, 2025, issued by Fidelity National Title Insurance Company (hereinafter referred to as "the Company") other than as disclosed in exceptions Nos. 15 on Schedule B - Section 1 of said commitment, other than the following: ALL SUPERIOR COURT JUDGMENTS AGAINST THE CITY OF CAMDEN; and;
3. The undersigned makes these statements after having questioned all of the other partners and the employees and agents, if any, of City of Camden who have had any substantial contact with any transaction or negotiation involving the property described in said commitment.
4. The undersigned hereby indemnifies the Company and agrees to hold it harmless against any loss which the Company may suffer by virtue of any valid claim made under the said endorsement based on the existence of any defect in or lien, encumbrance, right or claim against or with respect to the Title to the aforesaid property which was not disclosed above but which should have been so disclosed in order to make all statements above true and correct.

The undersigned understands such losses may include court costs and attorney's fees expended by the Company in defending the Title or interest of the insured against such lien, encumbrance, right or claim.

The undersigned further agrees to pay all court costs and reasonable attorney's fees which the Company may expend in enforcing the terms of this indemnity agreement.

Dated:

City of Camden

BY: \_\_\_\_\_

STATE OF NEW JERSEY      COUNTY OF \_\_\_\_\_

I CERTIFY that on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

*Charles Jones*  
A DataTrace Company

NEW JERSEY SUPERIOR COURT,  
UNITED STATES DISTRICT COURT AND  
UNITED STATES BANKRUPTCY COURT

586-7077-10

RE: 989-241031

**CERTIFIED TO:**

FOUNDATION TITLE  
3840 QUAKERBRIDGE RD STE 120  
MERCERVILLE NJ 08619

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

	FROM	TO
CITY OF CAMDEN (Entity)	02-07-2005	02-07-2025
*** With Judgments ***		

(SEE ATTACHED 2 PAGES)

DATED 02-07-2025  
TIME 08:45 AM

FEES: \$ 13.50  
TAX: \$ 0.00  
TOTAL: \$ 13.50

RN25-050-02723 050 0825050 48

CHARLES JONES LLC  
P.O. BOX 8488  
TRENTON, NJ 08650

RN25-050-02723  
586-7077-10

RE: 989-241031

1

SUPERIOR COURT OF NEW JERSEY  
JUDGMENT NUMBER: J-129969-2007 CASE NUMBER: L 000842 07  
DATE ENTERED: 05/21/07 DATE SIGNED: 05/04/07  
TYPE OF ACTION: UM / UIM CLAIM  
VENUE: CAMDEN

DEBT: \$ 2,000.00

CREDITOR(S):

JOCELIN ZAYAS , INFANT  
CINDY VELAZQUEZ , GUARDIAN AD LITEM, INDIVIDUALLY  
ATTORNEY: MARMERO & MAMMAMO  
20 EAST TAUNTON RD  
BERLIN NJ 08009  
856-767-4000

DEBTOR(S):

CITY OF CAMDEN POLICE DEPARTMENT  
(No Address)  
CITY OF CAMDEN  
(No Address)  
FERNANDO BADILLO  
(No Address)  
WITHOUT COSTS ISJ & DISBURSEMENTS

-----  
\*\*\* End of Abstract \*\*\*

SUPERIOR COURT OF NEW JERSEY  
JUDGMENT NUMBER: J-253403-2008 CASE NUMBER: L 002440 08  
DATE ENTERED: 10/13/08 DATE SIGNED: 09/15/08  
TYPE OF ACTION: BOOK ACC  
VENUE: CAMDEN

DEBT: \$ 16,634.41  
COSTS: \$ 285.95

CREDITOR(S):

VERIZON

1100 ORANGE AV, CRANFORD, NJ  
ATTORNEY: SOLOMON & SOLOMON  
FIVE COLUMBIA CI  
ALBANY NY 12203  
518-456-7200

DEBTOR(S):

CITY OF CAMDEN DEPARTMENT OF PUBLIC WORKS  
101 NEWTON AV, CAMDEN, NJ  
INCLUDES INTEREST

-----  
CITY OF CAMDEN ADDED TO OUR INDEX.

\*\*\* End of Abstract \*\*\*

*Charles Jones*  
A. J. Jones & Company

RN25-050-02723  
586-7077-10

RE: 989-241031

2

SUPERIOR COURT OF NEW JERSEY  
JUDGMENT NUMBER: DJ-312499-2007 CASE NUMBER: CP 200531 241  
DATE DOCKETED: 12/20/07 DATE OF JUDGMENT IN S.C.P.: 12/18/07  
TYPE OF ACTION: COMPENSATION  
VENUE: CAMDEN

DEBT: \$ 126,722.92

CREDITOR(S):  
JOHN J LANCE  
ATTORNEY: RIDGWAY & STAYTON LLC  
3 EAST STAU RD, SUITE 290  
MARLTON NJ 08553

DEBTOR(S):  
CITY OF CAMDEN  
(No Address)

-----  
DEBT CERTIFIED TO SUPERIOR COURT CLERK BY DIVISION OF  
WORKER'S COMPENSATION.

\*\*\* End of Abstract \*\*\*

SUPERIOR COURT OF NEW JERSEY  
JUDGMENT NUMBER: DJ-026230-2011 CASE NUMBER: DC 002807 10  
DATE DOCKETED: 01/24/11 DATE OF JUDGMENT IN S.C.P.: 09/16/10  
TYPE OF ACTION: CONTRC-REG  
VENUE: CAMDEN

DEBT: \$ 2,440.00  
COSTS: \$ 120.80  
INT: \$ 5.61  
DCKG: \$ 10.00

CREDITOR(S):  
BARBS HARLEY DAVIDSON OF CAMDEN  
ATTORNEY: RICHARD M PESCATORE  
1055 E LANDIS AV  
VINELAND NJ 08360

DEBTOR(S):  
CITY OF CAMDEN  
DEPARTMENT OF FLEET MANAGEMENT  
CITY HALL RM 409  
520 MARKET ST, CAMDEN, NJ 08101-5120  
ATTORNEY: PRO SE

-----  
\*\*\* End of Abstract \*\*\*

*Charles Jones*  
A Division Company

DB:aiv  
07-08-25

R-12

**RESOLUTION AUTHORIZING EXTENSIONS OF TIME TO COMPLETE FORECLOSURE FOR  
LESS THAN FULL VALUE TAX SALE CERTIFICATE ASSIGNMENTS**

WHEREAS, the City Council previously authorized the assignment of various tax sale certificates, listed in Exhibit A attached hereto, for less than the full amount due pursuant to N.J.S.A. 54:5-114.2(b); and

WHEREAS, N.J.S.A. 54:5-114.4 requires that the tax sale certificate assignee complete foreclosure of the tax sale certificate and record the final judgment in the Camden County Clerk's Office within two (2) years of the date of the resolution authorizing the assignment; and

WHEREAS, due to various reasons, including court delays caused by the COVID-19 Public Health Emergency, and foreclosure procedural changes in light of the United State Supreme Court's decision in *Tyler v. Hennepin County*, assignment holders have been unable to complete foreclosure within the two (2) year requirement; and

WHEREAS, the tax sale certificate purchasers listed below made requests to extend the time to foreclose; and

WHEREAS, the Lien Review Committee now requests that the City Council extend the foreclosure deadlines to the *New Deadline to Complete Foreclosure* dates listed in Exhibit A attached hereto; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Purchaser's foreclosure deadline is hereby extended to the respective *New Deadline to Complete Foreclosure* listed in Exhibit A attached hereto.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

### **Exhibit A**

<b><u>Address</u></b>	<b><u>Block/Lot</u></b>	<b><u>Council Resolution Approval Date</u></b>	<b><u>Resolution#</u></b>	<b><u>Tax Sale Certificate #</u></b>	<b><u>Tax Sale Certificate Purchaser</u></b>	<b><u>New Deadline to complete foreclosure</u></b>
731 New	993/81	10/11/2022	MC-22:8634	10-04119	Prime Capital Mgmt	10/11/2026
421 N 32	993/1	4/13/2021	MC-21:7908	89-970	Lopez, Noel	
3286 Westfield	1025/2	12/11/2018	MC-18:6692	93-970	Franco, Victor	12/11/2026
SS Westfield 23 W 33 <sup>rd</sup> St	1025/3	12/11/2018	MC-18:6692	34986	Franco, Victor	12/11/2026





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments**

Point of Contact:	Amia I. Valentine	Law	X7166	amvalent@ci.camden.nj.us
	Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director				
Supporting Department				
Director (if necessary)				
Director of Grants				
Management				
Qualified Purchasing				
Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Request to approve extensions of time to foreclose on less than full value tax sale certificate assignments.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0

**IMPACT STATEMENT:**

- Provide additional time for assignees to foreclose on tax sale certificates to acquire properties.
- To continue to receive tax revenue for properties and provide time for assignees to acquire title.
- If not approved, TSC's will revert back to City; loss in tax revenue for properties.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Name, Organization 1.
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Assignees retain assignments.

**Prepared by:** Amia Valentine

**x7166/amvalent@ci.camden.nj.us**

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Name

Phone/Email

**RESOLUTION APPROVING THE REDUCTION OF MUNICIPAL LIEN VALUE DOWN TO  
THE FAIR MARKET VALUE OF THE PROPERTY PER RECOMMENDATION OF LIEN  
REVIEW COMMITTEE**

**WHEREAS**, the owner of the properties listed in Exhibit A (the "Property") attached hereto submitted applications to the Lien Review Committee to reduce the tax lien on the Properties to the market value of such properties; and

**WHEREAS**, the Lien Review Committee having reviewed the application, together with the appraisal report prepared by a New Jersey licensed appraiser provided by the property owners, is satisfied that the principal sum of the liens exceeds the market value of the Properties pursuant to N.J.S.A. 54:4-100; and

**WHEREAS**, the Lien Review Committee recommends that the Tax Lien be reduced to the market value listed in Exhibit A attached hereto; and

**WHEREAS**, the Property owners will have sixty (60) days from the effective date of this resolution to pay the reduced balance in full or the reduction shall be null and void and of no effect; and

**WHEREAS**, pursuant to N.J.S.A. 54:4-99 and N.J.S.A. 54:4-100, the Tax Collector has requested that City Council authorize her to reduce the Tax Lien to the market values listed in Exhibit A attached hereto; and now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that the Tax Collector is hereby authorized to reduce the Tax Liens to the market values listed in Exhibit A attached hereto.

**BE IT FURTHER RESOLVED**, that the property owners shall have sixty (60) days from the effective date of this resolution to pay the reduced lien balance in full or the reduction shall be null and void and of no effect.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**EXHIBIT A**

<b>BLOCK</b>	<b>LOT</b>	<b>Tax Sale Certificate#</b>	<b>PROPERTY OWNER</b>	<b>PROPERTY ADDRESS</b>	<b>APPRAISED FAIR MARKET VALUE</b>	<b>REDEMPTION VALUE AS OF July , 2022</b>
930	16	921023	Perez, Pedro V.	1211 Chestnut	\$21,000.00	\$70,444.88



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE REDUCTION OF A MUNICIPAL LIEN VALUE DOWN TO THE FAIR MARKET VALUE OF THE PROPERTY PER THE RECOMMENDATION OF THE LIEN REVIEW COMMITTEE**

Point of Contact: **Dan Blackburn** Law **X7170** **dablackb@ci.camden.nj.us**

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
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Responsible  
Department Director  
Supporting Department  
Director (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE REDUCTION OF A MUNICIPAL LIEN VALUE DOWN TO THE FAIR MARKET VALUE OF THE PROPERTY PER THE RECOMMENDATION OF THE LIEN REVIEW COMMITTEE**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- N.J.S.A. 54:4-99 and 54:4-100 authorize a municipality to abate (reduce) a municipal tax lien if the property's market value is less than principal amount due.
- Pursuant to NJSA 54:4-99 and 54:4-100, the City offers a Lien Reduction program that allows delinquent property owners to request that liens be reduced to the fair market value of the property.
- The owner of 1211 Chestnut submitted a Lien Reduction Application to the Lien Review Committee to reduce the amount of the \$70,291.10 tax lien to the fair market value of \$21,000.00
- The Lien Review committee reviewed the application and appraisal report prepared by a NJ licensed appraiser, and is satisfied that the principal amount of the lien (\$24,464.73) exceeds the fair market value of the lien (\$21,000.00) pursuant to 54:4-100. As such, the Tax Collector is requesting that the lien be reduced to the fair market value of the property pursuant to N.J.S.A. 54:4-99 and 54:5-100.

### IMPACT STATEMENT:

- Approving the reduction is in the best interest of the City because:
  - 1.) the City will receive a lump sum payment of \$21,000.00 within 60 days of passage of the Resolution;
  - 2.) The property, which the City has not received tax revenue from since 1992, will return to the tax rolls generating additional tax revenue for the City

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Name, Organization 1.
  - Attendance: (Y/N/Tentative). Confirmed?

### COORDINATION:

Prepared by: Amia Valentine

x7166/amvalent@ci.camden.nj.us

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Name

Phone/Email

**RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE  
COUNTY OF CAMDEN FOR THE ACCESS TO VARIOUS CITY OWNED LOTS**

WHEREAS, the County of Camden requests the City of Camden to enter into a license agreement to allow use of City owned lots for temporary parking located on the City's right-of-way at various locations at or near Crestmont Avenue, Kaighn Avenue, Walnut Street and Haddon Avenue; and

WHEREAS, the City of Camden has agreed to a five (5) year term commencing on or about June 1, 2025 through May 31, 2025; and

WHEREAS, the City of Camden, is of the opinion that it is in the best interest of the City to enter into a License Agreement with the County of Camden to allow use of city owned lots for temporary parking on City's right-of-way in connection with the Haddon Avenue Improvements project. Said agreement will be terminable at the will of the Licensor with the City authorizing said license and establishing the terms of the use of said City property and requiring the Licensee to provide and maintain proof to completely indemnify the City of Camden and provide adequate general liability insurance naming the City of Camden as an additional insured; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officials be and are hereby authorized to enter into a License Agreement with the County of Camden for purpose stated above.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council

FROM: Daniel Blackburn, City Attorney

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AN LICENSE AGREEMENT  
WITH THE COUNTY OF CAMDEN FOR THE ACCESS TO VARIOUS CITY OWNED LOTS

Point of Contact:	Sharon Eggleston	Law Department	X 7170	
	Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	Y			
Department Director				
Supporting Department Director (If necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	N			

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Additional supporting documents: Waiver D

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AN LICENSE AGREEMENT WITH THE COUNTY OF CAMDEN FOR THE ACCESS TO VARIOUS CITY OWNED LOTS**

### FACTS/BACKGROUND:

- The City of Camden owns certain real property located on Crestmont Avenue, Kaighn Avenue, Walnut Street, and Haddon Avenue.
- The County of Camden desires use of said property for temporary parking lots during the Haddon Avenue Improvement project.
- The terms will be defined in the license agreement.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** None

### IMPACT STATEMENT:

- Temporary parking is crucial due to the nature of the project.

### SUBJECT MATTER EXPERTS/ADVOCATES:

Timothy Cunningham, Business Administrator  
Daniel Blackburn, City Attorney  
Sharon Eggleston, ACA

### COORDINATION:

•

**Prepared by:** Dionne Giles, Admin., Secretary

X 7185

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	License Agreement
Name of Vendor	County of Camden
Purpose or Need for service:	Temporary parking on City owed property in connection with the Haddon Avenue Improvement Project.
Contract Award Amount	None
Term of Contract	5 Years
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_  
Date

***For LGS use only:***

☐ Approved

☐ Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

\_\_\_\_\_  
Date

Number Assigned \_\_\_\_\_

DRAFT

**LICENSE AGREEMENT  
BY AND BETWEEN  
THE CITY OF CAMDEN AND THE COUNTY OF CAMDEN  
FOR ACCESS TO VARIOUS CITY-OWNED LOTS**

This License Agreement (the "Agreement") is made on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Camden ("Licensor"), 520 Market Street, Camden, NJ 08102, a municipal corporation of the State of New Jersey and the County of Camden ("Licensee"), a body politic and corporate of the State of New Jersey, 520 Market Street, 6<sup>th</sup> Floor, Camden, New Jersey 08102, hereinafter referred to as "Parties".

WHEREAS, Licensor is the owner of certain real property (the "Premises") in the City of Camden that will be used for Temporary Parking Lots during the Haddon Avenue, Improvements Project ("Project"), Exhibit A which is incorporated by reference and attached hereto contains a list of the Temporary Parking Lot locations in the City.

WHEREAS, Licensor agrees to grant the Licensee and its agents, employees and third-party contractors a right of entry upon and license to the Premises for the purpose of installing and operating Temporary Parking Lots during the Project.

NOW THEREFORE, in consideration of the mutual promises, covenants and obligations and agreements made and contained herein, and intending to be legally bound hereby, the Parties hereto agree as follows:

**1. Scope of License**

Licensor hereby grants Licensee and its agents, employees and third-party contractors access to the Premises for the purpose of installing and operating Temporary Parking Lots during the Project.

**2. Performance**

Licensee agrees the Project will be performed in a good and workmanlike manner and in accordance with the applicable requirements of the City of Camden Code.

**3. Term**

The term of the Agreement shall be for a period of five (5) years, commencing on or about **June 1, 2025**, through **May 31, 2030**, with the option to terminate the Agreement upon sixty (60) days' written notice by either party. However, in the event that the Temporary Parking Location is no longer owned by the City, this portion of the Agreement with to that specific location will be null and void.

**4. License Fee**

There shall be no license fee due Licensor from Licensee arising from the Agreement.

5. **Compliance with Laws**

Licensee shall observe and comply with all state, local and federal laws and the rules of any governing body having jurisdiction over the Premises and/or its use.

6. **Signage**

Licensors will provide the language for signage at the Temporary Parking Lots and Licensee will make the Signs. Licensors will install all signage at the Temporary Parking Lots.

7. **Indemnification**

The County of Camden shall indemnify, defend and hold harmless the City of Camden, its offices, agents and employees from any and all claims and costs of any nature whether for personal injury, property damage or other liability arising out of or in any way connected with the negligent acts or omissions of the County, its employees, agents, invitees and/or subcontractors in connection with this agreement.

The City of Camden shall indemnify, defend and hold harmless the County of Camden, its offices, agents and employees from any and all claims and costs of any nature whether for personal injury, property damage or other liability arising out of or in any way connected with the negligent acts or omissions of the City, its employees, agents, invitees and/or subcontractors in connection with this agreement.

8. **Insurance**

Licensee hereby agrees to carry and maintain in full force and effect, for the duration of the License Agreement and any supplement thereto, insurance in the following amount:

- General Liability - \$1,000,000/\$3,000,000
- Workers Compensation – Statutory Limits
- Commercial Auto Liability - \$1,000,000

Licensee will cause the City of Camden, all elected and appointed officials, employees and volunteers to be named as an additional insured in the above policies on a primary, non-contributory basis and provide the Licensors with the Certificate of Insurance. The Certificate of Insurance is contained in Exhibit B which is incorporated by reference and attached hereto.

Licensee must notify the Licensors immediately of any material change in insurance coverage such as changes in limits, coverages, status of policy, etc. The Licensors reserves the right to request complete copies of insurance policies at all times.

9. **Assignment of License**

This License Agreement may not be assigned.

10. Revocation of License

It is hereby understood and agreed that Licensor reserves the right to revoke the right of entry and license provided to Licensee under the terms of the Agreement at any time, for violation of this License Agreement or other good cause, upon giving thirty (30) days written notice and the opportunity to cure to the violation. In the event that Licensee fails to cure the violation, and Licensor exercises its right to revoke the right of entry and license provided to Licensee under the Agreement, Licensee shall retain no other access or rights to the Premises. Upon revocation or expiration of this License Agreement, Licensee shall have no obligation to return the space to its original condition.

11. Notice

All notifications pursuant to this License Agreement shall be in writing and delivered by mail or electronic mail to:

City

Keith Walker  
Director of Public Works  
City of Camden  
101 Newton Avenue  
Camden, NJ 08103  
856-757-7132  
[PublicWorks@camdennj.gov](mailto:PublicWorks@camdennj.gov)

Daniel S. Blackburn  
City Attorney  
City of Camden  
520 Market Street-Rm. 419  
Camden, NJ 08102  
856-757-7170  
[Law@camdennj.gov](mailto:Law@camdennj.gov)

County

12. Title or Ownership of Premises

The Agreement merely provides Licensee a right of entry and license to the Premises; the Agreement does not provide Licensee any interest in the Premises or any right of a lessee or tenant in the Premises under any of the laws of the state of New Jersey or any other applicable federal, state and local laws and ordinances.

13. No Representations

No Party has made any representations or promises other than those contained in this

License Agreement or in some further writing signed by the Party making the representation or promise.

14. **Amendments**

No change, modification, amendment or addition of or to this Agreement or any part thereof shall be valid unless in writing and signed by authorized representatives of the Parties.

15. **Applicable Law**

This License Agreement is governed by the laws of the State of New Jersey. The parties each irrevocably agree that any dispute arising under, relating to or in connection with, directly or indirectly, this License Agreement shall be subject to the exclusive jurisdiction and venue of the Courts of the State of New Jersey.

16. **Captions**

The captions in this License Agreement are included for convenience only and shall not be taken into consideration in any construction or interpretation of this License Agreement or any of its provisions.

17. **Execution of Counterparts**

This License Agreement may be executed electronically or in pen-and-ink and in multiple counterparts, each of which still constitutes an original, but all of which together shall constitute one License Agreement.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK-SIGNATURE PAGE AFFIXED HERETO

IN WITNESS WHEREOF, the CITY OF CAMDEN has caused this Agreement to be signed by the Mayor of the CITY OF CAMDEN and its corporate seal to be hereto affixed, attested by the Municipal Clerk and Contractor has likewise caused this Agreement to be executed the day and year first above written.

**CITY OF CAMDEN**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Victor G. Carstarphen  
Mayor

ATTEST: \_\_\_\_\_  
Luis Pastoriza  
Municipal Clerk

Approved as to form:

\_\_\_\_\_  
Daniel S. Blackburn  
City Attorney

**COUNTY OF CAMDEN**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Ross G. Angilella  
County Administrator

ATTEST: \_\_\_\_\_  
Karyn Gilmore, Clerk  
Board of Commissioners



# **EXHIBIT A**

**Locations of Temporary Parking Lots**

Crestmont Ave Lots	Block	Lot
1441 CRESTMONT AVE	1348	13
1439 CRESTMONT AVE	1348	12
1437 CRESTMONT AVE	1348	11
ES PERSHING 70N CRESTMONT AVE	1348	21

Kaighn Ave Lots	Block	Lot
1214 KAIGHN AVE	1320	27
1216 KAIGHN AVE	1320	26
1220 KAIGHN AVE	1320	24
1222-1232 KAIGHN AVE	1320	18
1250 KAIGHN AVE	1320	13
1252 KAIGHN AVE	1320	12
1254 KAIGHN AVE	1320	72

Haddon Ave & Walnut St Lots	Block	Lot
1206 WALNUT ST	1286	8
1208 WALNUT ST	1286	7
938 HADDON AVE	365	71
936 HADDON AVE	365	70

**RESOLUTION ADOPTING THE CALENDAR YEAR 2025 BUDGET OF THE  
CITY OF CAMDEN**

WHEREAS, the City Budget introduced by City Council of the City of Camden by Resolution \_\_\_\_\_ on March 11, 2025 has been made available to the Public in the Office of the Municipal Clerk; and

WHEREAS, the Calendar Year 2025 City Budget has been posted on the City's Internet web page; and

WHEREAS, a Public Hearing has been held on the City's Calendar Year 2025 Budget at 5:00 prevailing time on Thursday June 12, 2025; and

WHEREAS, all interested persons were given the opportunity to be heard, regarding the 2025 City Budget.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Camden that the following Statements of Revenues and Appropriations shall constitute, in summary, the City Budget for the Calendar Year 2025.

Current Fund		Anticipated
Summary of Revenues		2025
1. Surplus		22,783,630.00
2. Total Miscellaneous Revenues		177,577,498.21
3. Receipts from Delinquent Taxes		3,005,000.00
4. Local Tax for Municipal Purposes		31,470,001.56
Total General Revenues		234,836,129.77
Summary of Appropriations		2025 Budget
1. Operating Expenses: Salaries & Wages		47,438,500.00
Other Expenses		163,509,416.21
2. Deferred Charges & Other Appropriations		13,549,024.00
3. Capital Improvements		850,000.00
4. Debt Service (Include for School Purposes)		2,931,125.00
5. Reserve for Uncollected Taxes		6,558,064.56
Total General Appropriations		234,836,129.77

Water Utility Fund		Anticipated
Summary of Revenues		2025
1. Surplus		1,197,442.00
2. Miscellaneous Revenues		18,200,000.00
3. Deficit (General Budget)		
Total Revenues		19,397,442.00
Summary of Appropriations		2025 Budget
1. Operating Expenses: Salaries & Wages		
Other Expenses		15,019,983.00
2. Capital Improvements		3,000,000.00
3. Debt Service		727,459.00
4. Deferred Charges & Other Appropriations		
5. Surplus (General Budget)		650,000.00
Total Appropriations		19,397,442.00


Sewer Utility Fund		Anticipated
Summary of Revenues		2025
1. Surplus		1,366,832.00
2. Miscellaneous Revenues		9,950,000.00
3. Deficit (General Budget)		
Total Revenues		11,316,832.00
Summary of Appropriations		2025 Budget
1. Operating Expenses: Salaries & Wages		
Other Expenses		8,579,989.00
2. Capital Improvements		950,000.00
3. Debt Service		1,533,252.00
4. Deferred Charges & Other Appropriations		253,591.00
5. Surplus (General Budget)		
Total Appropriations		11,316,832.00

BE IT FURTHER RESOLVED by the City Council of the City of Camden that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$31,470,001.56 to be raised by taxation for municipal purposes.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIELS. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF RESOLUTION: RESOLUTION ADOPTING THE CY2025 BUDGET**

Point of Contact: Scott Z. Parker      Finance      Ext-6405      Scparker@camdennj.gov

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Name      Department-Division-

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.P.</i>	<i>6/18/25</i>	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

Reso

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE:** RESOLUTION ADOPTING THE CY2025 BUDGET

### **FACTS/BACKGROUND:**

- The budget was introduced in writing at a meeting of the governing body. Approval thereof shall constitute a first reading which may be by title.
- Public Hearing must be held prior to adoption
- After public hearing the budget may be adopted by the governing body

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

### **IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - The Budget for 2025 will be officially Adopted
- Why Should the City Council approve this legislation?
  - A budget be adopted by the governing body

### **SUBJECT MATTER EXPERTS/ADVOCATES:**

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

## RESOLUTION ADOPTING THE CALENDAR YEAR 2025 BUDGET OF THE CITY OF CAMDEN

WHEREAS, the City Budget introduced by City Council of the City of Camden by Resolution \_\_\_\_\_ on March 11, 2025 has been made available to the Public in the Office of the Municipal Clerk; and

WHEREAS, the Calendar Year 2025 City Budget has been posted on the City's Internet web page; and

WHEREAS, a Public Hearing has been held on the City's Calendar Year 2025 Budget at 5:00 prevailing time on Thursday June 12, 2025; and

WHEREAS, all interested persons were given the opportunity to be heard, regarding the 2025 City Budget.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Camden that the following Statements of Revenues and Appropriations shall constitute, in summary, the City Budget for the Calendar Year 2025.

Current Fund	Anticipated
Summary of Revenues	2025
1. Surplus	22,783,630.00
2. Total Miscellaneous Revenues	177,577,498.21
3. Receipts from Delinquent Taxes	3,005,000.00
4. Local Tax for Municipal Purposes	31,470,001.56
Total General Revenues	234,836,129.77
Summary of Appropriations	2025 Budget
1. Operating Expenses: Salaries & Wages	47,438,500.00
Other Expenses	163,509,416.21
2. Deferred Charges & Other Appropriations	13,549,024.00
3. Capital Improvements	850,000.00
4. Debt Service (Include for School Purposes)	2,931,125.00
5. Reserve for Uncollected Taxes	6,558,064.56
Total General Appropriations	234,836,129.77

Water Utility Fund	Anticipated
Summary of Revenues	2025
1. Surplus	1,197,442.00
2. Miscellaneous Revenues	18,200,000.00
3. Deficit (General Budget)	
Total Revenues	19,397,442.00
Summary of Appropriations	2025 Budget
1. Operating Expenses: Salaries & Wages	
Other Expenses	15,019,983.00
2. Capital Improvements	3,000,000.00
3. Debt Service	727,459.00
4. Deferred Charges & Other Appropriations	
5. Surplus (General Budget)	650,000.00
Total Appropriations	19,397,442.00

Sewer Utility Fund	
Summary of Revenues	Anticipated
	2025
1. Surplus	1,366,832.00
2. Miscellaneous Revenues	9,950,000.00
3. Deficit (General Budget)	
Total Revenues	11,316,832.00
Summary of Appropriations	2025 Budget
1. Operating Expenses: Salaries & Wages	
Other Expenses	8,579,989.00
2. Capital Improvements	950,000.00
3. Debt Service	1,533,252.00
4. Deferred Charges & Other Appropriations	253,591.00
5. Surplus (General Budget)	
Total Appropriations	11,316,832.00

BE IT FURTHER RESOLVED by the City Council of the City of Camden that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$31,470,001.56 to be raised by taxation for municipal purposes.



DB:dh  
07-08-25

R-16

**RESOLUTION AUTHORIZING REFUNDS TO VARIOUS LIEN HOLDERS, PROPERTY OWNERS,  
AND MORTGAGE COMPANIES FOR VARIOUS PROPERTIES**

WHEREAS, the individuals or business organizations listed below overpaid, made duplicate payments, or are otherwise due refunds resulting from transactions with the City of Camden; and

WHEREAS, the Tax Collector has verified that the overpayments, duplications of payments, or unapplied cash are valid, and the individuals or business organizations listed below are due refunds; and

WHEREAS, the Tax Collector has requested that City Council authorize her to issue refunds to individuals and business organizations and cancel taxes as indicated below; or issue duplicate tax sale certificates as listed below; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Amount	Reason
Stonefield Investment Fund, IV 1 Paragon Dr., Suite 252 Montvale, NJ 07645	Refund \$676.04	Lien Holder paid several subsequent taxes with one check and one property, 2406 S. 12 <sup>th</sup> St, Camden, NJ, B/L 629/3, Cert No 25000603 the taxes were already paid for 2 <sup>nd</sup> qtr 2025.
Fig 20, LLC FBO SEC PTY PO Box 12225 Newark, NJ 07101	Refund \$1,277.65	Cert No 25000748, B/L 718/104, 1082 So Merrimac Rd, Camden, NJ has been canceled due to an erroneous water/sewer bill.
Trade Money, LLC 29 Palisades Rd Old Bridge, NJ 08857	Refund \$12.00	Cert No 25000926, B/L 857/54, 2315 River Ave. Refund lien holder for search fee that was not added to the lien when it was redeemed. \$12 to be put into Special Charges for homeowner to pay.
Pro Cap 8 PO Box 774 Fort Washington, PA 19034	Refund \$67.00	Cert No 25000506, B/L 482/55, 1822 So 4 <sup>th</sup> St. Refund lien holder for search and recording fees that were not added to the lien when it redeemed. \$67 to be put into Special Charges for homeowner to pay.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JUNE 10, 2025

TO: City Council

FROM: Scott Z. Parker, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Refunds to various Lien Holders, Property Owners, and Mortgage Companies for various properties.

Point of Contact:	Latricia Berry	Finance-Revenue Collection	7003	LaRobins@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
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Responsible  
Department Director  
Supporting Department  
Director (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

S.P. 6/17/25

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

- Summary Chart

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Refunds to various Lien Holders, Property Owners, and Mortgage Companies for various properties.

**FACTS/BACKGROUND:**

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$2,032.69

- Refund due to owner sending in one check for multiple property taxes and one already paid.
- Cancel lien and refund lien holder due to erroneous water/sewer bill.
- Refund lien holder due to fees not included in lien redemption.

**IMPACT STATEMENT:**

- Council should approve such actions for accurate accounting
- This will ensure funds are returned to the correct custodian

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Michelle D. Hill-Norman Tax Collector

**COORDINATION:**

- N/A

**Prepared by:**

• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

July 8, 2025

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to refund.

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing refunds to various lien holders, property owners and mortgage companies for various properties. Please see attached.

Prepared By: \_\_\_\_\_ Michelle Hill \_\_\_\_\_ 7003  
Contact Person: \_\_\_\_\_ Latricia Berry \_\_\_\_\_ 7003

Name	Amount	Reason
Stonefield Investment Fund, IV 1 Paragon Dr., Suite 252 Montvale, NJ 07645	\$676.04	Lien Holder paid several subsequent taxes with one check and one property, 2406 S. 12 <sup>th</sup> St, Camden, NJ, B/L 629/3, Cert No 25000603 the taxes were already paid for 2 <sup>nd</sup> qtr 2025.
Fig 20, LLC FBO SEC PTY PO Box 12225 Newark, NJ 07101	\$1,277.65	Cert No 25000748, B/L 718/104, 1082 So Merrimac Rd, Camden, NJ has been canceled due to an erroneous water/sewer bill.
Trade Money, LLC 29 Palisades Rd Old Bridge, NJ 08857	\$12.00	Cert No 25000926, B/L 857/54, 2315 River Ave. Refund lien holder for search fee that was not added to the lien when it was redeemed. \$12 to be put into Special Charges for homeowner to pay.
Pro Cap 8 PO Box 774 Fort Washington, PA 19034	\$67.00	Cert No 25000506, B/L 482/55, 1822 So 4 <sup>th</sup> St. Refund lien holder for search and recording fees that were not added to the lien when it redeemed. \$67 to be put into Special Charges for homeowner to pay.

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

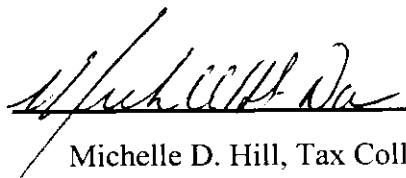
**\*\*\*\*Please attach all supporting documents\*\*\*\***

City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following  
titled Resolution, that is attached, to be presented to Council  
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO REFUND”

 6/16 /2025  
Michelle D. Hill, Tax Collector Date

DB:dh  
07-08-25

R-17

**RESOLUTION AUTHORIZING THE CANCELLATION OF TAX SALE CERTIFICATE, TAXES  
AND TRANSFER CHARGES/CREDITS AGAINST VARIOUS PROPERTIES**

WHEREAS, the individuals or business organizations listed below overpaid, made duplicate payments, are tax exempt, or are otherwise due refunds resulting from transactions with the City of Camden; and

WHEREAS, the Tax Collector has verified that the overpayments, duplications of payments, or unapplied cash are valid, and the individuals or business organizations listed below are due refunds; and

WHEREAS, the Tax Collector has verified that the applicable properties are tax exempt; and

WHEREAS, the Tax Collector has requested that City Council authorize the action listed below; now, therefore

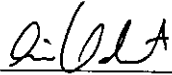
BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Reason
Charles & Linda Phillips 1022 Kaighn Ave Camden, NJ 08103	Cancel billing from May 30, 2025 on out due to property having TDV Exemption. Credit of \$136 for 2 <sup>nd</sup> qtr 2025.
DVDA, LLC 511 Market St Camden, NJ	Cancel 2025 1 <sup>st</sup> & 2 <sup>nd</sup> qtr taxes due to billboard being removed per Tax Assessor. \$458.82.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council

FROM: Scott Z. Parker, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of Tax Sale Certificate(s)/Taxes and Transfer Charges/Credits.

Point of Contact:	Latricia Berry	Finance-Revenue Collection	7003	LaRobins@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		<i>S.P.</i>	6/17/25	

Approved by:

Business Administrator

Signature

Date

Attachments (list and attach all available)

- Summary Chart

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

City Attorney

Signature

Date

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits/charges.

**FACTS/BACKGROUND:**

- Cancel billing due to TDV.
- Cancel taxes due to billboard being removed per Tax Collector.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$594.82

**IMPACT STATEMENT:**

- Council should approve such actions for accurate accounting
- This will ensure correct account billing

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Michelle D. Hill-Norman, Tax Collector

**COORDINATION:**

- N/A

**Prepared by:**

Latricia Berry

Name

856-757-7003 / LaRobins@camdennj.gov

Phone/Email



**TITLE OF RESOLUTION/ORDINANCE:** Resolution to cancel/transfer.

July 8, 2025

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits to various lien holders, property owners and mortgage companies for various properties. Please see attached.

Prepared by: Latricia Berry 7003

Contact Person: Latricia Berry 7003

Name	Reason
Charles & Linda Phillips 1022 Kaighn Ave Camden, NJ 08103	Cancel billing from May 30, 2025 on out due to property having TDV Exemption. Credit of \$136 for 2 <sup>nd</sup> qtr 2025.
DVDA, LLC 511 Market St Camden, NJ	Cancel 2025 1 <sup>st</sup> & 2 <sup>nd</sup> qtr taxes due to billboard being removed per Tax Assessor. \$458.82.

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.


**\*\*\*\*Please attach all supporting documents\*\*\*\***

City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following  
titled Resolution, that is attached, to be presented to Council  
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCEL/TRANSFER”



Michelle D. Hill, Tax Collector

6/16/2025

Date

DB:dh  
07-08-25

R-18

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$28,757.90 FROM THE  
NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY FOR THE SUMMER  
EXPANSION PROGRAM**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Law and Public Safety *Governor's Juvenile Justice and Delinquency Prevention (JJDP)* Committee awarded a grant to the City of Camden in the amount \$28,757.90 to support the 2025 Summer Expansion Program; and


WHEREAS, pursuant to N.J.S.A. 40A:4-87 the Director may approve the insertion of the grant award as a special item of revenue in the year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of 2025 in the sum of \$28,757.90, which is now available from the New Jersey Department of Law and Public Safety.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$28,757.90 from the NJ Department of Law and Public Safety for a grant entitled "2025 Summer Expansion Program"**

Point of Contact: Dorri Brown Human Service (856)757-7285 DoBrown@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	SP	6/18/25	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

Grant Award Letter

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$28,757.90 from the NJ Department of Law and Public Safety for a grant entitled "2025 Summer Expansion Program"

### FACTS/BACKGROUND:

- This Grant is to provide positive youth development for at-risk youth during the summer months .
- How was the value of the transaction obtained? – Grant Award Letter

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$28,757.90

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have funds to provide programs to provide youth development programs throughout the summer

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Dorri Brown, City of Camden
- Janean L. Gooden, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

---

Name

Phone/Email



**State of New Jersey**

**Office of the Attorney General**

**DEPARTMENT OF LAW AND PUBLIC SAFETY**

**Youth Justice Commission**

**P.O. Box 107**

**Trenton, New Jersey 08625-0107**

**Philip D. Murphy**  
*Governor*

**Tahesha L. Way**  
*Lt. Governor*

**Matthew J. Platkin**  
*Attorney General*

**Jennifer LeBaron, Ph.D.**  
*Executive Director*

May 6, 2025

Dorri Brown, Project Director  
City of Camden  
520 Market Street  
Camden, New Jersey 08101

RE: 2025 Summer Expansion Program  
Grant Number: J-J:6-38-21

Dear Dorri Brown:

We are pleased to inform you that the New Jersey Governor's Juvenile Justice and Delinquency Prevention (JJDP) Committee has approved funding for the City of Camden in the amount of \$28,757.90 for the 2025 Summer Expansion Program.

Enclosed is your subgrant award packet. Please review all documents, ensure they are signed as required, and return the completed packet to your assigned Program Specialist, Sean Brown, no later than **May 13, 2025**.

The packet includes required forms and materials your organization must submit in order to execute the award. To avoid delays in processing, please ensure the full packet is completed and returned. Once approved by the Office of the Attorney General, a fully executed award will be provided to you.

The following items must be completed and/or submitted as part of your award packet:

1. Subaward
2. Certification Form of Compliance with Equal Opportunities Plan Requirements
3. Compliance with Equal Employment Opportunities Plan Requirements
4. Disclosure of Lobbying Activities
5. Civil Rights Training and Certification Completion
6. Civil Rights Compliance Checklist
7. Federal Funding Accountability and Transparency Act Form
8. Required Resolution & Certification
9. Federal and State Special Conditions



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Printed on Recycled Paper and Recyclable



DB:dh  
07-08-25

R-19

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$72,053.21 FROM THE  
NATIONAL OPIOID SETTLEMENT FOR A GRANT ENTITLED  
"NATIONAL OPIOID SETTLEMENT"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item had not been determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, as part of the National Opioid Settlement the City of Camden was awarded \$72,053.21 for the use of combating the Opioid Crisis; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87 the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2025 budget in the sum of \$72,053.21, which is now available from the National Opioid Settlement.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$72,053.21 from National Opioid Settlement for a grant entitled "National Opioid Settlement."

Point of Contact:	Scott Z. Parker	Finance	(856)757-7582	Scparker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>A.P.</i>	6/18/25	

Approved by: Business Administrator

Signature	Date

Attachments (list and attach all available):  
Payment Summary  
**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by: City Attorney

Signature	Date



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$72,053.21 from National Opioid Settlement for a grant entitled "National Opioid Settlement."

### FACTS/BACKGROUND:

- Nationwide settlements have been reached to resolve all opioid litigation brought by states and local political subdivisions against various pharmaceutical distributors and manufacturers. As part of the settlement, the City will be allocated funds for the use of combating the Opioid Crisis.
- How was the value of the transaction obtained? – Payment Summary

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$72,053.21

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have fund to assist combat Opioid issues

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Gerald Seneski, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

---

Name

Phone/Email

## VIEW TRANSACTION

**Transaction Date** 10/10/2024

**Account** General - 4308903487

**Transaction Type** Incoming Money Transfer

**Credit/Debit** Credit

**Amount** \$ 72,053.21

**Bank Reference** 700011305

**Customer Reference** 0

**Description** ENDO PUBLIC OPIOID TRUST

DB:dh  
07-08-25

R-20

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$200,000 FROM THE  
DELAWARE VALLEY REGIONAL PLANNING COMMISSION FOR A GRANT ENTITLED  
"BURLINGTON -CAMDEN TRAIL"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item had not been determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the Delaware Valley Regional Planning Commission awarded a grant to the City of Camden in the amount of \$200,000 to support the Burlington - Camden Trail; and

WHEREAS, pursuant to N.J.S.A.40A:4-87 the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$200,000, which is now available from the Delaware Valley Regional Planning Commission from the William Penn Foundation.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$200,000 from Delaware Valley Regional Planning Commission for a grant entitled "Burlington- Camden Trail"

Point of Contact:	Scott Z. Parker	Finance	(856)757-7582	Scparker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>A.P.</i>	<i>6/18/25</i>	

Approved by:  
Business Administrator \_\_\_\_\_  
Signature Date

Attachments (list and attach all available):  
Grant Award Letter  
"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:  
City Attorney \_\_\_\_\_  
Signature Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$200,000 from Delaware Valley Regional Planning Commission for a grant entitled "Transit Support Planning Program"

### FACTS/BACKGROUND:

- This Grant is to cover expenses to create a trail from 32<sup>nd</sup> to 36<sup>th</sup> street
- Funding is through the DVRPC from the William Penn Foundation
- Grant Expires 12/31/2026
- How was the value of the transaction obtained? – Grant Agreement

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$200,000

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have funds to pay expenses to create a trail from 32nd to 36th street

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

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Name

Phone/Email



# WILLIAM PENN FOUNDATION REGIONAL TRAILS

Amount: \$200,000

No. 24-33-254

BY AND BETWEEN  
DELAWARE VALLEY REGIONAL PLANNING COMMISSION  
AND

CITY OF CAMDEN, NEW JERSEY

This agreement, hereinafter referred to as the AGREEMENT, made at Philadelphia, Pennsylvania, on \_\_\_\_\_, 2025 (the "Effective Date"), by and between the Delaware Valley Regional Planning Commission ("COMMISSION"), a body politic and corporate, created and vested sovereign immunity by Act No. 103 of June 30, 1965, P.L. 153, reenacted and amended by Act 43 of June 30, 1967, P.L. 155, of the Session of the General Assembly of Pennsylvania, and the Legislature of the State of New Jersey in Chapter 149 of the Laws of 1966, as amended and supplemented, having its principal office at the American College of Physicians Building, 190 N. Independence Mall West, 8<sup>th</sup> Floor, Philadelphia, Pennsylvania 19106;

AND

City of Camden, New Jersey, having its principal office at 520 Market Street, City Hall, Room 224, Camden, New Jersey 08101-5120, hereinafter referred to as the PROJECT SPONSOR.

## WITNESSETH:

WHEREAS, the COMMISSION has entered into Agreement with the William Penn Foundation, hereinafter referred to as the AGENCY, whereby the COMMISSION is to perform certain obligations under its Agreement in the accomplishment of a grant from the AGENCY; and

WHEREAS, the PROJECT SPONSOR will perform certain services through this AGREEMENT in connection with Project No. 24-33-254, "Burlington-Camden Trail - 32nd to 36th Street," hereinafter referred to as the PROJECT; and

WHEREAS, the PROJECT SPONSOR has been selected by the COMMISSION's Regional Trails Project Selection Committee and approved by the COMMISSION's Board; and

WHEREAS, the PROJECT will be coordinated by the COMMISSION's Executive Director, or designee, with other elements of the COMMISSION's overall program of regional planning, to avoid duplication of effort and to ensure that all activities in the program are compatible and interrelated; and

WHEREAS, consistent with the COMMISSION's responsibilities to the AGENCY, as its agent and coordinator for the PROJECT, the PROJECT SPONSOR shall be responsible for the technical direction, management and conduct of the PROJECT and administratively responsible to the COMMISSION.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises hereinafter expressed, and intending to be legally bound hereby, the parties hereto agree as follows:

#### **1 GENERAL CONDITIONS**

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- A. The COMMISSION hereby agrees to engage the PROJECT SPONSOR and the PROJECT SPONSOR agrees to perform such services as are specified in: (1) this AGREEMENT; (2) Exhibit A, Scope of Work and Budget; and (3) Exhibit B, the Standard Articles of Agreement for William Penn Foundation Regional Trails. Exhibit A and Exhibit B are attached hereto and are incorporated by reference.
- B. All modifications, changes, and/or additions to this AGREEMENT shall be effectuated in accordance with Article 5: Changes and Amendments of the Standard Articles of Agreement for William Penn Foundation Regional Trails and shall not be binding unless approved in writing by the COMMISSION.

#### **2 PROJECT FUNDING**

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The total PROJECT budget shall be Two Hundred Thousand Dollars (\$200,000) with approved funding as follows:

Funds Provided by AGENCY: \$200,000

Funding Source: William Penn Foundation

**Total Amount: \$200,000**

#### **3 CONTRACT AMOUNT AND PAYMENT TERMS**

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- A. The amount payable by the COMMISSION to the PROJECT SPONSOR shall not exceed Two Hundred Thousand Dollars (\$200,000).
- B. Payment to the PROJECT SPONSOR for work performed shall be on a cost-reimbursable basis with payments based on the submission of invoices and progress reports

documenting the work completed during the period reported, in accordance with approved budget.

#### **4 ADMINISTRATION OF AGREEMENT**

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- A. The Executive Director of the COMMISSION, or his/her designee shall be the authorized agent to act on behalf of the COMMISSION in the administration of this AGREEMENT, and shall give notices, issue change orders, and otherwise represent the COMMISSION in the negotiation of matters arising out of this AGREEMENT.
- B. The Principal of the PROJECT SPONSOR, or his/her designee, shall be the authorized agent to act on behalf of the PROJECT SPONSOR in the administration of this AGREEMENT and in the negotiation of matters arising out of this AGREEMENT.

#### **5 TIME OF PERFORMANCE**

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- A. The PROJECT SPONSOR shall commence work upon the Effective Date of the AGREEMENT. The PROJECT SPONSOR shall complete work on the PROJECT no later than 12/31/2026.

#### **6 COORDINATION OF COOPERATION**

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- A. The PROJECT SPONSOR agrees to provide the COMMISSION with sufficient copies of all materials and documents, in a timely manner, which are necessary for the COMMISSION to meet its obligations to the AGENCY.

#### **7 TITLE VI POLICY AND SELF-CERTIFICATION**

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- A. The COMMISSION has adopted the following policy statement as part of its Title VI Compliance Plan:

The Delaware Valley Regional Planning Commission (DVRPC) assures that no person shall on the grounds of race, color, or national origin, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 (P.L. 100.259), be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any agency-sponsored program or activity. Nor shall sex, age, or disability stand in the way of fair treatment of all individuals.

The COMMISSION further assures that every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

In the event that the COMMISSION distributes federal aid funds to another entity, the COMMISSION will include Title VI language in all written agreements and will monitor for



compliance. Title VI compliance is a condition of the receipt of federal funds. The COMMISSION's Executive Director and Title VI Compliance Manager are authorized to ensure compliance with provisions of this policy and with the law, including the requirements of Title 23 Code of Federal Regulations (CFR) 200 and Title 49 CFR 21.

The COMMISSION acknowledges its responsibility for initiating and monitoring Title VI activities, preparing required reports and other responsibilities as required by Title 23 Code of Federal Regulations (CFR) 200 and by Title 49 CFR Part 21.

The COMMISSION requires verification of the compliance of PROJECT SPONSOR with Title VI provisions of the Civil Rights Act of 1964, per state and federal guidance for all new contracts entered into by the COMMISSION. The COMMISSION reserves the right to conduct subsequent Title VI compliance reviews on any PROJECT SPONSOR during a contract.

B. As part of its verification of compliance with Title VI, the COMMISSION requires the following Self-Certification. All duly authorized representatives of the PROJECT SPONSOR must certify that:

1. The PROJECT SPONSOR understands that compliance with Title VI of the Civil Rights Act of 1964 {42 U.S.C. 2000d}, the Civil Rights Restoration Act of 1987, and other nondiscrimination statutes is a requirement for receiving federal funds.
2. During the performance of this contract, the PROJECT SPONSOR, for itself, its assignees, and successors in interest, agree as follows:
  - a. Compliance with Regulations

The PROJECT SPONSOR shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (hereinafter referred to as DOT), Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

- b. Nondiscrimination

The PROJECT SPONSOR, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The PROJECT SPONSOR shall not participate either directly or indirectly in discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations. 3. Solicitations for Subcontracts, Procurement of Materials & Equipment. In all solicitations either by competitive bidding or

negotiations made by the PROJECT SPONSOR for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the PROJECT SPONSOR of the PROJECT SPONSOR obligations under this contract and the Regulations relative to nondiscrimination on the ground of race, color, sex, or national origin.

c. Information and Reports

The PROJECT SPONSOR shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by appropriate federal or state agency to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a PROJECT SPONSOR is in the exclusive possession of another who fails or refuses to furnish this information, the PROJECT SPONSOR shall so certify to appropriate federal or state agency as appropriate, and shall set forth what efforts it has made to obtain the information.

d. Sanctions for Noncompliance

In the event of the PROJECT SPONSOR noncompliance with the nondiscrimination provisions of this contract, DVRPC shall impose such contract sanctions as it or the appropriate federal or state agency may determine to be appropriate, including, but not limited to, withholding of payments to the PROJECT SPONSOR under the contract until the PROJECT SPONSOR complies; and/or cancellation, termination, or suspension of the contract, in whole or in part.

e. Incorporation of Provisions

The PROJECT SPONSOR shall include the provisions of paragraphs (1) through (5) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The PROJECT SPONSOR shall take such action with respect to any subcontractor or procurement as may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a PROJECT SPONSOR becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the PROJECT SPONSOR may request DVRPC enter into such litigation to protect the interests of the state and, in addition, the PROJECT SPONSOR may request the United States to enter into such litigation to protect the interests of the United States.

3. The PROJECT SPONSOR will ensure that, as per paragraph 6 above, paragraphs 1-5 will be included in all subcontracts.

## **8 INSURANCE AND INDEMNIFICATION**

---

- A. As outlined in Article 1.10 of the Standard Articles of Agreement for William Penn Foundation Regional Trails, the PROJECT SPONSOR hereby agrees to provide adequate liability insurance and workers compensation coverage for its employees working on the PROJECT. The PROJECT SPONSOR must provide a certificate of insurance to COMMISSION. If the PROJECT SPONSOR is self-insured, a letter to COMMISSION stating such shall be provided.
- B. Attention is called to Article 1.11 of the Standard Articles of Agreement for William Penn Foundation Regional Trails, providing for the PROJECT SPONSOR's indemnification of the COMMISSION and the AGENCY.

## **9 SPECIAL CONDITIONS**

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- A. The PROJECT SPONSOR must submit its detailed scopes of work and budget proposals, and if applicable, those for all subcontractors being utilized in the performance of the PROJECT. These documents shall be forwarded to COMMISSION for review and approval prior to issuance of cost reimbursements.
- B. The PROJECT SPONSOR shall ensure Circuit Trails signs or the Circuit Trails logos are included in the signing and pavement marking plan for the proposed trail. Circuit Trails signs and logos may be integrated with planned local trail signage programs. Circuit Trails sign templates and graphic files are available from Anya Saretsky (anya@railstotrails.org) of the Rails-to-Trails Conservancy.
- C. Attention is called to Article 15, Publicity, of Exhibit B, the Standard Articles of Agreement for William Penn Foundation Regional Trails. The PROJECT SPONSOR shall inform COMMISSION of any events related to this funding, including, but not limited to, ground breakings and ribbon cuttings. PROJECT SPONSOR shall inform COMMISSION of any events related to this funding, including, but not limited to, ground breakings and ribbon cuttings.
- D. By executing this AGREEMENT, the PROJECT SPONSOR hereby specifically agrees to Article 12: U.S. Department of Transportation Standard Title VI and Non-Discrimination Assurances of Exhibit B, the Standard Articles of Agreement for William Penn Foundation Regional Trails.
- E. Electronic, digital, or pdf signatures delivered by email shall constitute a legal and binding signature to this AGREEMENT.
- F. This Agreement will be governed by the laws of the Commonwealth of Pennsylvania.

[Signature Page Follows]

IN WITNESS WHEREOF, the COMMISSION and the PROJECT SPONSOR have executed this AGREEMENT as of the date above first written, intending to be legally bound hereby.

ATTEST:

DELAWARE VALLEY REGIONAL  
PLANNING COMMISSION

\_\_\_\_\_  
(SEAL)

BY: \_\_\_\_\_  
Ariella Maron, Executive Director

DATE: \_\_\_\_\_

WITNESS:

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, City Clerk  
(SEAL)

BY: \_\_\_\_\_  
Victor G. Carstarphen  
Mayor

DATE: \_\_\_\_\_

DB:dh  
07-08-25

R-21

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$96,567.87 FROM THE  
STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION  
FOR A GRANT ENTITLED "RECYCLING TONNAGE GRANT"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item was not specified at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Environmental Protection awarded the City of Camden a Recycling Tonnage Grant in the amount of \$96,567.87; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests that the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the 2025 budget in the sum of \$96,567.87, which is now available from the New Jersey Department of Environmental Protection.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

1. **TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$96,567.87 from the State of New Jersey, Department of Environmental Protection for a grant entitled "Recycling Tonnage Grant"

Point of Contact:	Keith Walker	Public Works	856-757-7393	KeWalker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y			

*S.P.* 6/18/25

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$96,567.87 from the State of New Jersey, Department of Environmental Protection for a grant entitled "Recycling Tonnage Grant"

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Relevant facts/history. 5Ws. Include geography if applicable.  
This grant is calculated by the State based upon Tonnage reports at the Landfill. There is no application for funds. These funds can be spent for anything related to recycling efforts in the City, other than the direct hauler of regular municipal waste.
- How was the value of the transaction obtained (if applicable?)  
Check Sent by the State

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$96,561.87

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?  
These Funds will be inserted into the budget
- What will happen if the City Council does not approve this legislation?  
Funds will not be inserted not budget for use

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Keith Walker, Public Works Director

### COORDINATION:

**Prepared by:**

<u>Scott Parker</u>	<u>scparker@camdennj.gov</u>
Name	Email
Phone	

STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY - TRENTON, NEW JERSEY 08625-0221

ORGANIZATION NAME PAYMENT FOR		CONTACT INFORMATION	DOCUMENT NUMBER ACCOUNT NUMBER	AMOUNT
HAZARDOUS WASTE 2022 RECYCLING TONNAGE GRANTS		609-940-4115	0424910RC19696 4910-100-042-4910-224-V42Y-6020	9656187
QUESTIONS SHOULD BE DIRECTED TO APPROPRIATE STATE ORGANIZATION LISTED ABOVE.			TOTAL	9656187

CHECK NUMBER

0A0014925774

DATE

04/01/25

PAY

CAMDEN CITY

OMB021 (Rev. 05/17/2023)

DETACH BEFORE CASHING CHECK AND RETAIN AS EVIDENCE OF PAYMENT

QUESTIONS SHOULD BE DIRECTED TO APPROPRIATE STATE ORGANIZATION LISTED ABOVE.

TOTAL

9656187

DATE 04/01/25

PAY CAMDEN CITY

DETACH BEFORE CASHING CHECK AND RETAIN AS EVIDENCE OF PAYMENT

REMOVE SECURITY ALONG THE



THE BACK OF THIS DOCUMENT HAS A MULTI-COLORED BACKGROUND AND MULTIPLE COPIES OF THE DOCUMENT

Department Of The Treasury  
**STATE OF NEW JERSEY**  
Trenton, New Jersey 08625-0221

64-1278  
611

CHECK NUMBER

**A 0014925774**

DATE: APRIL 01, 2025  
VOID 180 Days After This Date

**PAY** *Ninety Six Thousand Five Hundred Sixty One and 87/100 Dollars*

PAY TO THE ORDER OF:

CAMDEN CITY  
520 MARKET STREET  
P O BOX 95120  
CAMDEN NJ 08101 5120

\$\*\*\*\*\*96,561.87

**Audited, Allowed and Payment Warranted**

Tania Sabarwal  
Acting Director

**Payment Directed**

Payment Directed  
*Charles M. Mason*  
 State Treasurer

State Treasury

0014925774 1:061112788: 003359875641



DB:dh  
07-08-25

R-22

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$339,878.77  
FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE FOR A  
GRANT ENTITLED "SUMMER FOOD PROGRAM FOR CHILDREN"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the United States Department of Agriculture awarded a grant to the City of Camden in the amount \$339,878.77 for the Summer Food Program for Children; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87 the Director may approve the insertion of the grant award as a special item of revenue in the year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of 2025 in the sum of \$339,878.77, which is now available from the United States Department of Agriculture.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$339,878.77 from the US Department of Agriculture for a grant entitled "Summer Food Program for Children"

Point of Contact:	Dorri Brown	Human Service	(856)757-7285	DoBrown@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.P.</i>	<i>5/18/25</i>	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Grant Award Email.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$339,878.77 from the US Department of Agriculture for a grant entitled "Summer Food Program for Children"

### FACTS/BACKGROUND:

This resolution will provide funding for the department of human services to implement the 2024 Summer Foods Service Program. This program provides breakfast and lunches to youth under 18 years of age throughout the City of Camden.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$339,878.77

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - \$339,878.77 will be appropriated to spend for Summer Food program
- Why Should the City Council approve this legislation?
  - A need was determined at the time when the application for this Grant was approved by Council.
- What will happen if the City Council does not approve this legislation?
  - \$339,878.77 stays with the State

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Dorri Brown, City of Camden
- Janean L. Gooden, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

---

Name

Phone/Email

## Scott Z. Parker

---

**From:** Barbara Bellamy-Johnson  
**Sent:** Tuesday, April 29, 2025 10:38 AM  
**To:** Scott Z. Parker  
**Cc:** Kelly Mobley  
**Subject:** Fw: (EXTERNAL) City of Camden (Agreement #: 07200012) - Camden - Sponsor Application Approved

I am forwarding the Insert of the **2025 Summer Food Program in the amount of \$339,878.77** to your office today. Please add to the budget

**From:** DoNotReply\_SFSP@ag.nj.gov <DoNotReply\_SFSP@ag.nj.gov>  
**Sent:** Monday, April 7, 2025 10:53 AM  
**To:** Forrest Gibbs <FoGibbs@camdennj.gov>; Brianna Troutman <BrTroutm@camdennj.gov>; Barbara Bellamy-Johnson <BaBellam@camdennj.gov>; Jordyn Fussell <JoFussell@camdennj.gov>; Angelo James-Watson <AnWatson@camdennj.gov>  
**Cc:** SFSPOutgoing@ag.nj.gov  
**Subject:** (EXTERNAL) City of Camden (Agreement #: 07200012) - Camden - Sponsor Application Approved

Agreement Number: 07200012  
FAIN-FOOD #241NJ304N1099  
FAIN-ADMIN #241NJ304N1099  
CFDA #10.559

GRANT PERIOD 10-1-2024 TO 9-30-2025

We are pleased to inform you that your 2025 Summer Food Service Program application has been approved, and you are now eligible to receive reimbursement for meal service. The 2025 funding approved for your organization is \$339,878.77.

As a reminder, area eligibility is good for 5 years. Those sites with current area eligibility are noted with an "A" on the Schedule A. Sites noted with an "E" will be required to submit the annual documentation required to obtain or renew site eligibility.

As a sub-recipient of New Jersey Department of Agriculture funds, it is imperative that you provide the above listed FAIN numbers, CFDA number, and Grant Period to your CPA. This requirement is in accordance with the Uniform Administrative Requirements, Costs Principles, and the Audit Requirements for Federal Awards.

The New Jersey Department of Education (NJDOE) has approved school district and charter school restricted and unrestricted indirect cost rate applications for the year 2024-2025 School year. If the NJDOE approved indirect cost rate is utilized, it must be documented and charged consistently across all programs.

If you have never received a negotiated indirect cost rate, you may elect to charge a rate of 10% of modified total direct costs indefinitely. If this election is made, you must use this rate consistently for all Federal Awards and all charges must be documented. If you have any questions, please our Division's fiscal office at 609-984-1439.

Federal requirements for participation, management and records are as follows:

7 CFR 225.14 (c) (1) (2), Requirements for Sponsor Participation. No applicant sponsor shall be eligible to participate in the Program unless it (i) demonstrates financial and administrative capability for Program

operations and accepts final financial and administrative responsibility for total Program operations at all sites at which it proposes to conduct a food service; and (ii) has not been seriously deficient in operating the Program.

7 CFR 225.14 (d) (3), Requirements for Sponsor Participation. Sponsors which are units of local, municipal, county, or State government, and sponsors which are private nonprofit organizations, will only be approved to administer the Program at sites where they have administrative oversight.

Administrative oversight means that the sponsor shall be responsible for:

7 CFR 225.14 (d) (3) (i), Requirements for Sponsor Participation. Maintaining contact with meal service staff, ensuring that there is adequately trained meal service staff on site, monitoring the meal service throughout the period of Program participation, and terminating meal service at a site if staff fail to comply with Program regulations.

7 CFR 225.15 (a) (4), Management Responsibilities of Sponsors. Sponsors must maintain documentation of a nonprofit food service including copies of all revenues received and expenses paid from the nonprofit food service account. Program reimbursements and expenditures and expenditures may be included in a single nonprofit food service account with funds from any other Child Nutrition Programs authorized under the Richard B. Russell National School Lunch Act or the Child Nutrition Act of 1966, except the Special Supplemental Nutrition Program for Women, Infants, and Children. All program reimbursement funds must be used solely for the conduct of the nonprofit food service operation. The net cash resources of the nonprofit food service of each sponsor participating in the Program may not exceed one month's average expenditures for sponsors operating only during the summer months and three month's average expenditures for sponsors operating Child Nutrition Programs throughout the year. State agency approval shall be required for net cash resources in excess of the requirements set forth in this paragraph (a) (4). Sponsors shall monitor Program costs and, in the event that net cash resources exceed the requirements outline, take action to improve the meal service or other aspects of the Program.

7 CFR 225.15 (c) (1), Records and Claims. Sponsors shall maintain accurate records which justify all costs and meals claimed. Failure to maintain such records may be grounds for denial of reimbursement for meals served and/or administrative costs claimed during the period covered by the records in question. The sponsor's records shall be available at all times for inspection and audit by representatives of the United States Secretary of Agriculture and Comptroller General and the State agency for a period of three years following the date of submission of the final claim for reimbursement for the fiscal year.

Agreement Number: 07200012

Sponsor Name: City of Camden

Address: 1000 N. 6th Street, Camden, NJ, 08102-2520

Vendor Number: V21600041800

Federal ID Number: 216000418

If the name or address or any other program changes occur during the 2025 summer operations, you must make the changes within ten days of the change.

**Note: Changes shall not be made on the meal count record form at any time. Meals that are disallowed by the state monitor cannot be claimed. In addition, please refrain from using white out on any documents. If a mistake is made, cross out the mistake and correct it with red pen. The re-creation of meal count forms is prohibited.**

Each sponsor must ensure that they are maintaining a nonprofit food service operation and must restrict all income accrued from the Summer Food Service Program to use solely for the operation or improvement of the food service.

## **AUDIT REQUIREMENTS**

The audit requirements for Program sponsors, pursuant to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and/or New Jersey OMB Circular 15-08, include the following:

Recipients whose funding is \$750,000 or more in state and/or federal financial assistance within their fiscal year must have a single audit performed in accordance with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recipients whose funding is less than \$750,000 but more than \$100,000 in state and/or federal financial assistance within their fiscal year must have either a financial statement audit performed in accordance with Government Auditing Standards (Yellow Book) or a program-specific audit performed in accordance with circular letter NJ 15-08-OMB. The type of Audit required is dependent upon the source of funding.

Recipients whose funding is less than \$100,000 in federal and/or state funding within their fiscal year are not required to have an audit performed.

The completed audit is due to the cognizant agency, the one which provided most of the funding, within 9 months of sponsor's fiscal year end. The audit must be performed by an independent CPA. Federal funds cannot be used to pay for any required audit.

State funds expended during the sponsor's fiscal year derived from a vendor relationship are not subject to audit requirements. Determination of a vendor relationship status of funds expended can only be made by the cognizant agency, in conjunction with the other funding agency or agencies if necessary. Failure to comply with audit requirements may result in an over claim to sponsor's Program and/or a seriously deficient determination.

Please contact your Nutrition Program Specialist at (609) 292-4498 for information regarding program operation and issues.

Best wishes for a successful summer.

Sincerely,

Tracii Butler Proctor, Coordinator  
Summer Food Service Program

DB:dh  
07-08-25

R-23

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$23,728.22 FROM THE  
NEW JERSEY DEPARTMENT OF HEALTH AND SENIOR SERVICES  
FOR A GRANT ENTITLED "ALCOHOL EDUCATION AND ENFORCEMENT FUND"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item was not specified at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Health and Senior Services awarded an Alcohol Education and Enforcement Fund Grant to the City of Camden in the amount of \$23,728.22; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests that the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the 2025 budget in the sum of \$23,728.22, which is now available from the New Jersey Department of Health and Senior Services.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$23,728.22 from the NJ Department of Health and Senior Services for a grant entitled "Alcohol Education and Enforcement Fund"

Point of Contact: Scott Z. Parker Finance Ext-7582 ScParker@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	S. P.	6/18/25	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

### Copy of Check

**"Walk-on" note:** All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:  
City Attorney

Signature

Date



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$23,728.22 from the NJ Department of Health and Senior Services for a grant entitled "Alcohol Education and Enforcement Fund"

### FACTS/BACKGROUND:

- This an annual amount awarded to City based on the number of DWI fines paid throughout the year. These funds are to be used to educate about alcohol abuse & enforcement of the DWI laws.
- How was the value of the transaction obtained? – Copy of Check

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$23,728.22

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have funds to educate the public about DWI laws as well enforcement of these laws.

### SUBJECT MATTER EXPERTS/ADVOCATES:

Prepared by: Scott Z. Parker

(856) 757-7582

---

Name

Phone/Email

STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY - TRENTON, NEW JERSEY 08625-0221

REMITTANCE ADVICE

ORGANIZATION NAME	CONTACT INFORMATION	DOCUMENT NUMBER	AMOUNT
PAYMENT FOR		ACCOUNT NUMBER	
ALCOHOL ED REHAB ENFOR FUND		97006113273	
ALCOHOL ED REHAB FUND OWI	609 815 2900 EXT 55136	9735-760-098-Y900-001-X100-6020	2372822

QUESTIONS SHOULD BE DIRECTED TO APPROPRIATE STATE ORGANIZATION LISTED ABOVE.

TOTAL

2372822

CHECK  
NUMBER 0T0002405486 DATE 06/06/25 PAYEE CAMDEN CITY TREASURER

OMB22B (Rev. 5/17/2023)

DETACH BEFORE CASHING CHECK AND RETAIN AS EVIDENCE OF PAYMENT

REMOVE DOCUMENT ALONG WITH CHECK



THE FACE OF THIS DOCUMENT HAS A MULTI-COLORED BACKGROUND AND IS NOT A SECURITY DOCUMENT

Department Of The Treasury  
STATE OF NEW JERSEY  
Trenton, New Jersey 08625-0221  
ALCOHOL ED REHAB & ENFORCE FD

11-24  
1210

CHECK NUMBER  
T 0002405486

DATE: JUNE 06, 2025  
VOID 180 Days After This Date

PAY Twenty Three Thousand Seven Hundred Twenty Eight and 22/100 Dollars

PAY TO THE ORDER OF: CAMDEN CITY TREASURER  
PO BOX 95120  
CAMDEN NJ 08101 5120

\$\*\*\*\*\*23,728.22

Audited, Allowed and Payment Warranted

*Tarig Sabar*  
Payment Director  
*Stephen M. Muro*  
State Treasurer

WELLS FARGO BANK, N.A.  
2000042205502

⑈0002405486⑈ ⑆121000248⑆ 2000042205502⑈

DB:dh  
07-08-25

R-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$4,000,000 FROM NEW JERSEY  
DEPARTMENT OF TRANSPORTATION FOR A GRANT ENTITLED  
"LOCAL FREIGHT FUND CAMDEN PORT ROADS"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item was not specified at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Transportation awarded the City of Camden a Local Freight Fund Camden Port Roads Grant in the amount of \$4,000,000; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests that the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the 2025 budget in the sum of \$4,000,000, which is now available from the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$4,000,000 from NJ Department of Transportation for a grant entitled "FY2025 Local Freight Impact Fund Camden Port Roads."

Point of Contact:	Scott Z. Parker	Finance	(856)757-7582	Scparker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.Z.P.</i>	<i>6/18/25</i>	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

### Grant Award Letter

**"Walk-on" note:** All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$4,000,000 from NJ Department of Transportation for a grant entitled "FY2025 Local Freight Impact Fund Camden Port Roads."

### FACTS/BACKGROUND:

- This Grant is to encourage and support the advancement of freight projects which emphasize and enhance the safe movement of large truck traffic, renew aging structures that carry significant large truck traffic, promote economic development, and above all support new transportation opportunities throughout our State. The completion of Camden City's project will help us achieve this goal and pursue a transportation strategy that continues to provide mobility in our state without increasing the tax burden
- Reconstruction of Mechanic St., Locust Street, and Jefferson St.
- How was the value of the transaction obtained? – Grant Award Letter

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$4,000,000.00

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have funds to renew aging structures that carry significant large truck traffic

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

---

Name

Phone/Email



State of New Jersey  
DEPARTMENT OF TRANSPORTATION  
P.O. Box 600  
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

FRANCIS K. O'CONNOR  
*Commissioner*

May 12, 2025

The Honorable Victor Carstarphen  
Mayor, Camden City  
520 Market Street  
City Hall, Room 400  
Camden City, New Jersey 08101

Dear Mayor Carstarphen:

On behalf of Governor Phil Murphy, I am pleased to inform you that your community has been selected to receive funding from the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2025 Local Freight Impact Fund Program for LA-2025 LFIF Camden City FY2025 LFIF Camden Port Roads Reconstruction of Mechanic Street, Locust Street, and Jefferson Street 0 in the amount of \$4,000,000.00.

NJDOT recognizes the role that transportation plays in the movement of people and goods. The Department encourages and supports the advancement of freight projects which emphasize and enhance the safe movement of large truck traffic, renew aging structures that carry significant large truck traffic, promote economic development, and above all supports new transportation opportunities throughout our State. The completion of Camden City's project will help us achieve this goal and pursue a transportation strategy that continues to provide mobility in our state without increasing the tax burden on the residents of New Jersey.

Should you have any questions regarding your grant, please contact the NJDOT Local Aid District 4 Office at 856-414-8414.

Again, thank you for your support of this program and good luck with your project.

Sincerely,

*Francis K. O'Connor*

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"  
New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper

Francis K. O'Connor  
Commissioner

cc: Municipal Clerk  
Municipal Engineer

DB:dh  
07-08-25

R-25

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$156,029.16 FROM THE  
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
FOR A GRANT ENTITLED "CLEAN COMMUNITIES GRANT"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item was not specified at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Environmental Protection awarded a Clean Communities Grant to the City of Camden in the amount of \$156,029.16; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests that the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the 2025 budget, in the sum of \$156,029.16, which is now available from the New Jersey Department of Environmental Protection Grant.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

1. **TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$156,029.16 from the State of New Jersey, Department of Environmental Protection for a grant entitled "Clean Communities Grant"

Point of Contact:	Keith Walker	Public Works	856-757-7393	KeWalker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y			

*S.P. 6/18/20*

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

### Check From State

**"Walk-on" note:** All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$156,029.16 from the State of New Jersey, Department of Environmental Protection for a grant entitled "Clean Communities Grant"

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Relevant facts/history. 5Ws. Include geography if applicable.  
This grant is calculated by the State based upon Tonnage reports at the Landfill. There is no application for funds. These funds can be spent for anything related to keeping the City clean, other than the direct hauler of regular municipal waste.
- Time constraints, if any. (Why does the Council need to act now?)  
Cleanup programs tend to be more active in the Spring and summer months. We are already posting notices about cleanup dates.
- How was the value of the transaction obtained (if applicable?)  
Check from State

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$156,029.16

**IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation? or,  
Cleanup programs will be funded by the State
- What changes and by how much if the City Council approves this proposal?  
Cleaner City, for areas where grant funds are used
- Why Should the City Council approve this legislation?  
There is a definite need for cleaner neighborhoods
- What will happen if the City Council does not approve this legislation?  
Areas that would have been cleaned using grant funds will not be cleaned

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Keith Walker, Public Works Director

**Prepared by:**

Scott Parker

scparker@camdennj.gov

Name

Phone

Email

**STATE OF NEW JERSEY**  
**Department of the Treasury**  
**New Jersey Comprehensive Financial System**  
**PO BOX 221**  
**Trenton, NJ 08625-0221**

**Payment Details**

<b>Vendor Name:</b>	CAMDEN CITY
<b>Vendor Code:</b>	XXXXXX0418(00)
<b>Payment Type:</b>	Check
<b>Scheduled Payment Date:</b>	Thursday, May 15, 2025

**Payment Line Details**

<b>Trans Code:</b>	UA
<b>Voucher Agency:</b>	ENVIRONMENTAL PROTECTION
<b>Voucher Number:</b>	4900CC23481
<b>Payee Reference:</b>	FY2025 CLEAN COMMUNITIES GRANT
<b>Line Number:</b>	01
<b>Line Amount:</b>	\$156029.16

**Additional Information**

<b>Budget Fiscal Year:</b>	2025
<b>Fund:</b>	765
<b>Agency:</b>	ENVIRONMENTAL PROTECTION
<b>Organization:</b>	SOLID WASTE ADMINISTRATION
<b>Appr Unit:</b>	004
<b>Object:</b>	6020
<b>Revenue Source:</b>	N/A
<b>Purchase Order #:</b>	N/A
<b>Contract Number:</b>	N/A
<b>CFDA Number:</b>	N/A
<b>CFDA Description:</b>	N/A

STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY - TRENTON, NEW JERSEY 08625-0221

REMITTANCE ADVICE

ORGANIZATION NAME PAYMENT FOR	CONTACT INFORMATION	DOCUMENT NUMBER ACCOUNT NUMBER	AMOUNT
SOLID WASTE ADMINISTRATION FY2025 CLEAN COMMUNITIES GRANT	609-940-4115	4900CC23481 4900-765-042-4900-004-V42Y-6020	15602916

QUESTIONS SHOULD BE DIRECTED TO APPROPRIATE STATE ORGANIZATION LISTED ABOVE.

TOTAL

15602916

CHECK  
NUMBER 0T0002400027 DATE 05/15/25 PAYEE CAMDEN CITY

OMB22B (Rev. 5/17/2023)

DETACH BEFORE CASHING CHECK AND RETAIN AS EVIDENCE OF PAYMENT

PROVIDE DOCUMENT TO CREDITORS

THE FACE OF THIS DOCUMENT HAS A PAST-COLORED BACKGROUND AND MUST BE PRESENT FOR CASHING



Department Of The Treasury  
STATE OF NEW JERSEY  
Trenton, New Jersey 08625-0221  
CLEAN COMMUNITIES ACCOUNT FD

11-24  
1210

CHECK NUMBER  
T 0002400027

DATE: MAY 15, 2025  
VOID 180 Days After This Date

PAY One Hundred Fifty Six Thousand Twenty Nine and 16/100 Dollars

PAY TO THE ORDER OF: CAMDEN CITY  
520 MARKET STREET  
P O BOX 95120  
CAMDEN NJ 08101 5120

\$ \*\*\*\*\*156,029.16

Audited, Allowed and Payment Warranted

*Tania S. Gabor*  
Deputy Director  
Payment Director  
*Stephen M. Muscare*  
State Treasurer

WELLS FARGO BANK, N.A.  
2000031126744

⑈0002400027⑈ ⑆121000248⑆ 2000031126744⑈

DB:dh  
07-08-25

R-26

**RESOLUTION ACCEPTING THE FISCAL YEAR 2021 HOME -AMERICAN RESCUE PLAN  
ADDITIONAL ALLOCATION IN THE AMOUNT OF \$4,713 FROM US DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of Camden applied for and received an award from the US Department of Housing and Urban Development, American Rescue Plan (HOME-ARP) in the amount of \$3,150,462.00 by Resolution (MC-22:8752) adopted on December 13, 2022; and

WHEREAS, the City of Camden was notified by the US Department of Housing and Urban Development, of an additional allocation amount of \$4,713.00 resulting in a revised total amount of \$3,155,175.00; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept the additional allocation award from US Department of Housing and Urban Development in the amount of \$4,713.00.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute such documentation as is necessary to receive such additional allocation award.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Scott Z. Parker

1. **TITLE OF ORDINANCE/RESOLUTION:** Resolution accepting the Fiscal Year 2021 U.S. Department of Housing and Urban Development (HUD) "Home – American Rescue Plan" additional allocation in the amount of \$4,713.00

Point of Contact:	Kelly Mobley	Finance- Bureau of Grants Management	856-602-4521	KeMobley@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	A.P.	6/18/25	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

### Grant Award Letter

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution accepting the Fiscal Year 2021 U.S. Department of Housing and Urban Development (HUD) "Home – American Rescue Plan" additional allocation in the amount of \$4,713.00

### FACTS/BACKGROUND:

- Relevant facts/history. 5Ws. Include geography if applicable.  
HUD funds provide quality affordable housing, a suitable living environment, and expanding economic opportunities for low-and moderate-income persons throughout the City
- Time constraints, if any. (Why does the Council need to act now?)  
The City has a requirement to spend these funds within a certain amount of time before HUD recoups funds
- How was the value of the transaction obtained (if applicable?)

### Grant Award Letter

While conducting recent quality control efforts, the Department discovered an administrative error in the allocations of the HOME-ARP funds. This error resulted in your jurisdiction inadvertently being allocated less HOME-ARP funds than it was legally entitled to receive. Specifically, the Department determined that your jurisdiction received \$4,713.00 less in its HOME-ARP allocation than it should have. This letter notifies you of the corrected amount of your HOME-ARP award.

Original HOME-ARP Award	Additional Allocation Amount	Revised HOME-ARP Award
\$3,150,462.00	\$4,713.00	\$3,155,175.00

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$4,713.00

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation? or,  
**The City accepted funds allocated to them from HUD**
- Why Should the City Council approve this legislation?  
**To provide quality affordable housing**

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Kelly Mobley, Coordinator for Federal and State Aid

Prepared by:

Scott Parker

scparker@camdennj.gov

Name

Phone

Email



OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

April 30, 2025

The Honorable Victor Carstarphen  
Mayor of Camden  
City of Camden  
520 Market Street-PO Box 95120  
City Hall 4th Floor  
Camden, NJ 08102-5120

Dear Mayor Carstarphen:

In 2021, the Department of Housing and Urban Development's (HUD or the Department) Office of Community Planning and Development (CPD) allocated \$5 billion appropriated by the American Rescue Plan Act (ARP) of 2021 to HOME Investment Partnerships Program participating jurisdictions. These funds, known as "HOME-ARP," are intended to give you the financial tools to assist your most vulnerable citizens by providing housing, shelter, tenant-based rental assistance, and supportive services for persons experiencing or at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other populations at greatest risk of housing instability.

While conducting recent quality control efforts, the Department discovered an administrative error in the allocations of the HOME-ARP funds. This error resulted in your jurisdiction inadvertently being allocated less HOME-ARP funds than it was legally entitled to receive. Specifically, the Department determined that your jurisdiction received \$4,713.00 less in its HOME-ARP allocation than it should have. This letter notifies you of the corrected amount of your HOME-ARP award.

Original HOME-ARP Award	Additional Allocation Amount	Revised HOME-ARP Award
\$3,150,462.00	\$4,713.00	\$3,155,175.00

Attached is an amended HOME-ARP grant agreement for your agency's signature, indicating the additional amount you are entitled to and your final corrected amount. Please sign this agreement and return it to your CPD Representative. Please note: Build America, Buy America provisions continue to be waived for HOME-ARP.

Additionally, you must amend your HOME-ARP allocation plan to include the correct amount of HOME-ARP funds in accordance with HUD Notice CPD-21-10 and your citizen participation plan. Depending upon the criteria for substantial amendments established in your citizen participation plan, you may be required to develop a substantial amendment to the HOME-ARP allocation plan.



The requirements for substantial amendments can be found in section V.C.6 of HUD Notice CPD-21-10. The Department can assist you in determining what may be required to be included in a substantial amendment.

The Department regrets this error and apologizes for any inconvenience it may cause. We are working hard to make this process as seamless as possible for all affected recipients. If you or your staff wish to discuss this correction or have any questions about HOME-ARP, please contact your local HUD Field Office or HUD's Office of Affordable Housing Programs at [HOMEARP@hud.gov](mailto:HOMEARP@hud.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Claudette Fernandez", with a stylized, flowing script.

Claudette Fernandez  
General Deputy Assistant Secretary  
for Community Planning and Development

DB:aiv  
07-08-25

R-27

**RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC  
FOR 1310-1355 FAIRVIEW STREET-LAKESHORE CLUB APARTMENTS**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire and provide rehabilitate the property consisting of 80 affordable housing units commonly known as Lakeshore Club Apartments (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on a site described as Block 632, Lot 44 and Block 640, Lot 25 as shown on the Official Assessment Map of the City of Camden and commonly known as 1310-1355 Fairview Street, Camden, New Jersey, 08104; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore


BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

1. The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
2. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
3. The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

**"EXHIBIT A"**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</b>		
Gross Rents	\$	1,509,360.00
Less Vacancy (5%)	( - )	75,468.00
Less Utilities (if applicable)	( - )	191,040.00
Less Public Subsidies	( - )	144,234.00
Gross Sheltered Rents	\$	1,098,618.00
x Rate	x	7.80%
Real Estate Taxes	\$	85,692.20

**EXHIBIT B**

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 632, Lot 44, and Block 640, Lot 25, as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1310-1355 Fairview Street, Camden, New Jersey 08104 and currently known as "Lakeshore Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to seven point eight (7.8%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to seven point eight (7.8%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at seven point eight (7.8%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_  
By: \_\_\_\_\_  
Shneur Gopin, Authorized Signatory



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 1, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC FOR 1310-1355 FAIRVIEW STREET – LAKESHORE CLUB APARTMENTS

Point of Contact:	Planning & Development	X7214	EdWillia@camdennj.gov
Name	Department-Division- Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



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**Signature**

**Date**

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC FOR 1310-1355 FAIRVIEW STREET – LAKESHORE CLUB APARTMENTS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Camden Heights LLC is applying for acquisition and rehabilitation funding through NJHMFA and EDA for the property
- Financial Agreement drafted by City Attorney Office

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**  
**IMPACT STATEMENT:**

- Projected Real Estate Taxes to Camden City - \$70,033.59

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Additional as required...
- 

**COORDINATION:**

**Prepared by: Candice Walker**

**x3542/cajeffer@camdennj.gov**

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Name

Phone/Email

## TAX ABATEMENT RESOLUTION

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the governing body of the City hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

- (1) The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
- (2) The City Council hereby authorizes and directs the Mayor of the City to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
- (3) The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

### **CERTIFICATION**

I, Luis Pastoria, Municipal Clerk of the City of Camden, New Jersey, hereby certify that the foregoing resolution is a true copy, duly adopted by the City Council at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

---

Luis Pastoriza  
Municipal Clerk

## AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

### WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 632, Lot 44, and Block 640, Lot 25, as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1310-1355 Fairview Street, Camden, New Jersey 08104 and currently known as "Macedonia Garden Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to six point twenty-eight (6.28%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to six point twenty-eight (6.28%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at six point twenty-eight (6.28%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By:

\_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

By:

\_\_\_\_\_  
Shneur Gopin, Authorized Signatory



**“EXHIBIT A”**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b><u>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</u></b>			
Gross Rents		\$	
Less Vacancy		( - )	
Less Utilities (if applicable)		( - )	
Less Public Subsidies		( - )	
Gross Sheltered Rents		\$	1,115,184.48
x Rate		x	6.28%
Real Estate Taxes		\$	70,033.59

**EXHIBIT A**

(PROPERTY DESCRIPTIONS)

All American Garden Apartments

1936 South 8th Street  
Camden, NJ 08104

Block 569 Lot 1  
Block 547 Lot 62

Macedonia Garden Apartments

2805 Mitchell Street  
Camden, NJ 08105

Block 1095 Lot 1  
Block 1095 Lot 29  
Block 1096 Lot 8  
Block 1099 Lot 33

Lakeshore Apartments

1310-1355 Fairview Street  
Camden, NJ 08104

Block 632 Lot 44  
Block 640 Lot 25

J. Allen Nimmo Apartments

1008 Central Avenue  
Camden, NJ 08104

Block 555 Lot 3  
Block 552 Lot 6  
Block 555 Lot 35  
Block 555 Lot 60

**RESOLUTION MC-25: 10002**  
**On Motion Of: Christopher Collins**  
**APPROVED: May 13<sup>th</sup>, 2025**

R-12

DB:dh  
05-13-25

**RESOLUTION OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE REHABILITATION OF FOUR (4) AFFORDABLE DEVELOPMENTS CONSISTING OF 290 UNITS AND TO SUPPORT FUNDING APPLICATIONS TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor"), proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project"), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law"), located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Sponsor will further be filing an application (the "Aspire Application") with the New Jersey Economic Development Authority (hereinafter referred to as the "NJEDA") requesting an award of financing from the NJEDA under the Aspire Tax Credit Program (the "Aspire Program") in order to financially advance the acquisition and rehabilitation of the Project; and

WHEREAS, the Project will be further subject to any rules and regulations of the NJEDA in order to receive funding under the Aspire Tax Credit Program; and

WHEREAS, the City is a "Government Restricted Municipality" as defined in the New Jersey Economic Recovery Act of 2020, as amended and supplemented to date; now, therefore

BE IT RESOLVED by the City Council of the City of Camden ("City Council") as follows:

1. The City Council finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the City.
2. The City Council does hereby adopt this resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall rehabilitate/construct, own and operate the Project.
3. The City Council hereby further adopts this resolution of support for the Sponsor's Aspire Application to the NJEDA.
4. The City Council hereby authorizes the Mayor and other appropriate officials to execute all necessary documents.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 13, 2025

The above has been reviewed

R-28

**RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC  
FOR 1936 SOUTH 8<sup>TH</sup> STREET-ALL AMERICAN GARDEN APARTMENTS**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire and rehabilitate the property consisting of 86 affordable housing units commonly known as All American Garden Apartments (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on a site described as Block 569, Lot 1 and Block 547, Lot 62 as shown on the Official Assessment Map of the City of Camden and commonly known as 1936 South 8<sup>th</sup> Street, Camden, New Jersey, 08104; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore

BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

1. The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
2. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
3. The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**"EXHIBIT A"**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT		
Gross Rents	\$	\$1,758,720.00
Less Vacancy (5%)	( - )	87,936.00
Less Utilities (if applicable)	( - )	191,208.00
Less Public Subsidies	( - )	308,625.00
Gross Sheltered Rents	\$	1,170,951.00
x Rate	x	7.80%
Real Estate Taxes	\$	91,334.18

**EXHIBIT B**

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 569, Lot 1 and Block 547, Lot 62, as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1936 South 8<sup>th</sup> Street, Camden, New Jersey 08104, and currently known as "All American Garden Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to seven point eight (7.80%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to seven point eight (7.80%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at seven point eight (7.80%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.



(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_

Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_  
By: \_\_\_\_\_

Shneur Gopin, Authorized Signatory



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 1, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR  
CAMDEN HEIGHTS LLC FOR 1936 SOUTH 8<sup>TH</sup> STREET – ALL AMERICAN GARDEN APARTMENTS**

Point of Contact:	Planning & Development	X7214	EdWillia@camdennj.gov
Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		6/4	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

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**Signature**

**Date**

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR  
CAMDEN HEIGHTS LLC FOR 1936 SOUTH 8<sup>TH</sup> STREET – ALL AMERICAN GARDEN APARTMENTS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Camden Heights LLC is applying for acquisition and rehabilitation funding through NJHMFA and EDA for the property
- Financial Agreement drafted by City Attorney Office

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:  
IMPACT STATEMENT:**

- Projected Real Estate Taxes to Camden City - \$74,107.74

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Additional as required...
- 

**COORDINATION:**

**Prepared by: Candice Walker**

**x3542/cajeffer@camdennj.gov**

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Name

Phone/Email

## TAX ABATEMENT RESOLUTION

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the governing body of the City hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

- (1) The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
- (2) The City Council hereby authorizes and directs the Mayor of the City to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
- (3) The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

**CERTIFICATION**

I, Luis Pastoria, Municipal Clerk of the City of Camden, New Jersey, hereby certify that the foregoing resolution is a true copy, duly adopted by the City Council at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Luis Pastoriza  
Municipal Clerk

## AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

### WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 569, Lot 1 and Block 547, Lot 62, as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1936 South 8<sup>th</sup> Street, Camden, New Jersey 08104, and currently known as "All American Garden Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to six point twenty-eight (6.28%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to six point twenty-eight (6.28%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at six point twenty-eight (6.28%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.



(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_  
By: \_\_\_\_\_  
Shneur Gopin, Authorized Signatory

**“EXHIBIT A”**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b><u>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</u></b>			
Gross Rents		\$	
Less Vacancy		( - )	
Less Utilities (if applicable)		( - )	
Less Public Subsidies		( - )	
Gross Sheltered Rents		\$	1,180,059.60
x Rate		x	6.28%
Real Estate Taxes		\$	74,107.74

**EXHIBIT A**

(PROPERTY DESCRIPTIONS)

All American Garden Apartments

1936 South 8th Street  
Camden, NJ 08104

Block 569 Lot 1  
Block 547 Lot 62

Macedonia Garden Apartments

2805 Mitchell Street  
Camden, NJ 08105

Block 1095 Lot 1  
Block 1095 Lot 29  
Block 1096 Lot 8  
Block 1099 Lot 33

Lakeshore Apartments

1310-1355 Fairview Street  
Camden, NJ 08104

Block 632 Lot 44  
Block 640 Lot 25

J. Allen Nimmo Apartments

1008 Central Avenue  
Camden, NJ 08104

Block 555 Lot 3  
Block 552 Lot 6  
Block 555 Lot 35  
Block 555 Lot 60

**RESOLUTION MC-25: 10002**  
**On Motion Of: Christopher Collins**  
**APPROVED: May 13<sup>th</sup>, 2025**

R-12

DB:dh  
05-13-25

**RESOLUTION OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE REHABILITATION OF FOUR (4) AFFORDABLE DEVELOPMENTS CONSISTING OF 290 UNITS AND TO SUPPORT FUNDING APPLICATIONS TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor"), proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project"), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law"), located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Sponsor will further be filing an application (the "Aspire Application") with the New Jersey Economic Development Authority (hereinafter referred to as the "NJEDA") requesting an award of financing from the NJEDA under the Aspire Tax Credit Program (the "Aspire Program") in order to financially advance the acquisition and rehabilitation of the Project; and

WHEREAS, the Project will be further subject to any rules and regulations of the NJEDA in order to receive funding under the Aspire Tax Credit Program; and

WHEREAS, the City is a "Government Restricted Municipality" as defined in the New Jersey Economic Recovery Act of 2020, as amended and supplemented to date; now, therefore

BE IT RESOLVED by the City Council of the City of Camden ("City Council") as follows:

1. The City Council finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the City.
2. The City Council does hereby adopt this resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall rehabilitate/construct, own and operate the Project.
3. The City Council hereby further adopts this resolution of support for the Sponsor's Aspire Application to the NJEDA.
4. The City Council hereby authorizes the Mayor and other appropriate officials to execute all necessary documents.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 13, 2025

The above has been reviewed

DB:aiv  
07-08-25

R-29

**RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC  
FOR 2805 MITCHELL STREET-MACEDONIA GARDEN APARTMENTS**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire and rehabilitate the property consisting of 64 affordable housing units commonly known as Macedonia Garden Apartments (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on a site described as Block 1095, Lots 1, and 29; Block 1096, Lot 8; and Block 1099, Lot 33 as shown on the Official Assessment Map of the City of Camden and commonly known as 2805 Mitchell Street, Camden, New Jersey, 08105; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore

BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

1. The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
2. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
3. The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

**"EXHIBIT A"**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</b>		
Gross Rents	\$	1,390,116.00
Less Vacancy (5%)	( - )	69,505.80
Less Utilities (if applicable)	( - )	156,288.00
Less Public Subsidies	( - )	243,715.20
Gross Sheltered Rents	\$	920,607.00
x Rate	x	7.80%
Real Estate Taxes	\$	71,807.35

**EXHIBIT B**

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 1095, Lot 1, Block 1095, Lot 29, Block 1096, Lot 8, and Block 1099, Lot 33 as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 2805 Mitchell Street, Camden, New Jersey 08105, and currently known as "Macedonia Garden Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City



in an amount equal to seven point eight (7.8%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to seven point eight (7.8%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at seven point eight (7.8%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_

By: \_\_\_\_\_  
Shneur Gopin, Authorized Signatory



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: **JULY 1, 2025**

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR  
CAMDEN HEIGHTS LLC FOR 2805 MITCHELL STREET – MACEDONIA GARDEN APARTMENTS**

Point of Contact:	Planning & Development	X7214	EdWillia@camdennj.gov
Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			6/24	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

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**Signature**

**Date**

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC FOR 2805 MITCHELL STREET – MACEDONIA GARDEN APARTMENTS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Camden Heights LLC is applying for acquisition and rehabilitation funding through NJHMFA and EDA for the property
- Financial Agreement drafted by City Attorney Office

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:  
IMPACT STATEMENT:**

- Projected Real Estate Taxes to Camden City - \$58,595.19

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Additional as required...
- 

**COORDINATION:**

**Prepared by: Candice Walker**

**x3542/cajeffer@camdennj.gov**

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Name

Phone/Email

## TAX ABATEMENT RESOLUTION

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the governing body of the City hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

- (1) The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
- (2) The City Council hereby authorizes and directs the Mayor of the City to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
- (3) The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

**CERTIFICATION**

I, Luis Pastoria, Municipal Clerk of the City of Camden, New Jersey, hereby certify that the foregoing resolution is a true copy, duly adopted by the City Council at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Luis Pastoriza  
Municipal Clerk



## AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

### WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 1095, Lot 1, Block 1095, Lot 29, Block 1096, Lot 8, and Block 1099, Lot 33 as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 2805 Mitchell Street, Camden, New Jersey 08105, and currently known as "Macedonia Garden Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to six point twenty-eight (6.28%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to six point twenty-eight (6.28%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at six point twenty-eight (6.28%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By:

\_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_  
By:

\_\_\_\_\_  
Shneur Gopin, Authorized Signatory

**"EXHIBIT A"**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b><u>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</u></b>			
Gross Rents		\$	
Less Vacancy		( - )	
Less Utilities (if applicable)		( - )	
Less Public Subsidies		( - )	
Gross Sheltered Rents		\$	933,044.40
x Rate		x	6.28%
Real Estate Taxes		\$	58,595.19

**EXHIBIT A**

**(PROPERTY DESCRIPTIONS)**

**All American Garden Apartments**

1936 South 8th Street  
Camden, NJ 08104

Block 569 Lot 1  
Block 547 Lot 62

**Macedonia Garden Apartments**

2805 Mitchell Street  
Camden, NJ 08105

Block 1095 Lot 1  
Block 1095 Lot 29  
Block 1096 Lot 8  
Block 1099 Lot 33

**Lakeshore Apartments**

1310-1355 Fairview Street  
Camden, NJ 08104

Block 632 Lot 44  
Block 640 Lot 25

**J. Allen Nimmo Apartments**

1008 Central Avenue  
Camden, NJ 08104

Block 555 Lot 3  
Block 552 Lot 6  
Block 555 Lot 35  
Block 555 Lot 60

**RESOLUTION MC-25: 10002**  
**On Motion Of: Christopher Collins**  
**APPROVED: May 13<sup>th</sup>, 2025**

R-12

DB:dh  
05-13-25

**RESOLUTION OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE REHABILITATION OF FOUR (4) AFFORDABLE DEVELOPMENTS CONSISTING OF 290 UNITS AND TO SUPPORT FUNDING APPLICATIONS TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor"), proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project"), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law"), located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Sponsor will further be filing an application (the "Aspire Application") with the New Jersey Economic Development Authority (hereinafter referred to as the "NJEDA") requesting an award of financing from the NJEDA under the Aspire Tax Credit Program (the "Aspire Program") in order to financially advance the acquisition and rehabilitation of the Project; and

WHEREAS, the Project will be further subject to any rules and regulations of the NJEDA in order to receive funding under the Aspire Tax Credit Program; and

WHEREAS, the City is a "Government Restricted Municipality" as defined in the New Jersey Economic Recovery Act of 2020, as amended and supplemented to date; now, therefore

BE IT RESOLVED by the City Council of the City of Camden ("City Council") as follows:

1. The City Council finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the City.
2. The City Council does hereby adopt this resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall rehabilitate/construct, own and operate the Project.
3. The City Council hereby further adopts this resolution of support for the Sponsor's Aspire Application to the NJEDA.
4. The City Council hereby authorizes the Mayor and other appropriate officials to execute all necessary documents.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 13, 2025

The above has been reviewed

DB:aiv  
07-08-25

R-30

**RESOLUTION AUTHORIZING A TAX ABATEMENT FOR CAMDEN HEIGHTS LLC  
FOR 1008 CENTRAL AVENUE-J. ALLEN NIMMO COURT APARTMENTS**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire and rehabilitate the property consisting of 60 affordable housing units commonly known as J. Allen Nimmo Court Apartments (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on a site described as Block 555, Lots 3, 35, and 60; and Block 552, Lot 6 as shown on the Official Assessment Map of the City of Camden and commonly known as 1008 Central Avenue, Camden, New Jersey, 08104; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A; now, therefore

BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

1. The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
2. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
3. The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



**"EXHIBIT A"**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT		
Gross Rents	\$	1,262,322.00
Less Vacancy (5%)	( - )	63,116.10
Less Utilities (if applicable)	( - )	139,848.00
Less Public Subsidies	( - )	162,348.90
Gross Sheltered Rents	\$	897,009.00
x Rate	x	7.80%
Real Estate Taxes	\$	69,966.70

**EXHIBIT B**

**AGREEMENT FOR PAYMENT IN LIEU OF TAXES**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

**WITNESSETH**

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 555, Lot 3, Block 552, Lot 6, Block 555, Lot 35, and Block 555, Lot 60 as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1008 Central Avenue, Camden, New Jersey 08104, and currently known as "J. Allen Nimmo Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

(1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.

(2) From the date of Substantial Completion of the Project and for the remaining

term of the NJHMFA Mortgage, the Sponsor shall make payment to the City in an amount equal to seven point eight (7.8%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to seven point eight (7.8%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at seven point eight (7.8%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_

By: \_\_\_\_\_  
Shneur Gopin, Authorized Signatory



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: **JULY 1, 2025**

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR  
CAMDEN HEIGHTS LLC FOR 1008 CENTRAL AVENUE – J. ALLEN NIMMO COURT APARTMENTS**

Point of Contact:	Planning & Development	X7214	EdWillia@camdennj.gov
Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	[Signature]	6/4	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		[Signature]		

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

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**Signature**

**Date**

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A TAX ABATEMENT FOR  
CAMDEN HEIGHTS LLC FOR 1008 CENTRAL AVENUE – J. ALLEN NIMMO COURT APARTMENTS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Camden Heights LLC is applying for acquisition and rehabilitation funding through NJHMFA and EDA for the property
- Financial Agreement drafted by City Attorney Office

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:  
IMPACT STATEMENT:**

- Projected Real Estate Taxes to Camden City - \$54,283.20

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Additional as required...
- 

**COORDINATION:**

**Prepared by: Candice Walker**

**x3542/cajeffer@camdennj.gov**

---

Name

Phone/Email



## TAX ABATEMENT RESOLUTION

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor") proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Law") located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Law, the governing body of the City hereby determines that there is a need for this housing project in the City; and

WHEREAS, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camden (the "City Council") that:

- (1) The City Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the City in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B" (the "PILOT Agreement"); and
- (2) The City Council hereby authorizes and directs the Mayor of the City to execute, on behalf of the City, the PILOT Agreement in substantially the form annexed hereto as Exhibit "B"; and
- (3) The City Council understands and agrees that the revenue projections set forth in Exhibit "A" to the PILOT Agreement are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City shall be determined pursuant to the PILOT Agreement executed between the Sponsor and City.

**CERTIFICATION**

I, Luis Pastoria, Municipal Clerk of the City of Camden, New Jersey, hereby certify that the foregoing resolution is a true copy, duly adopted by the City Council at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Luis Pastoriza  
Municipal Clerk

## AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between Camden Heights LLC, having an office at 100 Henry Street, Brooklyn, New York 11201 (hereinafter the "Sponsor") and the City of Camden, a municipal corporation in the County of Camden and State of New Jersey (hereinafter the "City").

### WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 37 of the New Jersey Housing and Mortgage Finance Agency Law of 1983 (N.J.S.A. 55:14K-1 et seq.) (hereinafter "HMFA Law") and a Resolution of the City Council duly adopted on \_\_\_\_\_, 2025, (the "Resolution") and with the approval of the New Jersey Housing and Mortgage Finance Agency (hereinafter the "Agency"), as required by N.J.S.A. 55:14K-37.

2. The Project is or will be situated on that parcel of land designated as Block 555, Lot 3, Block 552, Lot 6, Block 555, Lot 35, and Block 555, Lot 60 as shown on the Official Assessment Map of the City of Camden, and more commonly referred to as 1008 Central Avenue, Camden, New Jersey 08104, and currently known as "J. Allen Nimmo Apartments."

3. As of the date the Sponsor executes a first mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage"), the land and improvements comprising the Project shall be exempt from real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the City as provided hereinafter. Except as set forth in Section 6 of this Agreement the exemption of the Project from real property taxation and the sponsor's obligation to make payments in lieu of taxes shall not extend beyond the date on which the Agency Mortgage is paid in full, which, according to the HMFA Law, may not exceed fifty (50) years.

4. (a) For projects receiving construction and permanent financing from the Agency, the Sponsor shall make payment to the City of an annual service charge in lieu of taxes in such amount as follows:

- (1) From the date of the execution of the Agency Mortgage until the date of Substantial Completion of the Project, the Sponsor shall make payment to the City in the amount equal to the current real estate taxes (pursuant to the HMFA Law, the annual amount may not exceed the amount of taxes due on the property for the year preceding the recording of the Agency Mortgage). As used herein, "Substantial Completion" means the date upon which the City issues the Certificate of Occupancy for all of the units in the Project.
- (2) From the date of Substantial Completion of the Project and for the remaining term of the NJHMFA Mortgage, the Sponsor shall make payment to the City

in an amount equal to six point twenty-eight (6.28%) of Project Revenues.

(b) For Projects receiving permanent financing only from the Agency, the Sponsor shall make payment to the City in an amount equal to six point twenty-eight (6.28%) of Project Revenues from the date of the Agency Mortgage and for the remaining term of the Agency Mortgage.

(c) As used herein, "Project Revenues" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(d) The amount of payment in lieu of taxes to be paid pursuant to paragraphs (a) or (b) and (c) above is calculated in Exhibit "A" attached hereto. It is expressly understood and agreed that the revenue projections provided to the City as set forth in Exhibit "A" and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined pursuant to Section 5 below.

5. (a) Payments by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the City in the same manner and on the same dates as real estate taxes are paid to the City and shall be based upon Project Revenues of the previous quarter. No later than three (3) months following the end of the first fiscal year of operation after (i) the date of Substantial Completion (for projects receiving construction and permanent financing) or (ii) the date of the Agency Mortgage (for projects receiving permanent financing only) and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the City a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth the Project Revenues and the total payments in lieu of taxes due to the City calculated at six point twenty-eight (6.28%) of Project Revenues as set forth in the Audit (the "Audit Amount"). The Sponsor simultaneously shall pay the difference, if any, between (i) the Audit Amount and (ii) payments made by the Sponsor to the City for the preceding fiscal year. The City may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the City shall credit the amount of such excess to the account of the Sponsor.

(b) All payments pursuant to this Agreement shall be in lieu of taxes and the City shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the City. If, however, the City disputes the total amount of the annual payment in lieu of taxes due it, based upon the Audit, it may apply to the Superior Court, Chancery Division for an accounting of the service charge due the City, in accordance with this Agreement and HMFA Law. Any such action must be commenced within one year of the receipt of the Audit by the City.

(c) In the event of any delinquency in the aforesaid payments, the City shall give notice to the Sponsor and NJHMFA in the manner set forth in 9(a) below, prior to any legal action being taken.

6. The tax exemption provided herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the Agency, but in no event longer than the term of the Agency Mortgage unless extended by the City pursuant to Section 37 c. of the HMFA Law. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, this Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage.

7. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the HMFA Law, or any other applicable state law, the Project shall be taxed as omitted property in accordance with the law.

8. The Sponsor, its successors and assigns shall, upon request, permit inspection of property, equipment, buildings and other facilities of the Project and also documents and papers by representatives duly authorized by the City. Any such inspection, examination or audit shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor or its successors and assigns.

9. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the City to the Sponsor, it shall be addressed to 100 Henry Street, Brooklyn, New York 11201 or to such other address as the Sponsor may hereafter designate in writing and a copy of said notice or communication by the City to the Sponsor shall be sent by the City to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

(b) When sent by the Sponsor to the City, it shall be addressed to the Municipal Clerk, 520 Market Street, City Hall, Room 105, Camden, New Jersey 08102 or to such other address as the City may designate in writing; and a copy of said notice or communication by the Sponsor to the City shall be sent by the Sponsor to the New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, P.O. Box 18550, Trenton, New Jersey 08650-2085.

10. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the HMFA Law.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of the Agreement by each party hereto.

ATTEST

CITY OF CAMDEN, NEW JERSEY

\_\_\_\_\_  
Luis Pastoriza, Municipal Clerk

By: \_\_\_\_\_  
Victor G. Carstarphen, Mayor

ATTEST

CAMDEN HEIGHTS LLC  
By: Camden Heights GP LLC

\_\_\_\_\_  
By: \_\_\_\_\_  
Shneur Gopin, Authorized Signatory

**“EXHIBIT A”**

Projected Payment in Lieu of Taxes  
Based upon 2025 Rent Levels

<b><u>REAL ESTATE TAX CALCULATION FOR TAX ABATEMENT</u></b>			
Gross Rents		\$	
Less Vacancy		( - )	
Less Utilities (if applicable)		( - )	
Less Public Subsidies		( - )	
Gross Sheltered Rents		\$	864,382.20
x Rate		x	6.28%
Real Estate Taxes		\$	54,283.20

**EXHIBIT A**

**(PROPERTY DESCRIPTIONS)**

**All American Garden Apartments**

1936 South 8th Street  
Camden, NJ 08104

Block 569 Lot 1  
Block 547 Lot 62

**Macedonia Garden Apartments**

2805 Mitchell Street  
Camden, NJ 08105

Block 1095 Lot 1  
Block 1095 Lot 29  
Block 1096 Lot 8  
Block 1099 Lot 33

**Lakeshore Apartments**

1310-1355 Fairview Street  
Camden, NJ 08104

Block 632 Lot 44  
Block 640 Lot 25

**J. Allen Nimmo Apartments**

1008 Central Avenue  
Camden, NJ 08104

Block 555 Lot 3  
Block 552 Lot 6  
Block 555 Lot 35  
Block 555 Lot 60



DB:dh  
05-13-25

**RESOLUTION MC-25: 10002**  
**On Motion Of: Christopher Collins**  
**APPROVED: May 13<sup>th</sup>, 2025**

R-12

**RESOLUTION OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, CONFIRMING THE NEED FOR THE REHABILITATION OF FOUR (4) AFFORDABLE DEVELOPMENTS CONSISTING OF 290 UNITS AND TO SUPPORT FUNDING APPLICATIONS TO THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

WHEREAS, Camden Heights LLC, a New York limited liability company (hereinafter referred to as the "Sponsor"), proposes to acquire, and provide for the rehabilitation of, four (4) separate properties consisting of 290 affordable housing units (hereinafter referred to as the "Project"), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law"), located within the City of Camden, County of Camden, New Jersey (hereinafter referred to as the "City") on various parcels of real property more particularly described on Exhibit "A" hereto; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, the Sponsor will further be filing an application (the "Aspire Application") with the New Jersey Economic Development Authority (hereinafter referred to as the "NJEDA") requesting an award of financing from the NJEDA under the Aspire Tax Credit Program (the "Aspire Program") in order to financially advance the acquisition and rehabilitation of the Project; and

WHEREAS, the Project will be further subject to any rules and regulations of the NJEDA in order to receive funding under the Aspire Tax Credit Program; and

WHEREAS, the City is a "Government Restricted Municipality" as defined in the New Jersey Economic Recovery Act of 2020, as amended and supplemented to date; now, therefore

BE IT RESOLVED by the City Council of the City of Camden ("City Council") as follows:

1. The City Council finds and determines that the proposed Project currently meets or will meet in the future an existing housing need in the City.
2. The City Council does hereby adopt this resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall rehabilitate/construct, own and operate the Project.
3. The City Council hereby further adopts this resolution of support for the Sponsor's Aspire Application to the NJEDA.
4. The City Council hereby authorizes the Mayor and other appropriate officials to execute all necessary documents.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 13, 2025

The above has been reviewed

**RESOLUTION AUTHORIZING A SUBRECIPIENT AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND ST. JOSEPH'S CARPENTER SOCIETY  
IN THE AMOUNT OF \$600,000.00 FOR THE BRANCH VILLAGE PROJECT**

WHEREAS, pursuant to the National Affordable Housing Act of 1990, HOME Investment Partnership Program funds are to be utilized to develop affordable housing opportunities for low-and moderate-income Americans; and

WHEREAS, pursuant to a request for proposal, St. Joseph's Carpenter Society, submitted a proposal to support construction cost of the Branch Village Project of ten (10) affordable homes located on the 1800 (1804-1830) Block of South 9<sup>th</sup> Street; and

WHEREAS, the construction of ten (10) affordable housing units is consistent with and in furtherance of the neighborhood revitalization goals of the City of Camden; and

WHEREAS, the City of Camden desires to enter into a Subrecipient Agreement with St. Joseph's Carpenter Society for an amount not to exceed SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) for the provision of said services; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal grant budget of the City of Camden under line item(s) "H-25-HM-019-026" & "H-25- HM-021-022" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to enter into a Subrecipient Agreement with St. Joseph's Carpenter Society, for the amount not to exceed SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) for the construction cost of the Branch Village Project located on the 1800 (1804-1830) Block of S. 9<sup>th</sup> Street.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, Director – Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution awarding a contract between the city of Camden & St. Joseph Carpenter Society in the amount of \$600,000.00 for the Branch Village Project. Contract is contingent on the Authority to Use Grant Funds.

Point of Contact: Tina Piliro      Division of Housing      856-757-      timorale@camdennj.org  
Services      7323

Name	Department-Division- Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION** Resolution awarding a contract between the city of Camden & St. Joseph Carpenter Society in the amount of \$600,000.00 for the Branch Village Project. Contract is contingent on the Authority to Use Grant Funds.

### **FACTS/BACKGROUND:**

- The RFP process was utilized, and St. Joseph Carpenter Society was selected as an award recipient of the City's HOME entitlement funding for the Branch Village Project.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$600,000.00

### **IMPACT STATEMENT:**

- If this request is not approved, the City of Camden will not meet HUD's required 15 percent (HOME) fund set aside for the Community Housing Development Organization (CHDO)

### **SUBJECT MATTER EXPERTS/ADVOCATES:**

- NA

### **COORDINATION:**

- NA

**Prepared by:**

Tina Piliro

Name

856-757-7323 Timorale@CamdenNJ.gov

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	CHDO Agreement
Name of Vendor	St. Joseph Carpenter Society
Purpose or Need for service:	Awarding funding through the City's Entitlement grant program for the purpose of supporting construction costs only for the Branch Village Project.
Contract Award Amount	\$600,000.00
Term of Contract	7/1/2025 – 6/30/2027
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Federal HOME Funds
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFP process was utilized, and entity was selected as an award recipient of the City's HOME entitlement funding
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NA

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date\_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date\_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.

\_\_\_\_\_ Funding Source for this action



\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_  
Date

***For LGS use only:***

☐ Approved

☐ Denied

\_\_\_\_\_  
Date

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: SAINT JOSEPH CARPENTRY SOCIETY

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION:

AMOUNT :\$

- APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT: : H-25-HM-019-026 (\$397,563.09)

AMOUNT :\$ H-25-HM-0210-022(\$202,436.91)

- CAPITAL ORDINANCE

AMOUNT: \$

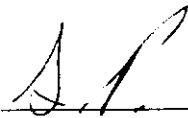
- TRUST ACCOUNT:

AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 600,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AWARDING A CONTRACT BETWEEN THE CITY OF CAMDEN AND SAINT JOSEPH CARPENTRY SOCIETY IN THE AMOUNT OF \$600,000.00 FOR THE BRANCH VILLAGE PROJECT. CONTRACT IS CONTINGENT ON THE AUTHORITY TO USE GRANT FUNDS.

  
\_\_\_\_\_  
**Scott Z. Parker**  
**Chief Financial Officer**  
Date: 6/18/25

CAMDEN CITY  
520 MARKET STREET  
CAMDEN, NJ 08102  
TEL (856)757-7000

IDIS ACTIVITY #: TBD

REQUISITION

NO.

R2501066

SHIP TO	CAMDEN DIVISION OF HSNB SVCS 520 MARKET STREET, ROOM 218-A CAMDEN, NJ 08102 ATTENTION: TINA PILIRO
	VENDOR # : STJ02 ST JOSEPH CARPENTER SOCIETY 20 CHURCH ST CAMDEN, NJ 08105

ORDER DATE: 06/12/25  
DELIVERY DATE:  
STATE CONTRACT:  
F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	2019-2020 2021-2022 HOME AWARD ST. JOSEPH'S CARPENTER SOCIETY WAS AWARDED \$600,000 THROUGH THE CITY'S ENTITLEMENT GRANT PROGRAM (HOME) FOR THE NEW CONSTRUCTION OF TEN (10) AFFORDABLE HOUSING UNITS. THESE FUNDS SUPPORT CONSTRUCTION COST ONLY.  PROJECT: BRANCH VILLAGE PROJECT  CONTRACT AMOUNT NOT TO EXCEED: \$600,000  RES#:  RES DATE:  CONTRACT#:	H-25-HM-019-026	397,563.0900	397,563.09
1.00		H-25-HM-021-022	202,436.9100	202,436.91
			TOTAL	600,000.00

Approved:

I hereby certify that the work or supplies specified are  
necessary for the proper transaction of the business of this  
bureau or office.

Department Head

Date

Receiver of Goods

Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU




**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Department of Development and Planning/Division of Housing Services

Grant Administrator: Tina Piliro

Administrator #: 856-757-7323

Grant/Project Name:		St. Joseph's Carpenter Society – Branch Village Project			
Grant #:		HUD HOME Funding FY 2019 & 2021			
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code :		H-25-HM-019-026 H-25-HM-021-022
Funding Source:		HUD HOME EN CHDO Funds			
Pass Through:	Y	N	Source:		
Amount of Grant:					
Local Match:	Y	<input checked="" type="checkbox"/>	Cash:		In-Kind: <input type="checkbox"/>
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:		07/01/2025-06/30/2027	Location of Activity:		1800 Block (1804-1830) of S. 9 <sup>th</sup> St.
Date of Analysis:		06/16/25	Reviewed By:		

**Summary:**

**06/17/2025-** The Department of Development and Planning/ Division of Housing Services, is requesting a resolution to award St. Joseph's Carpenter Society \$600,000 of HUD HOME CHDO funds for the Branch Village Project. These funds will support construction costs associated with the NEW Construction of 10 affordable homes located on the 1800 (1804-1830) block of S. 9<sup>th</sup> st. The contract term will be 7/1/2025 - 06/30/2027, Rq# R2501066.

**Project Description-**

Saint Joseph's Carpenter Society (SJCS) is requesting \$600,000 in HOME funds to construct 10 new affordable for sale housing units at Branch Village in the Centerville neighborhood (census tract 6017). The ten (10) units are a part of a larger effort to replace substandard housing with a mix of housing types and various income levels as part of the Branch Village Transformation Project. The ten (10) units receiving HOME funds will remain affordable for the required affordability period of at least 15 years. These units will feature 3 stories, 3 bedrooms, 2.5 bathrooms and approximately 1,700 square feet of livable space.

The following are the new construction, twin homes that will have affordability controls:

1	1830 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.01
2	1828 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.02
3	1824 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.03
4	1822 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.04
5	1818 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.05
6	1816 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.06
7	1812 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.07
8	1810 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.08

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

9	1806 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.09
10	1804 S.9 <sup>th</sup> Street, Camden, NJ 08104	Block 551.03, Lot 1.10

Funding Sources – Committed or Pending

Total Project Cost - \$7,364,831

**Time Lines:****Problematic Areas/Recommendations:**

I see no issues with the Department of Planning- Division of Housing Services' request, contingent on approval from HUD.

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning &amp; Development

Grant Administrator: Tina Piliro

Administrator #: 757-7323

Grant/Project Name:			St. Joseph Carpenter Society – Branch Village Project		
Grant #:			HUD HOME Funding FY 2019-2020 & 2021-2022		
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code: H-25-HM-019-026 H-25-HM-021-022		
Funding Source:					
Pass Through:	Y	N	Source:		
Amount of Grant: \$600,000.00					
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:		
Date of Analysis:			Reviewed By:		

**Summary:**

6/1/2025: St. Joseph Carpenter Society was awarded \$600,000.00 through the City's **2019-2020 & 2021-2022** HOME Entitlement Grant Program to support construction costs associated with the new construction of 10 affordable homes located in the Branch Village Project. This project is located on the 1800 block of S. 9<sup>th</sup> Street - 1804-1830 S. 9<sup>th</sup> Street. The contract term is 7/1/2025 – 6/30/2027.

**Time Lines:** 2 Year Contract**Problematic Areas/Recommendations:**

### Concise Description of the Project

#### *Project Description:*

Saint Joseph's Carpenter Society (SJCS) is requesting \$600,000 in HOME funds to construct 10 new affordable for-sale housing units at Branch Village in the Centerville neighborhood (census tract 6017). These ten (10) units are a part of a larger, more concerted effort to replace substandard housing with a mix of housing types and various income levels as part of the Branch Village Transformation Project. These ten (10) units receiving HOME funds will remain affordable for the required affordability period of at least 15 years. The ten (10) units will feature 3 stories, 3 bedrooms, 2.5 bathrooms, and approximately 1,700 square feet of livable space.

The addresses of the affordable new construction twin homes that will receive affordability controls are:

- 1830 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.01
- 1828 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.02
- 1824 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.03
- 1822 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.04
- 1818 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.05
- 1816 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.06
- 1812 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.07
- 1810 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.08
- 1806 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.0
- 1804 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.10

#### *Funding Sources - Committed or Pending:*

Total Project Cost - \$7,364,831

City of Camden HOME - Amount: \$600,000 – Pending

HUD CNI Funds – Amount: \$1,440,810 – Committed and Received

AHTF Funds – \$3,824,021 – Committed and Received

SJCS Equity as Sales Proceeds - \$1,500,000 - Committed

#### *Objectives, Outcomes, Indicator and Performance Measure(s):*

- Objective – Decent Affordable Housing. This project will produce quality affordable housing completely renovated and sold to qualified and educated homeowners. These houses will be sold at a sales price that is affordable to those who make at or less than 80% of the Camden County Area Median Income for 2025.
- Outcome – Housing Affordability and Availability. This project will create new homeownership opportunities from formerly vacant lots. This project will in turn increase tax ratables for the City of Camden, increase the homeownership rate and promote a more stable neighborhood.
- Indicator - Homeownership units constructed or acquired with rehabilitation. This project will construct 10 units, all of which will be affordable for a 15-year period.
- Performance Measure(s) – Number of homeownership units constructed per activity, number of affordable units, number of years of affordability. Ten (10) units will be constructed, all of which will be affordable. These ten (10) affordable homes will be maintained as affordable for 15 years.

**ST. JOSEPH CARPENTER SOCIETY  
HOME FUNDING  
2019-2020 & 2021-2022**

**Title of Contract Award:**      **Branch Village Project**

**City Information**

Department:                      Housing Services  
Address:                            520 Market Street – Room 218A  
   Camden, NJ 08101  
  
Contact Person:                 Tina Piliro  
Telephone Number:            856-757-7323  
Email Address:                 [Timorale@CamdenNJ.gov](mailto:Timorale@CamdenNJ.gov)  
City Monitor:                    Barbara Bellamy-Johnson  
Telephone Number:            856-968-6423  
Email Address:                 [BaJohnson@CamdenNJ.gov](mailto:BaJohnson@CamdenNJ.gov)

**Recipient Information:**

Agency Name:                 St. Joseph Carpenter Society  
Address:                            20 Church Street  
   Camden, NJ 08105

Contact Person:                Pilar Hogan-Closkey, Executive Director  
Telephone Number:            856-966-8117  
Fax Number:                     856-342-7289  
Email Address:                 [phogan@sjcscamden.org](mailto:phogan@sjcscamden.org)

**Funding Amount & Source of Funds:**

Appropriation Code:         H-25-HM-019-026 & H-25-HM-021-022  
**Award Source:**                HOME  
**Funding Amount:**            \$600,000.00  
Other Funding:                 \$6,764,831.00  
Sales

Total other Source  
Total Project Amount:         \$7,364,831.00

**Contract Term**

Strat Date:                        7/1/2025  
Completion Date:               6/30/2027  
Contract Liquidation of  
Obligation must be made by:   7/31/2027

Project Description: Funding will be utilized for construction cost associated with the new construction of ten (10) affordable units located on the 1800 block of S. 9<sup>th</sup> Street (1804 – 1830 S. 9<sup>th</sup> Street).

**Schedule B**

**City of Camden  
HOME Funding FY 2019-2020 & 2021-2022  
St. Joseph Carpenter Society: 1804 – 1830 S. 9<sup>th</sup> Street  
Approved Budget  
7/1/2025 – 6/30/2027**

<b>BUDGET CATEGORY</b>	<b>BUDGET HOME</b>	<b>OTHER FUNDING SOURCES</b>	<b>PROJECT TOTAL</b>
Building Acquisition			
Construction	\$600,000.00	\$6,764,831.00	\$7,364,831.00
Professional Services			
Developers fee			
Carrying costs			
Total	\$600,000.00	\$6,764,831.00	\$7,364,831.00

**Schedule C**

**City of Camden  
Department of Finance  
Bureau of Grants Management  
Quarterly Progress/Financial Report**

Final Report: Yes ( ) No ( )	Date: 5/16/2025
Grant Term: 7/1/2025 – 6/30/2027	Reporting Period: _____
Agency: St. Joseph Carpenter Society _____ 20 Church Street Camden, NJ 08105	Contract: _____  HUD Activity _____
Project Name: Branch Village Project	Appropriation Code: H-25-HM-019-024 H-25-HM-021-021

Accomplishment Narrative: (Be specific. Use more than one sheet if necessary)

HOME Award: \$600,000 \_\_\_\_\_

Total Project Cost: \$7,364,831.00

**EXPENDITURE REPORT FORM FISCAL YEAR 2025-2026**

Budget Category	Approved Budget	General Operating	Expenditures this period	Cumulative Expenditures	Balance
Construction	\$600,000.00				
Reimbursable Amount					

\_\_\_\_\_  
Authorized Signature and Title

\_\_\_\_\_  
Date

City of Camden  
 CDBG/HOME FUNDING FY 2025-2026  
 Branch Village Homeownership Budget  
 Saint Joseph's Carpenter Society  
 Term: 1/30/25 - 1/30/26  
 UPDATED 1/30/2025

PROJECT BUDGET

BUDGET CATEGORY	HOME Request	Matching Funds	Project Total
			\$ -
Acquisition		\$ 1	\$ 1
Construction	\$ 600,000	\$ 4,988,908	\$ 5,588,908
Hard Cost Contingency	\$ -	\$ 213,988	\$ 213,988
Construction Supervision	\$ -	\$ 110,000	\$ 110,000
Professional Services	\$ -	\$ 786,761	\$ 786,761
Carrying and Financing Costs	\$ -	\$ 178,500	\$ 178,500
Soft Cost Contingency	\$ -	\$ 16,562	\$ 16,562
Developer's Fee	\$ -	\$ 470,111	\$ 470,111
			\$ -
Total Project	\$ 600,000	\$ 6,784,831	\$ 7,384,831

PER HOUSE BUDGET - HOME USE

BUDGET CATEGORY	1804 S. 9th Street	1806 S. 9th Street	1810 S. 9th Street	1812 S. 9th Street	1816 S. 9th Street	1818 S. 9th Street	1822 S. 9th Street	1824 S. 9th Street	1828 S. 9th Street	1830 S. 9th Street	Project Total
HOME FUNDS											\$ -
Acquisition											\$ -
Construction	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 600,000
Hard Cost Contingency											\$ -
Construction Supervision											\$ -
Professional Services											\$ -
Carrying and Financing Costs											\$ -
Soft Cost Contingency											\$ -
Developer's Fee											\$ -
											\$ -
Total Per House	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 600,000

City of Camden  
 CDBG/HOME FUNDING FY 2025-2026  
 Branch Village Homeownership Budget  
 Saint Joseph's Carpenter Society  
 Term: 1/30/25 - 1/30/26  
 UPDATED 1/30/2025

1804 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ 1	\$ 1
Construction	\$ 60,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
			\$ -
Total Project	\$ 60,000	\$ 609,968	\$ 736,484

1806 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 60,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
			\$ -
Total Project	\$ 60,000	\$ 609,968	\$ 736,483

1810 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 60,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
			\$ -
Total Project	\$ 60,000	\$ 609,968	\$ 736,483

1812 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 60,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
			\$ -



DRAFT

## DEVELOPMENT BUDGET

## BUILDING &amp; PROPERTY ACQUISITION

Building	0
Acquisition	0
Other:	1
Acquisition	

## CONSTRUCTION

Building Permits	0
Demolition	0
Environmental Clearances	0
Off-Site Improvements	0
On-Site Improvements	0
Residential Structures	4,722,542
Surety & Bonding	0
Other:	866,366
Demo and Remediation	

## CONTRACTOR FEE (O&amp;P)

## HARD COSTS CONTINGENCY

(Contingency is 5% for new construction &amp; 10% for rehab)

## CONSTRUCTION SUPERVISION

## PROFESSIONAL SERVICES

Appraiser	16,350
Architect	162,326
Attorney	200,291
Cost Certification/Audit	5,000
Engineer	91,106
Environmental Consultant - Lead Abatement Radon	15,000
Historical Consultant	0
MBE/Section 3 Consultant	0
Security	15,000
Surveyor	7,500
Marketing/Advertising	25,000
HAS Fees of 3500 / Subsidized affordable unit	5,000
Other:	10,000
Accounting	100,000
Other:	Permits Escrow - Planning Board Escrow - Maintenance Bond
Other:	Market Study
Other:	Housing Authority Legal
Other:	Housing Authority Project Consultant
Other:	Energy Star Consultant
Other:	Homeownership Counseling
Other:	0

## NG AND FINANCING COSTS

Interest	18,500
Interest Costs	41,000
Points & Bank Fees	15,500
Property Insurance	15,000
Real Estate Taxes	30,000
Title Insurance & Recording	15,000
Utility Connection Fees	33,500
Other:	10,000
Home Warranty	
Other:	

## SOFT COSTS CONTINGENCY

(Contingency is 2% of Professional Services &amp; Carrying/Financing Costs)

## SUBTOTAL (same as Total Construction Costs)

## DEVELOPER/SPONSOR FEE

## TOTAL DEVELOPMENT COST

## SOURCES

SALES  
HUD CNI Funds  
AHTF Funds  
HOME Funds

## SURPLUS(DEFICIT)

## CONSTRUCTION SOURCES

90% AHTF	\$	3,441,619
Total Construction Loan	\$	1,350,000
100% of HUD CHOICE	\$	1,440,810
90% HOME Funds	\$	540,000
Deferred Developer's Fee	\$	122,291
Total Construction Costs	\$	6,894,720

Total Units
10

Project Branch Village 10 units
---------------------------------------

% of TDC	Per Unit
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ 0.10
0.00%	\$ 8

0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
64.12%	\$ 472,254.20
0.00%	\$ -
11.76%	\$ 86,636.60
0.00%	\$ -
75.89%	\$ 558,891

0.00%	\$ -
2.91%	\$ 21,399

0.22%	\$ 1,635.00
2.20%	\$ 16,232.60
2.72%	\$ 20,029.10
0.07%	\$ 500.00
1.24%	\$ 9,110.60
0.20%	\$ 1,500.00
0.00%	\$ -
0.00%	\$ -
0.20%	\$ 1,500.00
0.10%	\$ 750.00
0.34%	\$ 2,500.00
0.07%	\$ 500.00
0.14%	\$ 1,000.00
1.36%	\$ 10,000.00
0.11%	\$ 800.00
0.95%	\$ 7,000.00
0.12%	\$ 918.80
0.23%	\$ 1,700.00
0.41%	\$ 3,000.00
10.68%	\$ 78,676

0.25%	\$ 1,850.00
0.56%	\$ 4,100.00
0.21%	\$ 1,550.00
0.20%	\$ 1,500.00
0.41%	\$ 3,000.00
0.20%	\$ 1,500.00
0.45%	\$ 3,350.00
0.14%	\$ 1,000.00
0.00%	\$ -
0.00%	\$ -

2.42%	\$ 17,850
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0.22%	\$ 1,656
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\$6,894,720	93.62%	\$ 689,472
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\$470,111	6.82%	\$ 47,011
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\$7,364,831	\$736,483
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\$ 1,500,000	\$ 150,000
\$ 1,440,810	\$ 144,081
\$ 3,824,021	\$ 382,402
\$ 600,000	\$ 60,000

\$ -	\$ -
------	------

90% of sales proceeds  
25% of developer fee

Total Project	\$	80,000	\$	609,966	\$	736,483
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1816 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

1818 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

1822 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

1824 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

1828 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

1830 S. 9th Street

BUDGET CATEGORY	HOME Request	Matching Funds	House Total
	\$ -		
Acquisition		\$ -	\$ -
Construction	\$ 80,000	\$ 498,891	\$ 558,891
Hard Cost Contingency		\$ 21,399	\$ 21,399
Construction Supervision		\$ 11,000	\$ 11,000
Professional Services		\$ 78,676	\$ 78,676
Carrying and Financing Costs		\$ 17,850	\$ 17,850
Soft Cost Contingency		\$ 1,656	\$ 1,656
Developer's Fee		\$ 47,011	\$ 47,011
Total Project	\$ 80,000	\$ 609,966	\$ 736,483

June 12, 2025  
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CAMDEN CITY  
Budget Detail Inquiry

Page No: 1

Account No: H-25-HM-019-026

Description: St. Joes Branch Village Project

Type: Sub Account

Starting Date: 06/12/25

Ending Date: 06/12/25

Po Transactions: Summarized

Note: Requisitions charged to Existing Blanket PO's or Contracts do not affect balance.

\* Transaction is included in Previous and/or Opening Balance \*\* Transaction is not included in Balance

En = PO Line Item First Encumbrance Date

BC = Blanket Control

BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		397,563.09
06/12/25	RQ R2501066 1 2019-2020 2021-2022 HOME AWARD Open Vn STJ02 ST JOSEPH CARPENTER SOCIETY	397,563.09-	0.00

June 12, 2025  
04:56 PM

CAMDEN CITY  
Detail Budget Account Status

Page No: 1

Range of Accounts: H-25-HM-019-026  
Current Period: 06/01/25 to 06/12/25

to H-25-HM-019-026

Include Cap Accounts: Yes  
Skip Zero Activity: Yes

As of: 06/12/25

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used
H-25-HM-019-026	St. Joes Branch Village Project	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Control: NOC	Total	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Department: 019	HUD HOME - 2019 Total	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
CAFR: HM	Total	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Budgeted Total	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Total	0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Final Budgeted		0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Final Total		0.00	0.00	397,563.09	397,563.09	397,563.09	0
		0.00	0.00	0.00	0.00	397,563.09	
		0.00		0.00	0.00		

Account No: H-25-HM-021-022  
Description: St. Joe Branch Village Project      Type: Sub Account  
Starting Date: 06/12/25      Ending Date: 06/12/25      Po Transactions: Summarized  
Note: Requisitions charged to Existing Blanket PO's or Contracts do not affect balance.  
\* Transaction is included in Previous and/or Opening Balance      \*\* Transaction is not included in Balance  
En = PO Line Item First Encumbrance Date      BC = Blanket Control      BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		202,436.91
06/12/25	RQ R2501066 2 Vn STJ02 ST JOSEPH CARPENTER SOCIETY	Open 202,436.91-	0.00

Range of Accounts: H-25-HM-021-022 to H-25-HM-021-022 Include Cap Accounts: Yes As Of: 06/12/25  
Current Period: 06/01/25 to 06/12/25 Skip Zero Activity: Yes

Account No	Description	Adopted	Amended	Transfers	Modified	Balance YTD	%Used
		Expended YTD Expended Curr	Encumber YTD	Reimbrsd YTD Reimbrsd Curr	Canceled Pd/Chrgd YTD		
H-25-HM-021-022	St. Joe Branch Village Project	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Control: NOC	Total	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Department: 021	HUD Home -2021 Total	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
CAFR: HM	Total	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Budgeted Total	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Fund: 25	Trust Fund - HUD Total	0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Final Budgeted		0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Final Total		0.00	0.00	202,436.91	202,436.91	202,436.91	0
		0.00	0.00	0.00	0.00	202,436.91	
		0.00		0.00	0.00		

### Concise Description of the Project

#### *Project Description:*

Saint Joseph's Carpenter Society (SJCS) is requesting \$600,000 in HOME funds to construct 10 new affordable for-sale housing units at Branch Village in the Centerville neighborhood (census tract 6017). These ten (10) units are a part of a larger, more concerted effort to replace substandard housing with a mix of housing types and various income levels as part of the Branch Village Transformation Project. These ten (10) units receiving HOME funds will remain affordable for the required affordability period of at least 15 years. The ten (10) units will feature 3 stories, 3 bedrooms, 2.5 bathrooms, and approximately 1,700 square feet of livable space.

The addresses of the affordable new construction twin homes that will receive affordability controls are:

- 1830 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.01
- 1828 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.02
- 1824 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.03
- 1822 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.04
- 1818 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.05
- 1816 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.06
- 1812 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.07
- 1810 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.08
- 1806 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.0
- 1804 S. 9<sup>th</sup> Street, Camden, NJ 08104 – Block 551.03, Lot 1.10

#### *Funding Sources - Committed or Pending:*

Total Project Cost - \$7,364,831

City of Camden HOME - Amount: \$600,000 – Pending

HUD CNI Funds – Amount: \$1,440,810 – Committed and Received

AHTF Funds – \$3,824,021 – Committed and Received

SJCS Equity as Sales Proceeds - \$1,500,000 - Committed

#### *Objectives, Outcomes, Indicator and Performance Measure(s):*

- Objective – Decent Affordable Housing. This project will produce quality affordable housing completely renovated and sold to qualified and educated homeowners. These houses will be sold at a sales price that is affordable to those who make at or less than 80% of the Camden County Area Median Income for 2025.
- Outcome – Housing Affordability and Availability. This project will create new homeownership opportunities from formerly vacant lots. This project will in turn increase tax ratables for the City of Camden, increase the homeownership rate and promote a more stable neighborhood.
- Indicator - Homeownership units constructed or acquired with rehabilitation. This project will construct 10 units, all of which will be affordable for a 15-year period.
- Performance Measure(s) – Number of homeownership units constructed per activity, number of affordable units, number of years of affordability. Ten (10) units will be constructed, all of which will be affordable. These ten (10) affordable homes will be maintained as affordable for 15 years.

DB:aiv  
07-08-25

R-32

**RESOLUTION APPROVING THE RELEASE OF PERFORMANCE GUARANTEE IN  
THE AMOUNT OF \$73,062.00 AND SAFETY AND STABILIZATION BOND IN THE  
AMOUNT OF \$5,000.00 FOR CAMDEN CHARTER SCHOOL NETWORK**

WHEREAS, the City of Camden ("City") has received a request from Camden Charter School Network, Inc., the developer of the project located at Hayes Avenue, Lois Avenue, Cleveland Avenue, and North 31st Street, and identified as Block 955, Lots 1, 3, 5, 7, 9, 10, 11, 13, 15, 16, 17, 31, 32, 56-60, and 63 (the "Project") on the official tax map of the City, seeking the release of funds posted in connection with the required Performance Guarantee for Public Facilities and the Safety and Stabilization Bond; and

WHEREAS, a Performance Guarantee for Public Facilities in the amount of SEVENTY-THREE THOUSAND SIXTY-TWO DOLLARS (\$73,062.00) and a Safety and Stabilization Bond in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) were posted for the Project; and

WHEREAS, the City Planning Board Engineer, Remington & Vernick Engineers ("RVE"), has verified that the required improvements have been completed; and

WHEREAS, the City is now required to authorize the release of the posted Performance Guarantee and Safety and Stabilization Bonds;

WHEREAS, RVE has recommended activation of the Maintenance Guarantee for Public Facilities in the amount of TEN THOUSAND NINE HUNDRED FIFTY-NINE DOLLARS AND THIRTY CENTS (\$10,959.30), representing fifteen percent (15%) of the original Public Facilities Guarantee, to be held for a period of two (2) years; and

WHEREAS, after the City's activation of the Maintenance Guarantee, RVE recommends: (1) the release of Public Facilities Guarantee established in the amount of SEVENTY-THREE THOUSAND SIXTY-TWO DOLLARS (\$73,062.00), and (2) the release of the Safety & Stabilization Bond which was established in the amount of FIVE THOUSAND DOLLARS (\$5,000.00), however the release of the amounts to Camden Charter School Network is contingent upon the payment of all outstanding R&V vouchers; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that, for all the reasons set forth above, the authorized City of Camden officials are hereby authorized and directed to release the Performance Guarantee in the amount of SEVENTY-THREE THOUSAND SIXTY-TWO DOLLARS (\$73,062.00) and to release the Safety Stabilization Bond of FIVE THOUSAND DOLLARS (\$5,000.00).

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution approving the release of the Public Facilities guarantee in the amount of \$73,062.00 and the Safety and Stabilization bond in the amount of \$5,000.00 for Camden Charter School Network, Hayes Ave, Lois Avenue, Cleveland Ave, and North 31 St: Block 955, Lots 1, 3, 5, 7, 9, 10, 11, 13, 15, 16, 17, 31, 32, 56-60 and 63

WHEREAS,

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution approving the release of the Public Facilities guarantee in the amount of \$73,062.00 and the Safety and Stabilization bond in the amount of \$5,000.00 for Camden Charter School Network, Hayes Ave, Lois Avenue, Cleveland Ave, and North 31 St: Block: 955, Lots: 1, 3, 5, 7, 9, 10, 11, 13, 15, 16, 17, 31, 32, 56-60 and 63

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- This action requests the authorization to return performance guarantees due to the completion of a Planning Board endorsed project.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$ \$73,062.00 and \$5,000.00 respectively.

**IMPACT STATEMENT:** This action is requested but is conditioned upon the submission of a Maintenance guarantee for the Public Facilities in the amount of \$10,959.30 and the payment of all outstanding invoices by the applicant.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Board will continue to monitor this matter.

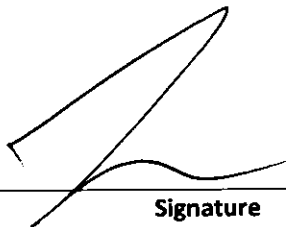
**Prepared by:**

---

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

A stylized handwritten signature in black ink, consisting of a large, sweeping 'A' shape followed by a smaller, more complex flourish.

Signature

4

Date



**REMINGTON  
& VERNICK  
ENGINEERS**

RVE HQ  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O (856) 795-9595  
F (856) 795-1882

February 28, 2025

Dr. Edward Williams, PP, AICP  
Department of Planning & Development  
City of Camden  
Room 420, City Hall  
Camden, NJ 08101

**Re: City of Camden  
Camden Charter School Network  
Hayes Avenue, Lois Avenue, Cleveland Avenue, and North 31st Street  
Block 955, Lots 1, 3, 5, 7, 9, 10, 11, 13, 15, 16, 17, 31, 32, 56-60 and 63  
Performance Guarantee Release  
RVE #0408-I-936**

Dear Dr. Williams:

At the request of the applicant, our office has conducted a final inspection for the above-referenced project. Based upon our investigation and in accordance with the current regulations, we recommend the release of the following Performance Guarantees: Public Facilities established in the amount of **\$73,062.00**, and the Safety and Stabilization bond established in the amount of **\$5,000.00**.

Prior to the release, we also recommend the activation of the Maintenance Guarantee for the Public Facilities in the amount of **\$10,959.30**. This amount represents 15% of the respective Public Facilities Guarantee, which will be held for a period of two (2) years.

**The release of the Performance Guarantee is contingent upon the payment of all-outstanding Remington & Vernick Engineers' Vouchers.** If you should have any questions, please contact Steven D. Fini, Regional Field Supervisor, at 856-795-9595.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS**  
By

Lenny Cinaglia, MBA, CEFM  
Senior Associate, Department Head Municipal CM/CI

Dena M. Johnson, P.E., C.M.E

LC:DMJ:sdf:lw

cc: Charles J. Chelotti, PE, CME, <Charles.Chelotti@camdennj.gov>  
Tyler Orlando, Camden County Improvement Authority, <tyler.orlando@camdencounty.com>  
Angela Miller, Planning Board Secretary; <AnMiller@ci.camden.nj.us>  
Luis Pastoriza, M.S.M, R.M.C., C.M.R  
Camden Charter School Network, 879 Beideman Avenue, Camden, New Jersey 08105

# Resolution #34

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Resolution Authorizing The Award Of A Construction Contract To [TBD]  
For Use In Connection With FY2023 NJDOT Local Aid Pedestrian Safety  
Improvement Program (by title)

## RESOLUTION

**NOT** available at time of print on  
**Monday, June 30, 2025.**

DB:dh  
07-08-25

R-33

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT  
THE CROFT MILL HOUSING ASSOCIATES LLC, PROJECT PROVIDES FOR AND MEETS  
THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

WHEREAS, Croft Mill Housing Associates LLC, or a special purpose entity to formed by it (hereinafter referred to as the "Sponsor") proposes to build on those parcels of land currently designated as Block 497 Lot 20 on the Official Assessment Map of the City of Camden and located in Waterfront South section of the City. The development will be comprised of sixty (60) new rental homes on a strategic site within the Waterfront South neighborhood (hereinafter referred to as the "Project") pursuant to the provision of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 *et seq.*), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 *et seq.*, and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

WHEREAS, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now, therefore

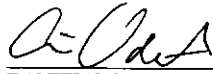
BE IT RESOLVED by the City Council of the City of Camden that:

1. The City Council of the City of Camden finds and determines that sixty (60) new affordable rental units proposed by the Sponsor meets or will meet an existing housing need;
2. The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM


COUNCIL MEETING DATE: **JULY 8, 2025**

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE CROFT MILL HOUSING ASSOCIATES LLC, PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

Point of Contact:	Planning & Development	X7214	EdWillia@camdennj.gov
Name	Department-Division- Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance		6/13/25	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

**City Attorney**

**Signature**

**Date**



## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE CROFT MILL HOUSING ASSOCIATES LLC, PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Croft Mills Housing Associates propose to construct sixty (60) new affordable rental units in Waterfront South neighborhood
- 

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**  
**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Additional as required...
- 

**COORDINATION:**

**Prepared by:** Candice Walker

**x3542/cajeffer@camdennj.gov**

---

Name

Phone/Email

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN  
DETERMINING THAT THE CROFT MILL HOUSING ASSOCIATES LLC , PROJECT  
PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY  
OF CAMDEN**

**WHEREAS**, Croft Mill Housing Associates LLC, or a special purpose entity to formed by it (hereinafter referred to as the "Sponsor") proposes to build on those parcels of land currently designated as Block 497 Lot 20 the Official Assessment Map of the City of Camden and located in Waterfront South section of the City. The development will be comprised of sixty (60) new rental homes on a strategic site within the Waterfront South neighborhood (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

**WHEREAS**, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

**WHEREAS**, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

**WHEREAS**, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now therefore.

**BE IT RESOLVED** by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that sixty (60) new affordable rental units proposed by the Sponsor meets or will meet an existing housing need;
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: \_\_\_\_\_, 2025

The above has been reviewed  
and approved as to form.

---

City Attorney

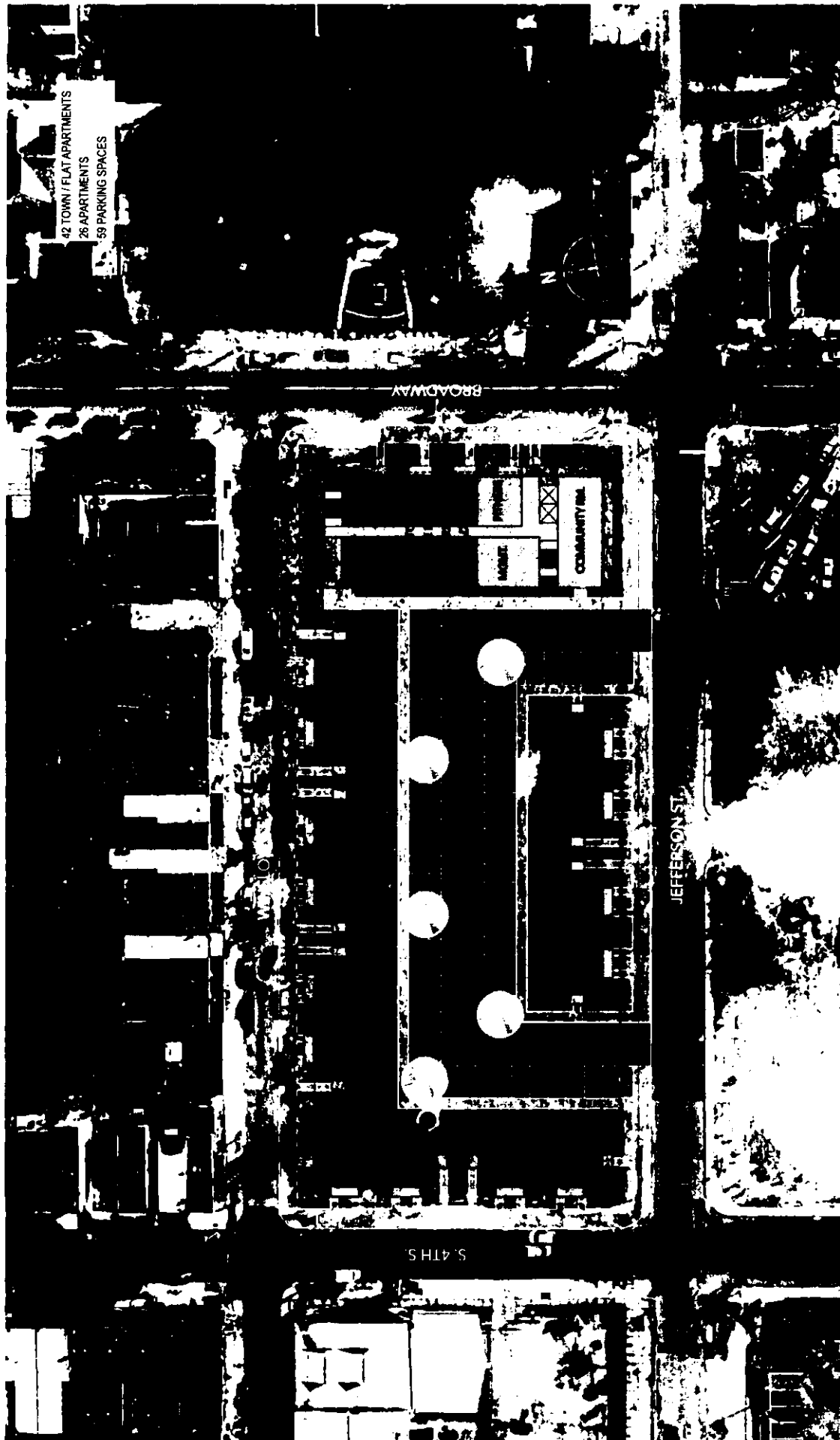
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ANGEL FUENTES  
President, City Council

ATTEST:

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LUIS PASTORIZA  
Municipal Clerk



WINSLOW STREET  
APARTMENTS  
CAMDEN, NJ

DATE: 11/04/2019

SITE FEASIBILITY ANALYSIS

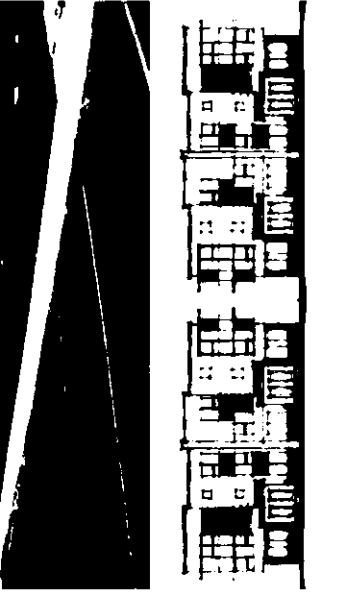
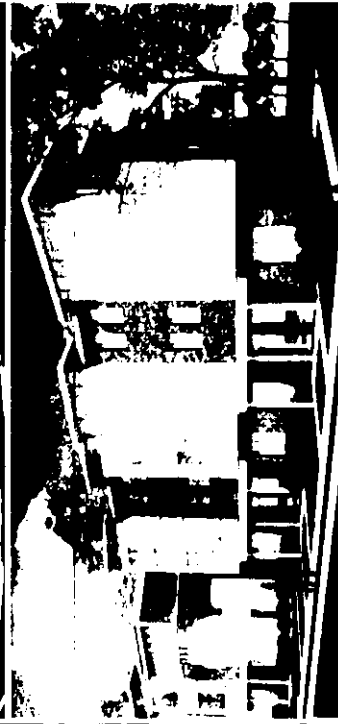
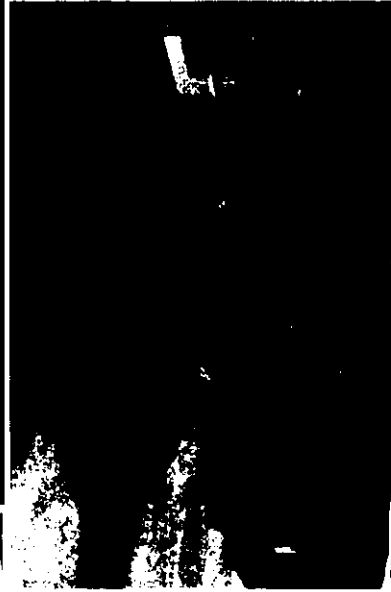
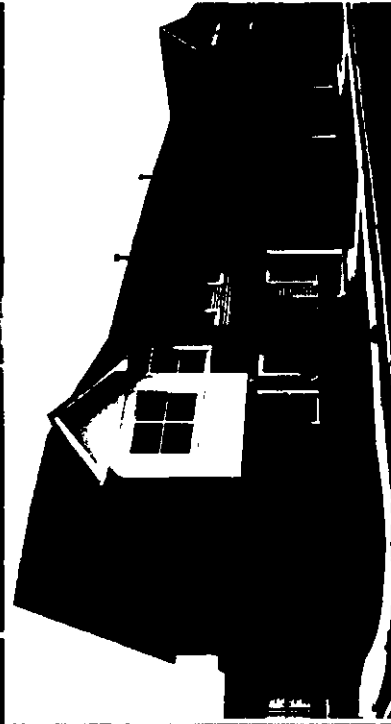


**Michael's**  
COMMUNITIES THAT lift LIVES

*Heart of Camden*



Haley Donovan



# WINSLOW STREET APARTMENTS CAMDEN, NJ

DATE: 11/04/2019

## PRECEDENTS



Heart of Camden

Hailey Donovan

DB:dh  
07-08-25

R-35

**RESOLUTION AUTHORIZING AMENDMENT #1 TO THE NON-FAIR AND OPEN  
CONTRACT #04-24-024s WITH REMINGTON & VERNICK FOR AS NEEDED  
MUNICIPAL CONSULTING AND ENGINEERING SERVICES**

WHEREAS, the Council of the City of Camden by (MC-24:9399) dated April 2, 2024 awarded a Non-Fair and Open Contract to Remington & Vernick to provide consulting and engineering services, to address staffing concerns in the Planning and Development-Capital Improvement department; and

WHEREAS, the contract price set forth in (MC-24:9399) as aforesaid was One Hundred Fifty Thousand Dollars (\$150,000.00); and

WHEREAS, it is necessary to amend Contract #04-24-024s with Remington & Vernick by Amendment #1 to increase the amount by ONE HUNDRED SIX THOUSAND FOUR HUNDRED THIRTEEN DOLLARS AND FIFTY-FOUR CENTS (\$106,413.54) and to extend the contract period to February 28, 2025 due to additional design and construction management services; and


WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden, under line item(s) "5-01-09-903-874", said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby approves Amendment #1 to Contract #04-24-024s with Remington & Vernick in the amount of ONE HUNDRED SIX THOUSAND FOUR HUNDRED THIRTEEN DOLLARS AND FIFTY-FOUR CENTS (\$106,413.54) making the total amount of the contract not to exceed TWO HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED THIRTEEN DOLLARS AND FIFTY-FOUR CENTS (\$256,413.54).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: REMINGTON AND VERNICK ENGINEERS


THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 5-01-09-930-874  
AMOUNT :\$ 106,413.54  
APPROPRIATION RESERVE:  
AMOUNT: \$
- DEDICATED BY RIDER:  
AMOUNT: \$
- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT :\$
- CAPITAL ORDINANCE:  
AMOUNT: \$
- TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 106,413.54

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AMENDMENT #1 TO NON FAIR AND OPEN CONTRACT #04-24-024S FOR AS NEEDED IN-HOUSE CONSULTING AND ENGINEERING SUPPORT SERVICES

  
\_\_\_\_\_  
*Scott Z. Parker*  
*Chief Financial Officer*  
Date: 6/25/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING AMENDMENT #1 TO NON FAIR AND OPEN CONTRACT #04-24-024s FOR AS NEEDED IN-HOUSE CONSULTING AND ENGINEERING SUPPORT SERVICES

Point of Contact:	Charles Chelotti	Capital Improvement	856-757-7680	Charles.chelotti@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		6/26	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance	Y			

Approved by:  
Business Administrator

Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:

City Attorney Signature Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING AMENDMENT #1 TO NON FAIR AND OPEN CONTRACT #04-24-024S <sup>with Remington & Vernick</sup> FOR AS NEEDED IN-HOUSE CONSULTING AND ENGINEERING SUPPORT SERVICES

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Resolution MC-23:9399 on 04/02/2024 awarded a Non-Fair & Open (NFO) contract #04-24-024S to Remington & Vernick Engineers for \$150,000.00
- Amendment No. 1 will increase the contract value by \$106,413.54 and extend the contract period to February 28, 2025 as outlined in the attached letter from Remington & Vernick Engineers, dated 5/2/2025.
- Original Contract \$150,000 + Amend #1: \$106,413.54 = Total Contract Amount: \$256,413.54

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$106,413.54

**APPROPRIATION NUMBER:** 5-01-09-930-874

**PROCUREMENT:** NJSA 40A:11-5(a)(i)

### IMPACT STATEMENT:

- Services were needed to assist the new City Engineer with Camden's procedures on current and new Capital Improvement projects

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Charles Chelotti, City Engineer
- Edward Williams, Director of Planning & Development

### COORDINATION:

- Ultimately, City of Camden residents will be impacted by approval of this Council request

**Prepared by:** LATEEAH CHANDLER

**856-757-7475**

---

Name

Phone/Email

**ATTACHMENT D**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	PROFESSIONAL SERVICES (NFO)
Name of Vendor	REMINGTON & VERNICK ENGINEERS
Purpose or Need for service:	IN HOUSE PROFESSIONAL CONSULTING AND ENGINEERING SUPPORT SERVICES
Contract Award Amount	\$106,413.54
Term of Contract	40A:11-15(9)
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NFO NJSA 40A:11-5(a)(i)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature•

\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  *SEP*    
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

  *Pending*   Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:*** \_\_\_\_\_

( ) Approved ( ) Denied

\_\_\_\_\_ Date: \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**CAMDEN CITY**  
520 MARKET STREET  
CAMDEN, NJ 08102  
TEL (856)757-7000

REQUISITION

NO.

R2501045

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DIVISION OF CAPITAL IMPROVEMTS  
520 MARKET STREET  
RM 325, CITY HALL  
CAMDEN, NJ 08101

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VENDOR #: REM02

REMINGTON & VERNICK ENGINEERS  
2059 SPRINGDALE ROAD  
CHERRY HILL, NJ 08003

ORDER DATE: 06/10/25  
DELIVERY DATE: 06/10/25  
STATE CONTRACT:  
F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	AMENDMENT #1 FOR PROFESSIONAL CONSULTING AND ENGINEERING SUPPORT SERVICES FOR CAPITAL IMPROVEMENT'S OFFICE. INCLUDES EXTENDING CONTRACT TERM TO FEBRUARY 28, 2025  ORIGINAL CONTRACT \$150,000.00 AMEND #1 \$106,413.54 TOTAL \$256,413.54  RES  RES DATE: JULY 8, 2025  CONTRACT #04-24-024s	5-01-09-930-874	106,413.5400	106,413.54
			TOTAL	106,413.54

Approved:

Department Head

Date

I hereby certify that the work or supplies specified are  
necessary for the proper transaction of the business of this  
bureau or office.

Receiver of Goods

Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU

Various Roadway Improvement Projects and Municipal Engineering Support Services,  
Request for Additional Compensation  
City of Camden  
Page 4 of 4

"On-Site" Engineering Support Services from April 2024 to December 31, 2024 (0408G010)

Original Contract Amount:	\$150,000.00
Proposed Contract Increase:	+ \$106,413.54
Amended Contract Amount:	\$256,413.54

Contract  
704-24-0245

The requested contract modification is summarized as follows:

Original Contract Amount(s):	\$1,683,140.00
This Request for Additional Compensation:	\$ 308,252.09
Total Amended Professional Services Costs:	\$1,991,392.09

Should you have any questions, please do not hesitate to contact Mr. Anthony Morici at (856) 239-0892.

Sincerely,

REMINGTON & VERNICK ENGINEERS



Timothy Staszewski, P.E., C.M.E.  
Senior Associate

cc. Scott Parker, Director of Finance  
Laleefah Chandler, City Purchasing Agent  
Tytanya Ray, Contract Administrator  
Charles Chelotti, PE, City Engineer  
Stephanie Walker, Assistant to City Engineer  
Sidney Gorham, RVE



**REMINGTON  
& VERNICK  
ENGINEERS**

**RVE HQ:**  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
F: (856) 795-1882

May 2, 2025

Timothy J. Cunningham, Business Administrator  
City of Camden  
520 Market Street  
City Hall, Room 409  
P.O. Box 95120  
Camden, New Jersey 08101

**Re: City of Camden  
Various Roadway Improvement Projects and Municipal Engineering Support Services,  
Request for Additional Compensation**

Dear Mr. Cunningham:

As you are aware, our office was awarded a contract (No. 10-23-058) from the City for several roadway improvement projects. The projects encompassed the following:

- 2023 Roadway Improvement Program (Contract #1)
- 2023 Roadway Improvement Program (Contract #2)
- Resurfacing of Cooper Street (Design Only)
- 2024 Roadway Improvement Program (Contract #1) (Design Only)
- 2024 Roadway Improvement Program (Contract #2) (Design Only)
- FY\* 2023 NJDOT Local Aid Pedestrian Safety Improvements (Design Only)

At the time of proposal submission and authorization for the 2023 Roadway Improvement Program (Contract #1 & Contract #2), our proposal provided for part-time construction observation for these two (2) projects. However, once construction contracts were awarded, our office was notified that full-time construction observation would be required for the projects.

In lieu of requesting additional compensation at that time, our office attempted to absorb the cost for additional work efforts within the 2023 Road Improvement Programs (Contract #1 & #2). Unfortunately, due to the following circumstances, our office was unable to absorb the additional work efforts within the original budget(s):

- As you are aware, the City requested the field design & construction oversight for the resurfacing of 3<sup>rd</sup> Street (from Clinton St. to Federal Street) in Ward 1.
- As you are aware, the City requested the field design & construction oversight for the resurfacing of Independence Road (from Alabama Road to Alabama Road) in Ward 1.
- During construction, there were multiple roadways that were affected by work performed by PSE&G for their gas main replacement and resurfacing project. This required extensive coordination with PSE&G, the contractor(s), and the City for adjustment of roadway improvement limits, installation / modification of ADA curb ramps and storm inlet replacement.

Various Roadway Improvement Projects and Municipal Engineering Support Services,  
Request for Additional Compensation  
City of Camden  
Page 2 of 4

Additionally, supplemental construction observation & contract administration was required due to construction contract time extensions due to various reasons such as; weather delays, material delays, additional construction work added to the contract, and scheduling conflicts with PSE&G as detailed below:

- Additional construction oversight & contract administration for time extensions for 2023 Roadway Improvement Program (Contract #1) from one-hundred and twenty (120) calendar days to two-hundred and fifty-five (255) calendar days.
- Additional construction oversight & contract administration for time extensions for 2023 Roadway Improvement Program (Contract #2) from one-hundred and twenty (120) calendar days to two-hundred and forty-five (245) calendar days.

The FY' 2024 Roadway Improvement Program Contract #1 incurred additional field survey and base plan preparation costs that were unforeseen at the time of the proposal. During our field survey efforts, we encountered multiple unanticipated conditions that extended the scope of work. In particular, the older infrastructure and incomplete utility records from the City required additional field verification and coordination. In addition, extra traffic control measures and personnel were required for numerous roadways to ensure public safety.

The FY' 2023 Pedestrian Safety Improvements Program design also incurred additional design efforts that were not in the original scope of work for the project. At the time of proposal submission and authorization for the FY' 2023 NJDOT Local Aid Pedestrian Safety Improvements program, the City took no exception to the estimated construction cost for the project in the amount of \$5,663,330.00. However, our office was requested by the City to modify the design to reduce project costs, and to include alternate bids as a contingency to avoid surpassing the grant allotment, including reimbursable professional services fees. The revised engineer's estimate is approximately \$4,456,200.22.

Additionally, our office was required to modify the scope of the project in coordination with the NJDOT and the City's Capital Improvements office. Our office was instructed to:

- Remove the design for the intersection of Linden Street and 7th Street
- Remove the design for the intersection of Linden Street and 8th Street
- Remove the design for Wayne Avenue (from 27th Street to 28th Street)
- Add the design of the intersection of 8th Street and Carl Miller Boulevard.

Please see the supplemental scope of services and cost proposal summary for the above referenced projects detailed as follows:

FY' 2023 Roadway Improvement Program Contract #1 (0408T195):

Original Contract Amount:	\$196,375.00
Proposed Contract Increase:	+ \$168,344.72
Amended Contract Amount:	\$364,719.72

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Original Contract Amount:	\$187,650.00
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Various Roadway Improvement Projects and Municipal Engineering Support Services,  
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Proposed Contract Decrease:	(\$ 15,738.36)
Amended Contract Amount:	\$121,236.64

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Proposed Contract Decrease:	(\$ 9,170.15)
Amended Contract Amount:	\$64,739.85

FY' 2023 Pedestrian Safety Improvement Program (0408T200):

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Proposed Contract Increase:	\$ 35,147.31
Amended Contract Amount:	\$253,742.31

Improvements to City Parking Lot at 1100 Newton Avenue (0408T194):

Original Contract Amount:	\$49,890.00
Proposed Contract Increase:	+ \$ 5,836.16
Amended Contract Amount:	\$55,726.16

Lastly, our office was awarded Special Projects Coordination and Program Management in 2022 (0408G008), 2023 Special Projects Coordination (0408G009) and "On-Site" Engineering Support Services from April 2024 to December 31, 2024 (0408G010). Our office was retained in these capacities to provide engineering support services and program management for the City's Capital Improvements office. Under these various contracts, our office was asked to perform additional work in exceedance of the original contract amounts.

Please see the supplemental scope of services and cost proposal summary for the above referenced projects detailed as follows:

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Amended Contract Amount:	\$179,048.80

2023 Special Projects Coordination (0408G009):

Original Contract Amount + Amendment:	\$300,000.00
Proposed Contract Decrease:	(\$122,749.20)
Amended Contract Amount:	\$177,250.80



**RESOLUTION AUTHORIZING AN AMENDMENT #2 AND #3 TO THE NON-FAIR AND OPEN CONTRACT #10-23-058 WITH REMINGTON & VERNICK ENGINEERS IN CONNECTION WITH PROFESSIONAL SERVICES TO COMPLETE DESIGN AND/OR CONSTRUCTION MANAGEMENT OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS**

WHEREAS, the Council of the City of Camden by Resolution (MC-23-9176) dated October 10, 2023 awarded a Non-Fair & Open Contract #10-23-058 to Remington & Vernick Engineers, for the purpose to complete design and/or construction management of various Traffic Improvement projects in the City of Camden in the amount of NINE HUNDRED ONE THOUSAND EIGHT HUNDRED SIXTY-ONE DOLLARS (\$901,861.00); and

WHEREAS, on July 9, 2024, City Council approved Resolution (MC-24:9595) which authorized Amendment #1 to Contract No. 10-23-058 to increase the amount of the Contract by ONE HUNDRED EIGHTY-ONE THOUSAND TWO HUNDRED SEVENTY-NINE DOLLARS (\$181,279.00) for additional design and construction management services; and

WHEREAS, it is necessary to further amend Contract #10-23-058 by Amendment #2 to increase the contract amount by TWO HUNDRED NINETY-FIVE THOUSAND FIVE HUNDRED THIRTY-EIGHT DOLLARS AND NINETY-FIVE CENTS (\$295,538.95) due to the various circumstances; and by Amendment #3 to increase the contract amount by THREE HUNDRED FORTY-TWO THOUSAND NINE HUNDRED NINETY-NINE DOLLARS (\$342,990.00) for construction observation and administration services; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal grant budget of the City of Camden under line items "5-01-09-930-874 & G-02-SE-559-242" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the total amount of Contract #10-23-058 between the City of Camden and Remington & Vernick Engineers is increased by Amendment #2 for an amount not to exceed TWO HUNDRED NINETY-FIVE THOUSAND FIVE HUNDRED THIRTY-EIGHT DOLLARS AND NINETY-FIVE CENTS (\$295,538.95) and by Amendment #3 for amount not to exceed THREE HUNDRED FORTY-TWO THOUSAND NINE HUNDRED NINETY-NINE DOLLARS (\$342,990.00) for a total Contract amount not to exceed ONE MILLION SEVEN HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED SIXTY-EIGHT DOLLARS AND NINETY-FIVE CENTS (\$1,721,668.95).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: REMINGTON AND VERNICK ENGINEERS

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 5-01-09-930-874

AMOUNT :\$ 272,116.65

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT: G-02-SE-559-242

AMOUNT :\$ 23,422.30

- CAPITAL ORDINANCE:

AMOUNT: \$

- TRUST ACCOUNT:

AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 295,538.95

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AMENDMENT #2 AND AMENDMENT #3 TO NON FAIR AND OPEN CONTRACT #10-23-058 FOR PROFESSIONAL SERVICES TO COMPLETE DESIGN AND/OR CONSTRUCTION MANAGEMENT OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS



\_\_\_\_\_  
*Scott Z. Parker*

*Chief Financial Officer*

*Date: 6/26/2025*



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 07/08/2025

TO: City Council  
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #2 AND AMENDMENT #3 TO NON FAIR AND OPEN CONTRACT #10-23-058 FOR PROFESSIONAL SERVICES TO COMPLETE DESIGN AND/OR CONSTRUCTION MANAGEMENT OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS**

Point of Contact:	Charles Chelotti	Capital Improvement	856-757-7680	Charles.chelotti@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	<input checked="" type="checkbox"/>		6/20	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance	Y			
Approved by: Business Administrator			6/24/25	
		Signature	Date	

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

City Attorney	Signature	Date
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<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #2 AND AMENDMENT #3 TO NON FAIR AND OPEN CONTRACT #10-23-058 FOR PROFESSIONAL SERVICES TO COMPLETE DESIGN AND/OR CONSTRUCTION MANAGEMENT OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Resolution MC-23:9173 on 10/10/2023 awarded a Non-Fair & Open (NFO) contract #10-23-058 to RVE for \$901,861.00.
- Amendment No. 1 - Resolution MC-24:9595 on 07/09/2024 increased the contract value by \$181,279.00.
- Amendment No. 2 will increase the contract value by \$295,538.95 (\$23,422.30 Ped safety & 272,116.65 supplemental) due to various circumstances as outlined in the attached letter from Remington & Vernick Engineers, dated 5/2/2025.
- Amendment No. 3 will increase the contract value by \$342,990 (\$309,470.00 Ped safety & \$33,520.00 supplemental) and will cover construction observation and administration services related to the FY2023 Pedestrian Safety Program
- Original Contract \$901,861 + Amend #1: \$181,279 + Amend #2: \$295,538.95 + Amend #3: \$342,990 = Total Contract Amount: \$1,721,668.95

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$638,528.95

**APPROPRIATION NUMBER:**

(\$305,636.65) 5-01-09-930-874 (supplemental TA)

(\$332,892.30) G-02-SE-559-242 (TTF-PEDESTRIAN SAFETY 2023)

**PROCUREMENT:** NJSA 40A:11-5(a)(i)

**IMPACT STATEMENT:**

- Additional Professional Services are needed for various projects
- City Council approval of this legislation will improve quality of life for City residents
- If not approved by Council, corrective and preventative action will not be properly addressed

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Charles Chelotti, City Engineer
- Edward Williams, Director of Planning & Development

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council request

**Prepared by: LATEEAH CHANDLER**

**856-757-7475**

---

Name

Phone/Email

**ATTACHMENT D**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
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Professional Service or EUS Type	PROFESSIONAL SERVICES (NFO)
Name of Vendor	REMINGTON & VERNICK ENGINEERS
Purpose or Need for service:	DESIGN AND CONSTRUCTION OBSERVATION/ADMIN OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS
Contract Award Amount	\$638,528.95
Term of Contract	40A:11-15(9)
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES FY2023 PEDESTRIAN SAFETY \$332,892.30
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NFO NJSA 40A:11-5(a)(i)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

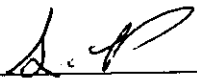
\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

\_\_\_\_\_  
Date

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

 Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

☐ Approved ☐ Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**CAMDEN CITY**520 MARKET STREET  
CAMDEN, NJ 08102  
TEL (856)757-7000**REQUISITION**

NO.

R2501044

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ODIVISION OF CAPITAL IMPROVEMTS  
520 MARKET STREET  
RM 325, CITY HALL  
CAMDEN, NJ 08101V  
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VENDOR #: REM02

REMINGTON & VERNICK ENGINEERS  
2059 SPRINGDALE ROAD  
CHERRY HILL, NJ 08003ORDER DATE: 06/10/25  
DELIVERY DATE: 06/10/25  
STATE CONTRACT:  
F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	AMENDMENT #2 FOR PROFESSIONAL DESIGN AND CONSTRUCTION MANAGEMENT OF VARIOUS TRAFFIC IMPROVEMENT PROJECTS  FY23 RDWY CONTRACT 1 = \$168,344.72 FY23 RDWY CONTRACT 2 = \$ 74,114.87 FY24 RDWY CONTRACT 1 = \$ 37,004.40 FY24 RDWY CONTRACT 2 = \$(15,738.36) RESURFACING COOPER ST= \$( 9,170.15) FY23 PEDESTRIAN SFTY = \$ 35,147.31 IMPRVMNTS 1100 NEWTON= \$ 5,836.16  ORIGINAL CONTRACT \$ 901,861.00 AMEND #1 \$ 181,279.00 AMEND #2 \$ 295,538.95 TOTAL \$1,378,678.95	5-01-09-930-874	272,116.6500	272,116.65
1.00	RES # ; MC-25 RES DATE: JULY 8, 2025  CONTRACT #10-23-058	G-02-SE-559-242	23,422.3000	23,422.30
			TOTAL	295,538.95

Approved:

I hereby certify that the work or supplies specified are  
necessary for the proper transaction of the business of this  
bureau or office.

Department Head

Date

Receiver of Goods

Date

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Various Roadway Improvement Projects and Municipal Engineering Support Services,  
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Contract 10-23-058  
Amend #2



Various Roadway Improvement Projects and Municipal Engineering Support Services,  
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Contract #10-23-058  
Amend #2

Various Roadway Improvement Projects and Municipal Engineering Support Services,  
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Sincerely,

REMINGTON & VERNICK ENGINEERS



Timothy Staszweski, P.E., C.M.E.  
Senior Associate

cc. Scott Parker, Director of Finance  
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**REMINGTON  
& VERNICK  
ENGINEERS**

RVE HQ:  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
F: (856) 795-1882

May 2, 2025

Timothy J. Cunningham, Business Administrator  
City of Camden  
520 Market Street  
City Hall, Room 409  
P.O. Box 95120  
Camden, New Jersey 08101

Re: City of Camden  
Various Roadway Improvement Projects and Municipal Engineering Support Services,  
Request for Additional Compensation

Dear Mr. Cunningham:

As you are aware, our office was awarded a contract (No. 10-23-058) from the City for several roadway improvement projects. The projects encompassed the following:

- 2023 Roadway Improvement Program (Contract #1)
- 2023 Roadway Improvement Program (Contract #2)
- Resurfacing of Cooper Street (Design Only)
- 2024 Roadway Improvement Program (Contract #1) (Design Only)
- 2024 Roadway Improvement Program (Contract #2) (Design Only)
- FY\* 2023 NJDOT Local Aid Pedestrian Safety Improvements (Design Only)

At the time of proposal submission and authorization for the 2023 Roadway Improvement Program (Contract #1 & Contract #2), our proposal provided for part-time construction observation for these two (2) projects. However, once construction contracts were awarded, our office was notified that full-time construction observation would be required for the projects.

In lieu of requesting additional compensation at that time, our office attempted to absorb the cost for additional work efforts within the 2023 Road Improvement Programs (Contract #1 & #2). Unfortunately, due to the following circumstances, our office was unable to absorb the additional work efforts within the original budget(s):

- As you are aware, the City requested the field design & construction oversight for the resurfacing of 3<sup>rd</sup> Street (from Clinton St. to Federal Street) in Ward 1.
- As you are aware, the City requested the field design & construction oversight for the resurfacing of Independence Road (from Alabama Road to Alabama Road) in Ward 1.
- During construction, there were multiple roadways that were affected by work performed by PSE&G for their gas main replacement and resurfacing project. This required extensive coordination with PSE&G, the contractor(s), and the City for adjustment of roadway improvement limits, installation / modification of ADA curb ramps and storm inlet replacement.

**CAMDEN CITY**  
 520 MARKET STREET  
 CAMDEN, NJ 08102  
 TEL (856)757-7000

REQUISITION	
NO.	R2501046


S H I P T O	DIVISION OF CAPITAL IMPROVEMTS 520 MARKET STREET RM 325, CITY HALL CAMDEN, NJ 08101
	V E N D O R

ORDER DATE: 06/10/25  
 DELIVERY DATE: 06/10/25  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	FY2023 PEDESTRIAN SAFETY	G-02-SE-559-242	309,470.0000	309,470.00
1.00	PHASE I CONSTRUCTION OBSERVATION			
	PHASE II CONTRACT ADMIN SRVCS	5-01-09-930-874	33,520.0000	33,520.00
	NOT COVERED UNDER THE FY2023 PEDESTRIAN SAFETY GRANT			
	AMENDMENT #3 (NFO) COVERS CONSTRUCTION OBSERVATION AND ADMINISTRATION SERVICES RELATED TO FY2023 PEDESTRIAN SAFETY IMPROVEMENT PROGRAM			
	ORIGINAL CONTRACT \$ 901,861.00			
	AMEND #1 \$ 181,279.00			
	AMEND #2 \$ 295,538.95			
	AMEND #3 \$ 342,990.00			
	TOTAL \$1,721,668.95			
	RES #			
	RES DATE: JULY 8, 2025			
	CONTRACT #10-23-058			
			TOTAL	342,990.00

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

  
 \_\_\_\_\_  
 Department Head Date

Receiver of Goods Date

**THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU**



**REMINGTON  
& VERNICK  
ENGINEERS**

RVE HQ:  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
F: (856) 795-1882

*Amend #3*

*Contract #10-23-058*

April 29, 2025

Timothy J. Cunningham, Business Administrator  
City of Camden  
520 Market Street  
City Hall, Room 409  
P.O. Box 95120  
Camden, New Jersey 08101

**Re: City of Camden  
Scope of Services & Cost Proposal for the FY 2023 NJDOT Local Aid, Pedestrian Safety  
Improvements Program, Construction Observation and Contract Administration Services**

Dear Mr. Cunningham:

REMINGTON & VERNICK ENGINEERS (RVE) is pleased to provide the following scope of services and associated cost proposal for the construction observation and contract administration services for the improvements to the following locations, indicated as follows:

1. Curb Ramp and Sidewalk Improvements:
  - N 10th Street (from Linden Street to Penn Street)
2. Curb Ramp and Traffic Signalization Upgrades:
  - Intersection of Linden Street and N 9th Street
  - Intersection of Linden Street and N 10<sup>th</sup> Street
  - Intersection of Linden Street and N 11<sup>th</sup> Street
3. Curb, Sidewalk, ADA Improvements and Roadway Resurfacing:
  - 8th Street (from Carl Miller Blvd to Atlantic Ave)
  - Grand Avenue (from Baird St (C.R. 608) to Berkley St)
  - 29th Street (from River Rd to Adams Ave)
  - Midvale Avenue (from Marlton Pike (C.R. 601) to Rand St)
  - Elm Street (from 7th St to 10th St)
  - Everett Street (from S 10th St to Mt Ephraim Avenue (C.R. 605))
  - Friends St (from Pearl St to Penn St) – Alternate No. 1
  - Line Street (from 9th St to Newton Ave (C.R. 604)) – Alternate No. 2

Proposed improvements consist of, but are not limited to, the following major work items as noted above:

- Replacement of concrete vertical curb, sidewalk and driveway aprons within project limits.
- Installation of ADA compliant curb ramps.
- Pedestrian safety improvements to existing traffic signals, where needed.
- Resurfacing of the roadways.
- Installation of stormwater drainage infrastructure, where needed.

As you are aware, the New Jersey Department of Transportation (NJDOT) has awarded \$5,000,000.00 to the City of Camden for the FY 2023 Pedestrian Safety Improvements Program. The estimated construction cost for the project is \$4,453,975.00.

The following two (2) phased approach will be utilized for the professional services associated with the project.

**PHASE I: CONSTRUCTION OBSERVATION**

This phase consists of the professional services and tasks required after the project is formally awarded by the City for the construction phase of the project. Work efforts during this phase shall include, but are not necessarily limited to, the following major work items/tasks based on an anticipated two hundred and seventy (270) day contract completion time:

- Coordinate and conduct the pre-construction meeting and prepare and distribute meeting minutes.
- Issue the Notice to Proceed, review construction schedule, and review of all required shop drawings and submittals.
- Perform field observation/inspection services on a full-time basis. RVE will provide qualified construction observers during normal working hours, during critical aspects of construction.

**PHASE II: CONTRACT ADMINISTRATION**

This phase consists of the following work items/tasks:

- Prepare and/or coordinate the execution and distribution of the construction contract documents to the successful bidder, and the City.
- Review, prepare, and submit payment recommendations for the contractor to the City.

***Project Closeout Documentation and Submission to the NJDOT***

Upon completion of construction activities, our office will coordinate and compile all required closeout documentation in accordance with NJDOT standards. This task includes the preparation and submission of hard copies of various required forms and certifications such as Final Payment Vouchers, Completion Certificates, Change Orders, DBE Participation Reports, Materials Certifications, and any necessary contractor affidavits. These documents will be carefully reviewed for completeness and accuracy prior to submission, ensuring timely NJDOT acceptance and reimbursement. All forms will be submitted as physical copies in accordance with NJDOT closeout requirements for this project.

**SPECIFIC EXCLUSIONS**

The following work items are specifically excluded:

- Preparation of applications for review/regulatory agencies not specifically indicated.
- Application fees for review and/or permits from regulatory agencies.
- Right-of-way acquisition & construction easement documents.
- Testing of construction materials
- Contract administration & construction observation services required in excess of the estimated two hundred and seventy (270) day contract time.

If unforeseen and/or unanticipated work items arise, or if Alternates No. 1 & 2 are not awarded, our office can provide a separate scope of services & cost proposal for consideration and approval by the City.

**COST OF SERVICES:**

Our fee for these efforts shall not exceed \$342,990.00, which will be billed monthly on a lump sum basis based on percentage complete of each phase:

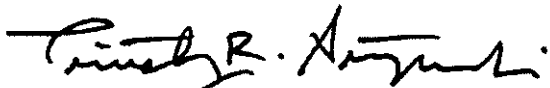
Phase I: Construction Observation:	\$ 309,470.00
Phase II: Contract Administration:	<u>\$ 33,520.00</u>
<b>Total Professional Services Cost(s), Phases I &amp; II:</b>	<b>\$ 342,990.00</b>

Additionally, the City is eligible for reimbursement for construction inspection & material testing up to fifteen percent (15%) and engineering & design services up to ten percent (10%) of the final construction cost.

Should you have any questions or concerns regarding this proposal, please do not hesitate to contact Mr. Anthony Morici at (856) 239-0892.

Sincerely,

**REMINGTON & VERNICK ENGINEERS**



Timothy Staszewski, P.E., C.M.E.  
Senior Associate

TS/AM

cc: Charles Chelotti, P.E., City Engineer, Division of Capital Improvements and Project Management  
Scott Parker, Director of Finance  
Stephanie Walker, Capital Improvements  
Tytanya Ray, Capital Improvements  
Wendell Bibbs, RVE

DB:aiv  
07-08-25

R-37

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR FY 2026 SAFE STREETS  
TO TRANSIT FUNDING FOR THE RECONSTRUCTION OF VARIOUS SIDEWALKS IN  
PROXIMITY TO TRANSIT FACILITIES IN THE CITY OF CAMDEN**

WHEREAS, the governing body of the City of Camden, the Department of Planning & Development-Division of Capital Improvements desires to apply for the New Jersey Department of Transportation's Safe Streets to Transit Program FY 2026 Safe Streets to Transit Grant for the reconstruction of various sidewalks in proximity to transit facilities in the City of Camden; and

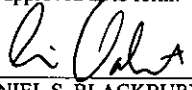
WHEREAS, in order to obtain said monies, it is necessary that the City of Camden submit an application to the New Jersey Department of Transportation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers be and are hereby authorized to submit an application to the New Jersey Department of Transportation, in accordance with all pertinent terms, conditions and requirements which may be established for such an application.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 SAFE ROUTES TO TRANSIT GRANT FUNDING IN THE AMOUNT OF TBD, FOR THE RECONSTRUCTION OF VARIOUS SIDEWALKS IN PROXIMITY TO TRANSIT FACILITIES IN THE CITY OF CAMDEN.**

Point of Contact:	Charles Chelotti	Capital Improvements	856-757-7680	Charles.Chelotti@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator				

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (if applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

---

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 SAFE ROUTES TO TRANSIT GRANT FUNDING IN THE AMOUNT OF TBD, FOR THE RECONSTRUCTION OF VARIOUS SIDEWALKS IN PROXIMITY TO TRANSIT FACILITIES IN THE CITY OF CAMDEN.**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Various sidewalks in the City of Camden are in a state of disrepair.
- Improved sidewalk conditions will benefit pedestrian's access to transit facilities
- Improvements include the reconstruction of sidewalks and ADA accessible paths

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** TBD

**IMPACT STATEMENT:**

- Sidewalk reconstruction is needed along various locations throughout the City.
- City Council approval of this legislation will improve sidewalks in the City of Camden
- If not approved by Council corrective and preventive action to City sidewalks will not be properly addressed

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Charles Chelotti, City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council Request

Prepared by: Stephanie Walker

(856) 757-7680

Stwalker@Camdennj.gov

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS**

**DIVISION OF LOCAL GOVERNMENT SERVICES  
GRANT APPROVAL FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

**PLEASE EXPLAIN THE JUSTIFICATION FOR THE GRANT. PLEASE FULLY EXPLAIN COST ASSOCIATED WITH THE AWARD OF THE GRANT AS WELL AS ANY MATCHING FUNDS OR EMPLOYMENT OBLIGATIONS AS A TERM OF THE GRANT. PLEASE EXPLAIN THE BENEFITS OF THE GRANT OF THE MUNICIPALITY AND THE RESIDENTS. ATTACH THE GRANT APPLICATION AND GRANT AWARD LETTER.**

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 SAFE ROUTES TO TRANSIT GRANT FUNDING IN THE AMOUNT OF TBD, FOR THE RECONSTRUCTION OF VARIOUS SIDEWALKS IN PROXIMITY TO TRANSIT FACILITIES IN THE CITY OF CAMDEN

Information of key municipal employee or agent applying for grant and responsible for its use:

Name	Charles Chelotti
Title	Municipal Engineer
Telephone Number	856-757-7680
Email	Charles.chelotti@camdennj.gov

If the grant is received and fully expended, what will the continuing financial obligations of the municipality be with respect to staffing, insurance, liability, operations, and/or maintenance?

Maintenance/inspection will be the responsibility of City of Camden

What will the source of funds be for the staffing, insurance, liability, operations, and /or maintenance?  
Maintenance/Inspection will come out of the current fund.

\_\_\_\_\_  
Mayor's Signature

Date\_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date\_\_\_\_\_

Name, email and fax of contact person for this form:

***For LGS use only:***

☐ Approved

☐ Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Date\_\_\_\_\_

Number Assigned \_\_\_\_\_

Project Information: East Camden Sidewalk Reconstruction Program**Project Title:**

**DO NOT** use generic names like "Various Streets", "Roadway Resurfacing Program", "2026 Resurfacing program" for project title. We encourage you to use more specific names like "Main St, First Ave, and Second St Improvements".

Please refrain from typing project names in all capital letters.

**East Camden Sidewalk Reconstruction Program****GIS Upload**

Please click on the link below to open the GIS mapping tool. Once the GIS mapping tool is opened, please use the drawing tool to show the new project limits. Once you have identified the project limits, please download the map from the GIS mapping tool and upload it in the GIS Map field below.

All projects locations must be entered into the GIS

**GIS Mapping tool:** <http://njdotlocalaidrc.com/mapmaker>

**GIS Map:**

Once project limits are identified on the map, please enter the Project Location information in the fields below.

**There is a limit of 3 locations per application. Applications submitted with more than 3 locations may be ineligible for funding.**

	Location	From:	To:	Route Identifier	Milepost From	Milepost To	Project Distance
1.	N 25th St	Howell St	Carman St	04081088	0.05	0.15	0.05
2.	N 24th St	Howell St	Mickle				

06/26/2025

Project Information: East Camden Sidewalk Reconstruction Program

3.	N 23rd St	Howell St	Carman		
	Traffic Volume Current ADT	Truck Traffic Over 5 tons (%)	Commuter Bus Route (Yes/No)	Construction Cost	
1.	500	0	Yes ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> )	\$500,000.00	
2.			Yes ( <input type="checkbox"/> ) No ( <input type="checkbox"/> )		
3.			Yes ( <input type="checkbox"/> ) No ( <input type="checkbox"/> )		

DB:dh  
07-08-25

R-38

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR FY 2026 BIKEWAY  
GRANT IN THE AMOUNT OF \$906,444.00 FOR THE CAMDEN MERCHANTVILLE TRAIL  
IN THE CITY OF CAMDEN**

WHEREAS, the governing body of the City of Camden, the Department of Planning & Development-Division of Capital Improvements desires to apply for and obtain a grant in the amount of \$906,444.00, from the New Jersey Department of Transportation's Bikeway Grant Program, FY 2026 Bikeway grant for the Camden Merchantville Trail in the City of Camden; and

WHEREAS, in order to obtain said monies, it is necessary that the City of Camden submit an application to the New Jersey Department of Transportation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers be and are hereby authorized to submit an application to the New Jersey Department of Transportation, in accordance with all pertinent terms, conditions and requirements which may be established for such an application.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 BIKEWAYS GRANT IN THE AMOUNT OF \$906,444.00, FOR THE CAMDEN MERCHANTVILLE TRAIL IN THE CITY OF CAMDEN.**

Point of Contact:	Charles Chelotti	Capital Improvements	856-757-7680	Charles.Chelotti@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	[Signature]	8/28/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		[Signature]		

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS**

**DIVISION OF LOCAL GOVERNMENT SERVICES  
GRANT APPROVAL FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

**PLEASE EXPLAIN THE JUSTIFICATION FOR THE GRANT. PLEASE FULLY EXPLAIN COST ASSOCIATED WITH THE AWARD OF THE GRANT AS WELL AS ANY MATCHING FUNDS OR EMPLOYMENT OBLIGATIONS AS A TERM OF THE GRANT. PLEASE EXPLAIN THE BENEFITS OF THE GRANT OF THE MUNICIPALITY AND THE RESIDENTS. ATTACH THE GRANT APPLICATION AND GRANT AWARD LETTER.**

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 BIKEWAYS GRANT IN THE AMOUNT OF \$906,444.00, FOR THE CAMDEN MERCHANTVILLE TRAIL IN THE CITY OF CAMDEN**

Information of key municipal employee or agent applying for grant and responsible for its use:

Name	Charles Chelotti
Title	Municipal Engineer
Telephone Number	856-757-7680
Email	Charles.chelotti@camdennj.gov

If the grant is received and fully expended, what will the continuing financial obligations of the municipality be with respect to staffing, insurance, liability, operations, and/or maintenance?

Maintenance/inspection will be the responsibility of City of Camden

What will the source of funds be for the staffing, insurance, liability, operations, and /or maintenance?

Maintenance/Inspection will come out of the current fund.

\_\_\_\_\_  
Mayor's Signature

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

Name, email and fax of contact person for this form:

\_\_\_\_\_

***For LGS use only:***

☐ Approved

☐ Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

---

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 BIKEWAYS GRANT IN THE AMOUNT OF \$906,444.00, FOR THE CAMDEN MERCHANTVILLE TRAIL IN THE CITY OF CAMDEN.**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- There exists a need for alternate modes of travel in the City of Camden
- Improved bicycle trails will support public health, safety and mobility
- Improvements include the installation of asphalt bike trails, ADA compliant curb ramps, pavement striping, and pedestrian crossing signage.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$906,444.00

**IMPACT STATEMENT:**

- Alternate modes of travel are needed in the City of Camden.
- City Council approval of this legislation will improve transportation in the City of Camden.
- If not approved by Council the continuation of the City's bike trails will not be completed and the City will lack further access to active transportation.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Charles Chelotti, City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council Request

**Prepared by:** Stephanie Walker

(856) 757-7680

Stwalker@Camdennj.gov

---

Name

Phone/Email



REMINGTON  
& VERNICK  
ENGINEERS

## CONSTRUCTION COST ESTIMATE

PROJECT NAME: FY 2026 NJDOT Bikeways Grant Application

RVE PROJECT NUMBER: 0408G011

CLIENT: City of Camden

DATE: June 24, 2025

PREPARED BY: NB/AM

### BASE BID

#	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ITEM SUBTOTAL
1	SOIL EROSION AND SEDIMENT CONTROL	LS	LUMP SUM	\$10,000.00	\$10,000.00
2	MAINTENANCE & PROTECTION OF TRAFFIC	LS	LUMP SUM	\$3,000.00	\$3,000.00
3	FUEL PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$0.00	\$0.00
4	ASPHALT PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$0.00	\$0.00
5	CLEARING SITE	LS	LUMP SUM	\$15,000.00	\$15,000.00
6	EXCAVATION, UNCLASSIFIED	CY	400	\$50.00	\$20,000.00
7	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK	SY	1300	\$45.00	\$58,500.00
8	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	140	\$120.00	\$16,800.00
9	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	280	\$120.00	\$33,600.00
10	TACK COAT	GAL	180	\$1.00	\$180.00
11	8" X 18" CONCRETE VERTICAL CURB	LF	50	\$50.00	\$2,500.00
12	CONCRETE SIDEWALK, 5" THICK	SY	80	\$110.00	\$8,800.00
13	DETECTABLE WARNING SURFACE	SY	6	\$350.00	\$2,100.00
14	TRAFFIC MARKINGS, SYMBOLS	SF	100	\$10.00	\$1,000.00

**BASE BID**

#	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ITEM SUBTOTAL
15	TRAFFIC MARKINGS, LINES, LONG-LIFE EPOXY RESIN, 4" WIDE	LF	1800	\$3.00	\$5,400.00
16	TRAFFIC MARKINGS, LINES, LONG-LIFE EPOXY RESIN, 24" WIDE	LF	90	\$20.00	\$1,800.00
17	REGULATORY AND WARNING SIGNS	SF	70	\$50.00	\$3,500.00
18	PEDESTRIAN PUSH BUTTON, INCLUDING SIGNAGE AND RRFB WARNING LIGHTS	UN	2	\$15,000.00	\$30,000.00
19	TREE REMOVAL, OVER 24" TO 36" DIAMETER	UN	2	\$3,000.00	\$6,000.00
20	BORROW TOPSOIL	CY	50	\$35.00	\$1,750.00
21	TOPSOIL SPREADING, 4" THICK	SY	400	\$3.50	\$1,400.00
22	FERTILIZING AND SEEDING , TYPE A-3	SY	400	\$3.50	\$1,400.00
23	STRAW MULCHING	SY	400	\$5.00	\$2,000.00
BASE BID - ESTIMATED CONSTRUCTION COST:					\$224,730.00
CONSTRUCTION CONTINGENCIES (10%):					\$22,473.00
BASE BID - TOTAL ESTIMATED CONSTRUCTION COST:					\$247,203.00

**ALTERNATE BID NO. 1**

#	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ITEM SUBTOTAL
1A	SOIL EROSION AND SEDIMENT CONTROL	LS	LUMP SUM	\$10,000.00	\$10,000.00
2A	MAINTENANCE & PROTECTION OF TRAFFIC	LS	LUMP SUM	\$1,500.00	\$1,500.00
3A	FUEL PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$2,400.00	\$2,400.00
4A	ASPHALT PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$1,000.00	\$1,000.00
5A	CLEARING SITE	LS	LUMP SUM	\$70,000.00	\$70,000.00
6A	EXCAVATION, UNCLASSIFIED	CY	600	\$50.00	\$30,000.00
7A	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK	SY	1900	\$45.00	\$85,500.00
8A	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	210	\$120.00	\$25,200.00
9A	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	420	\$120.00	\$50,400.00
10A	TACK COAT	GAL	270	\$1.00	\$270.00
11A	TRAFFIC MARKINGS, SYMBOLS	SF	100	\$10.00	\$1,000.00
12A	TRAFFIC MARKINGS, LINES, LONG-LIFE EPOXY RESIN, 4" WIDE	LF	2700	\$3.00	\$8,100.00
13A	REGULATORY AND WARNING SIGNS	SF	70	\$50.00	\$3,500.00
14A	BORROW TOPSOIL	CY	70	\$35.00	\$2,450.00
15A	TOPSOIL SPREADING, 4" THICK	SY	600	\$3.50	\$2,100.00
16A	FERTILIZING AND SEEDING , TYPE A-3	SY	600	\$3.50	\$2,100.00
17A	STRAW MULCHING	SY	600	\$5.00	\$3,000.00
ALTERNATE BID NO. 1 - ESTIMATED CONSTRUCTION COST:					\$298,520.00
CONSTRUCTION CONTINGENCIES (10%):					\$29,852.00
ALTERNATE BID NO. 1 - TOTAL ESTIMATED CONSTRUCTION COST:					\$328,372.00

**ALTERNATE BID NO. 2**

#	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ITEM SUBTOTAL
1B	SOIL EROSION AND SEDIMENT CONTROL	LS	LUMP SUM	\$10,000.00	\$10,000.00
2B	MAINTENANCE & PROTECTION OF TRAFFIC	LS	LUMP SUM	\$3,000.00	\$3,000.00
3B	FUEL PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$0.00	\$0.00
4B	ASPHALT PRICE ADJUSTMENT	DOLLAR	DOLLAR	\$0.00	\$0.00
5B	CLEARING SITE	LS	LUMP SUM	\$15,000.00	\$15,000.00
6B	EXCAVATION, UNCLASSIFIED	CY	350	\$50.00	\$17,500.00
7B	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK	SY	1100	\$45.00	\$49,500.00
8B	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	130	\$120.00	\$15,600.00
9B	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	250	\$120.00	\$30,000.00
10B	TACK COAT	GAL	150	\$1.00	\$150.00
11B	8" X 18" CONCRETE VERTICAL CURB	LF	100	\$50.00	\$5,000.00
12B	CONCRETE SIDEWALK, 5" THICK	SY	50	\$110.00	\$5,500.00
13B	DETECTABLE WARNING SURFACE	SY	10	\$350.00	\$3,500.00
14B	TRAFFIC MARKINGS, SYMBOLS	SF	100	\$10.00	\$1,000.00
15B	TRAFFIC MARKINGS, LINES, LONG-LIFE EPOXY RESIN, 4" WIDE	LF	1500	\$3.00	\$4,500.00
16B	TRAFFIC MARKINGS, LINES, LONG-LIFE EPOXY RESIN, 24" WIDE	LF	60	\$20.00	\$1,200.00
17B	REGULATORY AND WARNING SIGNS	SF	40	\$50.00	\$2,000.00
18B	PEDESTRIAN PUSH BUTTON, INCLUDING SIGNAGE AND RRFB WARNING LIGHTS	UN	1	\$15,000.00	\$15,000.00
19B	TREE REMOVAL, OVER 24" TO 36" DIAMETER	UN	1	\$3,000.00	\$3,000.00



**ALTERNATE BID NO. 2**

#	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ITEM SUBTOTAL
20B	BORROW TOPSOIL	CY	40	\$35.00	\$1,400.00
21B	TOPSOIL SPREADING, 4" THICK	SY	350	\$3.50	\$1,225.00
22B	FERTILIZING AND SEEDING , TYPE A-3	SY	350	\$3.50	\$1,225.00
23B	STRAW MULCHING	SY	350	\$5.00	\$1,750.00
ALTERNATE BID NO. 2 - ESTIMATED CONSTRUCTION COST:					\$163,450.00
CONSTRUCTION CONTINGENCIES (10%):					\$16,345.00
ALTERNATE BID NO. 2 - TOTAL ESTIMATED CONSTRUCTION COST:					\$179,795.00
TOTAL ESTIMATED CONSTRUCTION COST(S) - (BASE BID, ALTERNATE BID NO. 1, & ALTERNATE BID NO. 2) :					\$755,370.00
DESIGN ENGINEERING (5%)					\$37,768.50
CONSTRUCTION INSPECTION AND MATERIAL TESTING (15%)					\$113,305.50
TOTAL ESTIMATED PROJECT COST(S)					\$906,444.00



**Bikeways Application 2026**

**BIKE-2026-City of Camden Merchantville Trail-00033**

**Type of Improvement: 1**

**Infrastructure**

☒ **Bikeway**

**Purpose**

Primary project purpose is for constructing new bikeways (e.g. bike lanes, bike paths, bike compatible roadways).

Will the project create new linear bike path mileage?

☒ Yes ☐ No

(Examples of ineligible Projects under this program may be:

rehabilitation of existing bikeway, widening of existing bikeway)

Is this project separated from motor vehicle traffic by a barrier or open space?

☒ Yes ☐ No

Does this application contain a cross-section showing the bike path and its separation from motor vehicle traffic?

☒ Yes ☐ No

**If NO, please apply for Bikeway under the Municipal Aid Program**

Project Information: City of Camden Merchantville Trail Extension**Project Title**

**DO NOT** use generic names like "Various Streets", "Roadway Resurfacing Program", "2026 Resurfacing program" for project title. We encourage you to use more specific names like "Main St, First Ave, and Second St Improvements". Please refrain from typing project names in all capital letters.

City of Camden Merchantville Trail Extension

**GIS Upload**

Please click on the link below to open the GIS mapping tool. Once the GIS mapping tool is opened, please use the drawing tool to show the new project limits. Once you have identified the project limits, please download the map from the GIS mapping tool and upload it in the GIS Map field below.

All project locations must be entered into the GIS.

**GIS Mapping tool:** <http://nidotocalaidrc.com/mapmaker>

**GIS Map:** [https://njsage.intelligentgrants.com/\\_Upload/3282950\\_2422945-FY2026NJDOTBikewayMerchantvilleTrailExtension.pdf](https://njsage.intelligentgrants.com/_Upload/3282950_2422945-FY2026NJDOTBikewayMerchantvilleTrailExtension.pdf)

Once project limits are identified on the map, please enter the Project Location information in the fields below.

**There is a limit of 3 locations per application. Applications submitted with more than 3 locations may be ineligible for funding.**

	Location	From:	To:	Route Identifier	Milepost From	Milepost To	Project Distance
1.	Von Nieda Park Trail Construction (Base Bid)	Pierce Street	River Avenue	04081274 - 00000543	0.5	1.2	0.17
2.	Stockton Park Trail Extension (Alternate. Bid. No. 1)	End of Stockton Park Trail (near East terminus of Pleasant Street)	Stockton Park Trail (near East terminus of Thompson Street)	None	0.2	0.4	0.25
3.	Von Nieda Park	Harrison Avenue	Pierce Avenue	04081619 -	0.5	1.2	0.15

04081274

	Traffic Volume Current ADT	Truck Traffic Over 5 tons (%)	Commuter Bus Route (Yes/No)	Construction Cost
1.	0	0	Yes ( ) No ( <input checked="" type="checkbox"/> )	\$247,203.00
2.	0	0	Yes ( ) No ( <input checked="" type="checkbox"/> )	\$328,872.00
3.	0	0	Yes ( ) No ( <input checked="" type="checkbox"/> )	\$179,795.00

## Pierce Av, None, Harrison Ave

#	MP	Standard Route ID
A-1	0.5	04081274__
A-2	1.2	00000543__
B-1	None	None
B-2	None	None
C-1	0.25	04081619__
C-2	0.5	04081274__

— 2 —

2000

**Camden**  
**Camden County**



Created: Tue Jun 24 2025 17:44:03 GMT-0400 (Eastern Daylight Time)

DB:dh  
07-08-25

R-39

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW  
JERSEY DEPARTMENT OF TRANSPORTATION FOR FY 2026 MUNICIPAL AID GRANT  
FOR RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN**

WHEREAS, the governing body of the City of Camden, the Department of Planning & Development-Division of Capital Improvements desires to apply for and obtain a grant in the amount of \$4,220,540.66 from the New Jersey Department of Transportation's Municipal Aid Program, FY 2026 Municipal Aid grant for the resurfacing of various streets in the City of Camden; and

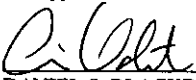
WHEREAS, in order to obtain said monies, it is necessary that the City of Camden submit an application to the New Jersey Department of Transportation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers be and are hereby authorized to submit an application to the New Jersey Department of Transportation, in accordance with all pertinent terms, conditions and requirements which may be established for such an application.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 MUNICIPAL AID FUNDING IN THE AMOUNT OF \$4,220,540.66, FOR RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN.**

Point of Contact:	Charles Chelotti	Capital Improvements	856-757-7680	Charles.Chelotti@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
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Responsible  
Department Director  
Supporting Department  
Director (if necessary)  
Director of Grants  
Management  
Qualified Purchasing  
Agent  
Director of Finance

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

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Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO NJDOT FOR CONSIDERATION OF THE FY 2026 MUNICIPAL AID FUNDING IN THE AMOUNT OF \$4,220,540.66, FOR RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN.

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Various streets in the City of Camden need resurfacing/improvements
- Improved roadway conditions will benefit pedestrians and motor vehicle traffic
- Improvements include milling, resurfacing, curb/sidewalk, inlets, striping and overlay of existing streets

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$4,220,540.66

**IMPACT STATEMENT:**

- Milling & Resurfacing are needed on various City streets
- City Council approval of this legislation will improve streets in the City of Camden
- If not approved by Council corrective and preventive action to City streets will not be properly addressed

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Charles Chelotti, City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council Request

**Prepared by:** Stephanie Walker

(856) 757-7680

Stwalker@Camdennj.gov

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Name

Phone/Email

DB:dh  
07-08-25

R-40

**RESOLUTION AUTHORIZING THE REFUND OF WATER AND SEWER OVERPAYMENT  
RECEIVED FOR 634 BERKLEY STREET**

WHEREAS, American Water has informed the Department of Public Works that the owner is due a refund of water and/or sewer charges in the amount listed below due to overpayment; and

WHEREAS, it is necessary to issue a refund to the property owner of 634 Berkley Street in the amount listed below; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Department of Public Works is hereby authorized to issue a refund as set forth below:

Service Address: 634 Berkley Street  
Mail check to: Joseph Caruso  
157 S. White Horse Pike  
Audubon, NJ 08106

Water \$18,545.08  
Sewer

Refund Amount: \$18,545.08

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** *RESOLUTION AUTHORIZING THE REFUND OF WATER AND SEWER PAYMENTS*

Point of Contact: Keith L. Walker    Public Works    757-7139    kewalker@ci.camden.nj.us

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		6/18/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance			6/18/25	

Approved by:  
Business Administrator

Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

1. Backup documentation – American Water customer reimbursement requests

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature \_\_\_\_\_ Date \_\_\_\_\_

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *RESOLUTION AUTHORIZING THE REFUND OF WATER AND SEWER PAYMENTS*

**FACTS/BACKGROUND:**

- Per American Water, the customers made overpayments to the accounts for the properties and are due refunds
- American Water calculated the overpayments and provided reimbursement request documents

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:**

- If approved, the customer will receive the refund they are due by the City

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Keith L. Walker, Director of Public Works

**COORDINATION:**

- DPW will process direct voucher requests for the refunds, and Finance will process the refund checks

**Prepared by:** Angela M. Watkins 757-7139/anjohnst@ci.camden.nj.us

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Name

Phone/Email

Water & Sewer Refunds Submitted by American Water – July 2025 City Council Meeting

<b>Service Address</b>	<b>Water</b>	<b>Sewer</b>	<b>Refund Amount</b>	<b>Mail check to:</b>
634 B Berkley St. Camden, NJ	\$18,545.08		\$18,545.08	Joseph Caruso 157 S White Horse Pike Audubon, NJ 08106

## Angela Watkins

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**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Friday, May 23, 2025 3:53 PM  
**To:** Angela Watkins  
**Cc:** Sylvia Hill; Amanda Herrera; Michelle Spearman  
**Subject:** (EXTERNAL) FW: Refund Request 634 Berkley St. B \$18,545.08  
**Attachments:** 634 B Berkley St. Refund Request \$18,545.08.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, June 11, 2025 9:00 AM  
**Flag Status:** Flagged

Hi Angela,

Please process the attached refund request.

Thank you,

*Kimberly Jamerson*

*Manager, Operations Finance  
Camden, New Jersey ~ CSG Operations*

[www.amwater.com](http://www.amwater.com)



AMERICAN WATER

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**Date: May 23, 2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Joseph Caruso**

**Mailing Address: 157 S White Horse Pike, Audubon NJ 08106**

**Service Address: 634 B Berkley St.**

**Account Number: 77-0709782-5**

**Reimbursement:**

Water Reimbursement \$ 18,545.08

Sewer Reimbursement \$

**Total Reimbursement \$18,545.08**

- 
- **Supporting Documents Attached:**
  - Customer written request
  - Front and back copies of check(s)
  - UMBS printouts

As of Date Printed

5/23/2025 2:35 PM

Account Number

77-0457688-8

Customer Name

DEFINITIVE PROPERTIES,

136 HADDON AVE

Mailing Address

WESTMONT NJ 08108

Service Address

634 B BERKLEY ST B

CAMDEN NJ 08103

Block &amp; Lot

1411 11 C0035

Account balance

\$0.00

Date	Posted Date	Comment	Invoice Number	Check Number	Cdde	Description	Amount	Running Balance
1/7/2025	1/8/2025	XFER TO ACCOUNT: 709782. OWNERSHIP CHANGE APPROVED BY USER: AHerrera	10615284		TX	Transfer	\$18,545.08	\$0.00
1/1/2025	1/1/2025	PERIOD END CREDIT 1/1/2025	10615284		PE1	Period End Adjustment	(\$18,545.08)	(\$18,545.08)
1/1/2025	1/1/2025	PERIOD END CREDIT BALANCE DISTRIBUTION 12/31/2024	10614720		PE1	Period End Adjustment	\$18,545.08	\$0.00
11/14/2024	11/14/2024	BILL FOR C23 Water DUE: 12/16/2024, BILL FOR C23 Water DUE: 12/16/2024, BILL FOR C40 Sewer DUE: 12/16/2024, BILL FOR C40 Sewer DUE: 12/16/2024	10603040			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer	\$134.14	(\$18,545.08)
8/15/2024	8/15/2024	BILL FOR C23 Water DUE: 9/16/2024, BILL FOR C23 Water DUE: 9/16/2024, BILL FOR C40 Sewer DUE: 9/16/2024, BILL FOR C40 Sewer DUE: 9/16/2024	10582002			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer	\$81.50	(\$18,679.22)

5/23/25, 2:36 PM

about:blank

As of Date Printed  
Account Number

5/23/2025 2:36 PM  
77-0709782-5

Customer Name

JANNAH REAL ESTATE I,  
LLC

Mailing Address

136 HADDON AVE  
WESTMONT NJ 08108

Service Address  
Block & Lot

634 B BERKLEY ST B  
CAMDEN NJ 08103  
1411 11 C0035

Account balance

(\$18,193.18)

Date	Posted Date	Comment	Invoice Number	Check Number	Code	Description	Amount	Running Balance
5/15/2025	5/15/2025	BILL FOR C23 Water DUE: 6/16/2025, BILL FOR C23 Water DUE: 6/16/2025, BILL FOR C40 Sewer DUE: 6/16/2025, BILL FOR C40 Sewer DUE: 6/16/2025	10647417			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer	\$162.63	(\$18,193.18)
2/14/2025	2/14/2025	BILL FOR C23 Water DUE: 3/17/2025, BILL FOR C23 Water DUE: 3/17/2025, BILL FOR C40 Sewer DUE: 3/17/2025, BILL FOR C40 Sewer DUE: 3/17/2025	10626331			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer	\$189.27	(\$18,355.81)
1/7/2025	1/8/2025	TRANSFER FROM ACCOUNT: 457688 APPROVED BY USER: AHerrera	10647417		TX	Transfer	(\$23.00)	(\$18,545.08)
1/7/2025	1/8/2025	TRANSFER FROM ACCOUNT: 457688 APPROVED BY USER: AHerrera	10647417		TX	Transfer	(\$27.70)	(\$18,522.08)
1/7/2025	1/8/2025	TRANSFER FROM ACCOUNT: 457688 APPROVED BY USER: AHerrera	10647417		TX	Transfer	(\$45.60)	(\$18,494.38)
1/7/2025	1/8/2025	TRANSFER FROM ACCOUNT: 457688 APPROVED BY USER:	10647417		TX	Transfer	(\$66.33)	(\$18,448.78)

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DB:dh  
07-08-25

R-41

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF PSE&G LIGHTING  
SERVICE AGREEMENTS FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES**

WHEREAS, the City of Camden hereby accepts the upgrade and/or installation of new light fixtures at the locations listed in the table below; and

WHEREAS, at the completion of the project, the light fixtures will be dedicated to the City's inventory and the City will be required to pay the monthly fee and/or increase; and

WHEREAS, the City Council of the City of Camden has determined that it is in the best interest of the City to authorize the acceptance of the additional upgrades and/or new street lighting fixtures at the locations listed in the table below; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper official is hereby authorized to enter into a lighting service agreement with PSEG relating to the below listed:

Location	No. of Fixtures	Service Fee Increase/Month	Work to be Accomplished
North 24 <sup>th</sup> St.,	3	\$38.19	Install New Light Fixtures

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB -23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
City Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025


TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** *RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PSEG LIGHTING SERVICE AGREEMENT FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES*

Point of Contact: Keith L. Walker    Public Works    757-7139    KeWalker@ci.camden.nj.us

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		6/18/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment D (Contracts)
2. PSEG Lighting Service Agreement (1)

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PSEG LIGHTING SERVICE AGREEMENTS FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES*

- The City of Camden is in the midst of a citywide lighting project to ensure well-lit areas for the safety of all residents.
- Lighting fixtures will be installed or upgraded at the following locations:  
N. 24<sup>th</sup> St.
- Cost is determined by PSEG estimated cost summary based on contract with the City.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**

Monthly service totals: \$38.19 – installation of 3 lights

**IMPACT STATEMENT:**

- If approved by City Council the location will be well-lit, providing a measure of safety for residents/visitors

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Keith L. Walker, Director of Public Works
  - Attendance: Yes

**COORDINATION:**

- Execution of the agreement will be required by both City of Camden & PSEG

Prepared by:                      Angela Watkins                      757-7139/anjohnst@ci.camden.nj.us

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	Professional Service (Utility)
Name of Vendor	PSEG
Purpose or Need for service:	To authorize the City of Camden and PSEG to enter into a lighting service agreement for the installation of three (3) lighting fixtures on N. 24 <sup>th</sup> St.
Contract Award Amount	Monthly install total: \$38.19
Term of Contract	n/a
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	n/a
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	n/a
Were other proposals received? If so, please attach the names and amounts for each proposal received?	n/a

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_  
Date

***For LGS use only:***

☐ Approved ☐ Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

\_\_\_\_\_  
Date

Number Assigned \_\_\_\_\_



**Estimated Cost Summary - PSEG Confidential**

*Outdoor Lighting*

**Project Name:** City of Camden - N 24th St  
**Customer Name:** City of Camden  
**For Service at:** N 24th St, Camden  
**Address:**

**Contract Account #** 7350843305

CostType	Product	Qty	Amount
Install	Luminaire	3	\$38.19
Monthly Install Totals			\$38.19
Remove	Luminaire	3	\$32.60
Monthly Removal Totals			\$32.60

**This is Not an Invoice**



# Request for Lighting Service - PSEG Confidential

Project Name:

City of Camden - N 24th St

Project Status

Presented Date:

6/13/2025

Customer Name:

City of Camden

BP# 1000453344

Contract Account # 7350843305

Service Address:

N 24th St, Camden

Effective Date: 6/13/2025

Contact Name:

Keith Walker

Contract Term:

Distribution: OH

Office Tel:

(856) 757-7000 ext

Cell Phone:

Email:

Fax:

## STANDARD

## SPECIAL

☐ Office Record

Purchase Order #

Premise #	Installation #	Installation2 #	DWMS Customer #	DWMS ID #	DWMS E1 #	CIAC E1 #
5002530787	4004449430	4004656919	6747126	501127004		

## Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole or Pole #	Free Pole	Pole Pre-paid	Secon Avail-able	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfront Rate	Access Product Qty	Access Product Code	Access Upfront Rate	Found Credit Qty	Found Credit Amt	ID
Luminaire	1	ES050941BL	BPL				<input checked="" type="checkbox"/>	Remove	Upgrade	Remove	0.00	11.76	0.00			0.00			8041
Luminaire	1	ES053287BL	BPL				<input checked="" type="checkbox"/>	Install	New	Set Exist	13.51	0.00	0.00			0.00			8043
Luminaire	2	ES050927BL	BPL				<input checked="" type="checkbox"/>	Remove	Upgrade	Remove	0.00	10.42	0.00			0.00			8042
Luminaire	2	ES053285BL	BPL				<input checked="" type="checkbox"/>	Install	New	Set Exist	12.34	0.00	0.00			0.00			8044

## Rates and Costs Summary

<b>Grand Total One Time Upfront Cost</b>										<b>One-Time Cost Totals</b>									
\$0.00										Cost for Construction (CIAC)									
										Foundation Credit Total									
										Pole Upfront Cost Total									
										Bracket Upfront Cost Total									
										Accessory Upfront Cost Total									
										Lumin Upfront Cost Total									

Comments Remove 1) 150W HPS and 2) 70W HPS and Install 1) 73W LED Cobra and 2) 36W LED Cobras.

RepEmail:

WALTER E RUFF

Print Signatory Name/Title:

Keith Walker

\*Authorized Signature:

\*In executing this Proposal and Service Agreement, Customer: (1) accepts the Proposal for Dusk to Dawn Lighting Service; (2) acknowledges and agrees that this is an agreement for lighting Services only and that Customer in receiving Service hereunder does not acquire any right, title or interest in any of the equipment used to provide such lighting Services and that such right, title and interest shall be vested exclusively in PSEG; (3) will provide PSEG with reasonable access in order to enable PSEG to maintain, replace or remove such equipment; (4) and acknowledges and agrees that, in addition to these terms, Service is subject to the terms and conditions set forth in the Service Agreement - Standard Terms and Conditions - PSEG Street Lighting Service, which are printed on the back of this Proposal and Agreement.

## STANDARD TERMS CONDITIONS

### PSEG Street and Area Lighting Service

**SECTION 1 - SCOPE OF WORK, PRICE, AND TAXES.** PSEG shall perform the services, as set forth in the Form of Proposal (the "Services") for the price specified therein. Any terms or conditions other than those stated in the Street and Area Lighting Services Agreement shall be null and void, including any preprinted terms and conditions contained in any of the Customer's purchase order forms. Customer shall be responsible for and shall pay the amount of any tax applicable to the Services. Except in cases of emergency, no extra or different Services shall be done unless written approval is issued authorizing such Services prior to the performance thereof. Any extra or different work performed by PSEG on an emergency basis shall be governed by the terms and conditions which incorporates by reference the provisions of PSEG's Tariff for Electric Service.

**SECTION 2 - TERMS OF PAYMENT.** Monthly payment for the Services shall be included in Customer's bill. Upfront payments for the Services as identified in the Form of Proposal is required before the start of work, unless otherwise indicated.

**SECTION 2a - TERM OF AGREEMENT.** Please reference the Lighting Rate Schedule section of the Tariff regarding provisions for:

BPL: Original sheet No. 189-191 BPL-POF: Original sheet No. 199-200 PSAL: Original sheet No. 212-214

### SECTION 3 - WARRANTY AND REMEDIES

A. PSEG warrants that for the period of twelve (12) months after the completion of the Services, the Services will reflect competent professional knowledge, judgment and workmanship and will be performed in accordance with generally accepted professional standards and work practices applicable at the time the Services are performed. PSEG warrants that any goods (e.g. lights, brackets and poles) installed shall be free from defects in material or workmanship for one year from the date of installation or provision, whichever occurs first.

B. PSEG does not warrant and shall have no liability for any nonconformance or defects in the performance of the finish on painted street lighting equipment. Customer shall pursue all claims for nonconformance or defects in the performance of the finish on painted street lighting equipment against the manufacturer and PSEG shall take commercially reasonable efforts to support and assist Customer.

C. Conditions Applying to Warranties.

1. PSEG shall have no liability or obligation for any manufacturing, construction or design defects in the Customer's facilities and equipment, hidden hazardous conditions, or the Customer's failure to comply with all applicable codes, standards, laws, and regulations.
2. Customer shall provide PSEG with any pertinent facts or information concerning the Customer's facilities and equipment which could affect the Services to be performed therein which are known or accessible only to the Customer or not reasonably discoverable by PSEG.
3. Customer will provide written notice to PSEG specifying nonconforming Services or Goods upon discovery thereof, and in any event, any such notice of warranty nonconformance shall be given no later than forty-five (45) days after the expiration of the applicable warranty period.
4. Customer will provide PSEG with a reasonable opportunity to perform corrective work to comply with warranties herein. All corrective work will be performed on a schedule to be mutually agreed upon. Customer shall be responsible to remove and replace any equipment or structure in order to provide PSEG with access to perform warranty work.
5. PSEG shall have no liability or obligation for anything arising out of these terms, in the event that the Customer breaches any of the requirements of Paragraph C of this Article.
- D. **Exclusivity of Warranties and Remedies.** The warranties set forth in these terms are exclusive and are in lieu of all other warranties, whether statutory, express or implied, including, but not limited to, any warranties or merchantability, fitness for a particular purpose or arising out of any course of dealing or usage of trade. The remedies set forth in these terms are the exclusive remedies of Customer for any breach, defect or anything arising out of the performance or nonperformance of these terms.

### SECTION 4 - INDEMNIFICATION AND LIABILITY

PSEG shall indemnify and hold Customer harmless for any claims, suits, costs, damages, losses, or judgments arising out of PSEG's negligent acts or omissions in connection with these terms. Customer shall indemnify and hold PSEG harmless for any claims, suits, costs, damages, losses, or judgments arising out of Customer's negligent acts or omissions in connection with these terms. However, the parties' entire liability and obligation under these terms shall not exceed the dollar amount of the Contract Price, as set forth in "Form of Proposal", and under no circumstances shall the parties be liable to each other for any special, incidental, indirect, punitive, or consequential losses or damages whatsoever (including for lost profits, time, or revenue) for anything arising out of the performance or nonperformance of these terms, whether claims for said losses or damages are premised on warranty, negligence, strict liability, contract, or otherwise.

**SECTION 5 - DELAYS AND FORCE MAJEURE.** Other than the obligation to pay money, the parties shall not be liable to each other for failure to perform or for delay in performance due to, any cause beyond their reasonable control: or fire; flood, strike, or other labor difficulty; acts of God; mandates, directives, orders, or restraints of any governmental, regulatory, or judicial body or agency; riot, embargo; fuel or energy shortage; delays in transportation; inability to obtain necessary labor, materials or manufacturing facilities from usual sources; or act of omission of any of the persons or entities employed by the parties. In the event of delay in performance due to any such cause, the date of performance or time for completion will be extended by a period of time reasonably necessary to overcome the effect of such delay.

## STANDARD TERMS CONDITIONS

### PSEG Street and Area Lighting Service (continued)

SECTION 6 - RELATIONSHIP. The relationship of PSEG and Customer to each other shall be that of parties to a contract, and neither these terms or anything done pursuant to these terms shall be deemed to create any partnership, joint venture, or agency relationship between the two parties. There are no third party beneficiaries to these terms.

SECTION 7 - COMPLIANCE WITH LAW. The Parties shall comply with all applicable laws and regulations.

SECTION 8 - WAIVERS. No term or condition of these terms shall be deemed to have been waived and no breach excused unless such waiver or breach is in writing signed by the party claimed to have waived or consented to excuse. Either parties' failure to demand or insist, in any one or more instances, upon strict performance of these terms, or to exercise any rights conferred under these terms, shall not be construed as a waiver or relinquishment of its right to assert or rely upon any such terms or rights in the future.

SECTION 9 - APPLICABILITY OF TARIFF. The PSEG Tariff For Electric Service on file with the New Jersey Board Of Public Utilities is hereby incorporated in its entirety by reference, and any conflict or inconsistency between the terms and conditions of these terms and said Tariff shall be resolved in favor of the Tariff.

SECTION 10 - HEADINGS. The headings assigned to the sections of these terms are for convenience only and shall not limit the scope and applicability of the sections.

SECTION 11 - ENTIRE AGREEMENT. These terms, which includes the "Form of Proposal", constitutes the final, complete, and entire Agreement between the parties, and all prior discussions, negotiations, communications, proposals, or agreements, whether oral or written, are hereby superseded. Any statements, representations, terms or conditions, whether express or implied, other than those set forth in these terms may not be modified, altered, or amended in any way except in writing signed by duly authorized representatives of both the Customer and PSEG. These terms shall be governed and construed by the laws of the State of New Jersey.

SECTION 12 - CANCELATION PRIOR TO RECEIPT OF SERVICE. Termination of this Agreement by the Customer prior to completion of installation and receipt of service shall be done by written notice. The Customer shall be liable for cost incurred by PSEG between date of the Agreement and the date written notice for cancellation is received.

### APPENDIX A: STREET AND LOCATION DETAIL INFORMATION

RecordID	Street:	Location:	Pole#:	Products:
8043	N 24th St	2 PWO Pierce	65884	Luminaire
8044	N 24th St	3 PWO Pierce	65853	Luminaire
8044	N 24th St	1 PEO Harrison	68542	Luminaire
8041	N 24th St	2 PWO Pierce	65854	Luminaire
8042	N 24th St	3 PWO Pierce	65853	Luminaire
8042	N 24th St	1 PEO Harrison	68542	Luminaire



DB:dh  
07-08-25

R-42

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXECUTE AN UPDATED  
UTILITY ENGINEERING AND CONSTRUCTION AGREEMENT WITH THE  
NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE DESIGN AND  
CONSTRUCTION OF UECA-08-168 PAVEMENT CITY OF CAMDEN WATER SEWER-103410**

WHEREAS, the Council of the City of Camden by Resolution #R-28 (MC-15:4550) dated August 11, 2015 authorized the execution of a Utility Engineering and Construction Agreement between the City of Camden and the State of New Jersey in connection with the Design and Construction of UECA-8-168 Pavement-City of Camden Water Sewer - 103410 Project; and

WHEREAS, the Council of the City of Camden by Resolution #R-22 (MC-16:5029) dated May 10, 2016 authorized the Mayor to execute a Utility Engineering and Construction Agreement (UECA-8-168 Pavement-City of Camden Water Sewer-103410) between the NJDOT and the City of Camden, also known as Route 168 Merchant Street to Ferry Avenue Pavement Resurfacing Project; and

WHEREAS, New Jersey Department of Transportation is in transition to new agreements approved by the Federal Highway Administration; and

WHEREAS, the new agreement covers the understanding between the State of New Jersey Department of Transportation and City of Camden for the verification, design, protection and/or relocation of certain public works facilities in connection with the design and construction of the project and to request that the City comply with the Buy American Federal Regulation as stated in the updated agreement; and

WHEREAS, the City of Camden desires to enter into the updated Agreement with the New Jersey Department of Transportation for the design and construction of Project Route 168 Merchant Street to Ferry Avenue payment resurfacing located in Audubon Park Borough, Audubon Borough, Haddon Township, City of Camden, Oaklyn Borough, Woodlynne Borough and Camden County and/or relocation of certain public works facilities in connection with the design and construction of UECA-8-168 Pavement-City of Camden Water Sewer - 103410 Project; and

WHEREAS, the Project may require the construction of new, and/or the protection, relocation and/or adjustment of facilities of the existing water and sewer system which is owned and operated by the City of Camden Department of Public Works; and

WHEREAS, City of Camden's legal right to occupy public right-of-way, subject to the conditions imposed by the State, is in no way mitigated by this Agreement; and

WHEREAS, City of Camden is not obligated by State law or agreement to relocate its own facilities at its own expense for this type of Project; and

WHEREAS, the provisions of the State's Accommodation of Utilities with Highway Right-of-Way N.J.A.C. 16:25 and Code of Federal Regulations, 23 C.F.R. 645, Subpart B are applicable; now, therefore

BE IT RESOLVED, that the City of Camden does hereby authorize the proper officials of the City of Camden to execute the Utility Engineering and Construction Agreement UECA-8-168 Pavement-City of Camden Water Sewer-103410 pursuant to the terms outlined in the agreement between the City of Camden and the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: July 8, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JULY 8, 2025

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXECUTE A UTILITY ENGINEERING AND CONSTRUCTION AGREEMENT WITH THE STATE OF NEW JERSEY FOR THE DESIGN AND CONSTRUCTION OF UECA-08-168 PAVEMENT-CITY OF CAMDEN WATER SEWER — 103410

Point of Contact:	Keith L. Walker	Public Works	757-7139	kewalker@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		6/26/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

1. Utility Engineering and Construction Agreement UECA-08-168-Pavement-City of Camden Water Sewer-103410
2. Attachment D

**"Walk-on" note:** All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.

Received by:  
City Attorney

Signature	Date
-----------	------

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXECUTE A UTILITY ENGINEERING AND CONSTRUCTION AGREEMENT WITH THE STATE OF NEW JERSEY FOR THE DESIGN AND CONSTRUCTION OF UECA-08-168 PAVEMENT-CITY OF CAMDEN WATER SEWER – 103410

### FACTS/BACKGROUND:

- The City of Camden seeks to enter into updated agreement with the New Jersey Department of Transportation for the design and construction of Project Route 168 Merchant Street to Ferry Avenue pavement resurfacing located in Audubon Park Borough, Audubon Borough, Haddon Township, City of Camden, Oaklyn Borough, Woodlynne Borough and Camden County, and/or relocation of certain public works facilities in connection with the design and construction of UECA-08-168 Pavement-City of Camden Water Sewer-103410 project.
- The project may require the construction of new, and/or the protection, relocation and/or adjustment of facilities of the existing water and sewer system, owned and operated by the City of Camden Department of Public Works.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

### IMPACT STATEMENT:

- Entering into the agreement will allow the State to address water and sewer infrastructure issues during the State Construction Project.

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Keith L. Walker, Director of Public Works

### COORDINATION:

- Executed agreement between NJDOT and the City of Camden

Prepared by: Angela M. Watkins 757-7139/anjohnst@ci.camden.nj.us

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	
Name of Vendor	NJDOT
Purpose or Need for service:	The City of Camden seeks to enter into updated agreement with the New Jersey Department of Transportation for the design and construction of Project Route 168 Merchant Street to Ferry Avenue pavement resurfacing located in Audubon Park Borough, Audubon Borough, Haddon Township, City of Camden, Oaklyn Borough, Woodlynne Borough and Camden County, and/or relocation of certain public works facilities in connection with the design and construction of UECA-08-168 Pavement-City of Camden Water Sewer-103410 project.
Contract Award Amount	n/a
Term of Contract	n/a
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	n/a
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	n/a
Were other proposals received? If so, please attach the names and amounts for each proposal received?	n/a

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_  
**For LGS use only:**

☐ Approved

☐ Denied

\_\_\_\_\_ Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_



# State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

FRANCIS K. O'CONNOR  
*Commissioner*

Date: June 18, 2025

Keith L. Walker, Director  
City of Camden Department of Public Works  
101 Newton Avenue  
Camden, NJ 08102

Re: Rt. 168 Merchant Street to Ferry Ave  
Audubon, Audubon Park, Mount Ephraim,  
Oaklyn, Woodlynne Boroughs, Haddon Twp.  
City of Camden, Camden County  
UECA-08-168 Pavement-City of Camden Water Sewer-103410  
UPC-103410

Dear Mr. Walker:

The New Jersey Department of Transportation is in transition to new agreements approved by the Federal Highway Administration. Currently, the Utility is being asked to simultaneously execute a Municipal Utility Engineering and Construction Agreement (UECA), Utility Engineering and Construction Agreement Municipal Amendment (Amendment) with Exhibits 1-9.

Enclosed herewith are four (4) copies of proposed Utility Engineering and Construction Agreement UECA-08-168-Pavement-City of Camden Water Sewer-103410 covering the understandings between the State of New Jersey Department of Transportation and City of Camden for the verification, design, protection and/or relocation of certain public works facilities in connection with the design and construction of the above referenced project. We are requesting that your company comply with the Buy America Federal Regulation as stated in the proposed Agreement.

Please take the following actions:

- Have four (4) copies of the Agreement signed, attested to and embossed with your official seal affixed.
- Type or print the name and title of the signer and attester beneath each signature on the Agreement.

- Complete the Vendor Identification Verification form. If the name of the "Utility" provided on the Verification form is not identical to the name of the "Utility" shown on the first paragraph of the Agreement, please make changes to the Agreement so that they **exactly match**.
- Prepare a resolution authorizing execution of this Agreement. Said resolution must have Original Signatures & Seal Verify that the Delegated Authority in the Resolution is the same Authority on the Agreement. Please identify the signer of the Agreement by name.  
*(Municipalities only)*
- Return three (3) signed and attested copies of the Agreement to this office. The fourth copy is for your file.
- Complete the attached "Buy America Commitment Letter" acknowledging that the Utility will comply with the Buy America Federal Regulation Requirements 23 U.S.C. 313 and 23 CFR 635.410 and return with the three signed and attested copies of Agreement to this office.
- The Notification of submission of "FINAL" construction invoice will include "Buy America Certificate of Compliance" (DC-17U). The Final construction Invoice must include the "Buy America Certificate of Compliance".

**The Agreement's date is to be left blank.** Said date will be established and entered by the Commissioner upon final Departmental action.

When ready, the Designer will forward to you the approved Utility Owner Design Authorization (Check List) with a schematic drawing indicating the location of your existing and proposed facilities, and the current proposed highway plans to assist you in developing:

- A. Owner plans.
- B. Owner cost estimate.
- C. Pre-construction notice time.
- D. Estimated construction time to accomplish your proposed work.

Also, enclosed herewith are four (4) copies of proposed Utility Engineering and Construction Agreement Amendment with Exhibits 1 thru 9 to UECA-08-168 Pavement-City of Camden Water Sewer-103410 covering the understandings between the State of New Jersey Department of Transportation and City of Camden for the required Federal Regulations pursuant to 2 C.F.R. 200 and 2 C.F.R. 200 Appendix II and implementing regulations of the Federal Highway Administration's procurement requirements.

The Amendment template and Exhibits have been reviewed and approved by the Federal Highway Administration for use by the Department of Transportation with utilities within New Jersey. This template was approved specifically for utility owned and controlled by a municipality or group of municipalities. This Amendment is only for the listed project above.

Please take the following actions:



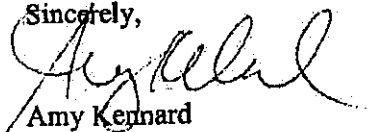
- Have four (4) copies of the Agreement signed, attested to and embossed with your official seal affixed.
- Type or print the name and title of the signer and attester beneath each signature on the Agreement.
- Return three (3) signed and attested copies of the Agreement to this office. The fourth copy is for your file.

**The Agreement's date is to be left blank.** Said date will be established and entered by the Commissioner upon final Departmental action.

When ready, the Project Manager will send you an executed copy for your use.

Should you have any questions, please contact Nader Mortaja, Asst. Project Manager at (609) 963-1001, email: [nader.mortaja@dot.nj.gov](mailto:nader.mortaja@dot.nj.gov).

Sincerely,



Amy Kennard  
Project Management Specialist 3  
Division of Project Management, Team C

Enclosures  
c: Project File

Work done by State's Contractor

Route 168 Merchant Street to Ferry Ave  
 Audubon Borough, Audubon Park Borough,  
 Haddon Township, City of Camden, Oaklyn  
 Borough & Woodlynne Borough  
 Camden County  
 City of Camden Department of Public  
 Works  
 UECA-08-168 Pavement-City of Camden  
 water sewer-103410  
 UPC Code: 103410  
 Contract ID No.: 15 10600

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_,  
 between the COMMISSIONER OF TRANSPORTATION, acting for and in the name of the STATE  
 OF NEW JERSEY, hereinafter called the "State", and the \_\_\_\_\_ City of Camden, \_\_\_\_\_ Department  
 of Public Works \_\_\_\_\_, hereinafter called the "Utility".

WHEREAS, State is about to undertake the design and construction of Route 168 Merchant Street to  
 Ferry Ave Pavement Resurfacing \_\_\_\_\_ located in Audubon Park Borough, Audubon  
 Borough, Haddon Township, City of Camden, Oaklyn Borough, Woodlynne Borough &  
 Camden County \_\_\_\_\_, hereinafter called the "Project"; and

WHEREAS, the Project may require the construction of new, and/or the protection, relocation and/or  
 adjustment of facilities of the existing \_\_\_\_\_ Water & Sewer \_\_\_\_\_ system which is owned  
 and operated by the Utility; and

WHEREAS, Utility's legal right to occupy public right-of-way, subject to the conditions imposed by  
 the State, is in no way mitigated by this Agreement; and

WHEREAS, Utility is not obligated by State law or agreement to relocate its own facilities at its own  
 expense for this type of Project; and

WHEREAS, the provisions of the State's Accommodation of Utilities within Highway Right-of-Way  
 N.J.A.C. 16:25 and Code of Federal Regulations, 23 C.F.R. 645, Subpart B are applicable.

NOW THEREFORE, State and Utility, for the mutual benefits to be obtained, agree as follows:

- (1) The State and Utility shall cooperate in developing plans and cost estimates for their  
 respective work necessitated by the Project.
- (2) The Utility shall designate a responsible representative to coordinate its effort with those of  
 the State.
- (3) The State will, at its sole cost and expense, contract for and cause to be constructed, all items  
 indicated in the State's contract plans and specifications for the Project, related to existing and  
 proposed facilities owned and operated by the Utility.
- (4) The State will authorize and reimburse the Utility for its actual costs for design, review,  
 approval and inspection, for the protection, relocation or adjustment of its existing facilities  
 necessary to accomplish the Project.
- (5) The Utility's preliminary engineering design costs for correspondence, meetings and

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Works  
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exchanges of engineering information are eligible for reimbursement and the State will accept billing of these costs after this Agreement is fully executed and issued.

- (6) The Utility shall disclose and verify its existing facilities at no cost to State within the Project limits identifying the facility type, size and operating potentials.
- (7) The State will indicate the existing and proposed utility facilities, owned and operated by the Utility, and to be constructed by the State, in State's contract documents for the Project.
- (8) When the State proceeds to develop the Project plans, the State and Utility shall jointly identify potential conflicts between the Utility's facilities and the Project, and shall jointly develop a scheme for the protection, relocation, rearrangement and/or betterment of facilities in accordance with N.J.A.C. 16:25 Utility Accommodation to accomplish the Project.
- (9) Subsequent to the development of the above scheme with the approval of the State and concurrence of the Utility, the State will issue a "Utility Owner Design Authorization (Check List)" describing the utility work and authorizing the State's designer to finalize design plans, estimates, and schedules necessary to construct new, and/or protect, relocate, and/or rearrange facilities in concert with the Project, and incorporate them into the State's Project contract documents.
- (10) The State will develop a "Utility Agreement Modification" which may include a Utility Agreement Plan outlining work "To be performed by State's contractor at State Expense", estimated cost for field engineering, inspection and/or valve turning operations to be performed by Utility's personnel. This will be issued in the person of the Executive Regional Manager Team C (NJDOT).
- (11) The purpose of this Agreement is to cover all the required utility facility construction, protection, relocation, and rearrangement work necessitated by the Project; however, it is agreed that the State, in the person of the Executive Regional Manager Team C (NJDOT), will issue modifications to this Agreement to cover unanticipated work, resulting from Project activities and/or field conditions.
- (12) State will supply the Utility with a copy of the contract plans and specifications when the Project is advertised.
- (13) The State will request, by certified mail, the Utility to submit final invoices for costs incurred by the Utility upon; (a) completion of design; (b) completion of the utility work; or (c) cancellation of the Project. All such invoices shall be submitted to the State within sixty (60) days of this request. The State may not accept invoices for payment submitted after the sixty

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(60) day period.

- (14) All matters pertaining to subcontracted work, billing, estimates, survey control, extra work items and inspection responsibility shall be in accordance with the Memorandum Of Record dated January 10, 2013, entitled: "Procedures Governing Estimation of Costs, Requirements During Construction and Billing the New Jersey Department of Transportation for Public Utility Work", and in accordance with the Federal Regulations 23 CFR 645, Subpart A and with it being understood that where the State's Regulations are in conflict with the Federal Regulations, the Federal Regulations shall govern. Billing shall be based on accounting methods used by the Utility in conformity with the system of accounts adopted and prescribed by the Division of Local Government Services of the State of New Jersey. The matter of "Credit for Expired Service Life" has been considered for all items and where allowances apply, same are hereinafter specified in description of items and the cost summary.
- (15) The Utility will comply with the Buy America Federal Regulation requirements U.S.C. 313 and 23 CFR 635.410, for all steel and iron materials furnished by the Utility and its Subcontractors for permanent incorporation in this Project. Under this requirement, all manufacturing processes for steel and iron products shall occur in the United States including all melting, rolling, extruding, machining, bending, grinding, drilling and coating. The Utility Company shall submit a Buy America Commitment letter at the time of execution of this Agreement affirmatively stating that the Utility is committed to complying with all the requirements of the Buy America Federal Regulations. The State reserves the right to audit such records at the completion of the Project. The lack of these documents will be justification for rejection of the steel and/or iron product thus resulting in nonpayment for all work performed by Utility.
- With the Final Construction Invoice submission, the Utility shall submit a "Buy America Certification of Compliance" certifying that:
- All steel and iron products provided for permanent incorporation in the Project, were made from steel and iron that was melted and manufactured in the United States including the application of coatings which protect or enhance the value of the material.**
- Or if any material does not comply with these requirements, the Utility will indicate what material does not comply. The State may require the Utility to remove and replace material that does not comply with the Buy America requirements, at no expense to the Department and may deny the Utility reimbursement for all the relocation costs incurred by the Utility.
- (16) The Utility shall perform the work, specified herein, with its own forces wherever possible and only have that portion of the work performed by a consultant or contractor that the Utility is not adequately staffed or equipped to perform with its own forces.
- (17) The intention of this Agreement is that facilities which are removed, relocated, or disrupted

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will be replaced in such a manner that shall result in services being restored to the status and degree of use as existed prior to said changes. The Utility and the State agree to jointly use their best efforts to relocate, adjust and/or abandon the existing facilities and construct any new facilities without detrimentally affecting or interrupting services to the Utility's customers. In the event during construction of the Project it is necessary to detrimentally affect or interrupt services, the Utility shall be notified at least 48 hours in advance, unless the particular circumstances dictate less notice.

- (18) The design of utility facilities intended to be constructed by the State for the Utility shall be approved by the Utility before the State includes such facilities in the State's contract documents before the Project is advertised.
- (19) In no case will the State pay for betterment of facilities, nor will the State pay any costs for work performed for the sole benefit or convenience of the Utility, the State's contractor, or the Utility's contractor.
- (20) Utility facilities constructed under the terms of this Agreement shall become the sole property of the Utility and the Utility shall be solely responsible for their operation, repair, and maintenance.
- (21) The State will obtain and bear the cost of all permits, environmental or otherwise, relating to the construction of new, and/or the protection, relocation and/or rearrangement of existing facilities, as necessitated by the Project, whether the necessary utility work is within or outside of the highway right-of-way. However, should the Utility choose to install facilities that constitute betterment, then it is the sole responsibility of the Utility to obtain the permits necessary for said betterment. It is further understood that should the Utility desire to install additional facilities, at a future date within the highway right-of-way, the Utility shall obtain the appropriate Utility Permit from the authority having jurisdiction over the highway. This Agreement is the Utility Permit for the work authorized herein.
- (22) Subject to provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-et seq., the State will be responsible for personal injuries and property damage caused by the actions of the State, its employees or agents which arises out of this Agreement. Any claim for such personal injury or property damage must be filed in accordance with N.J.S.A. 59:8-1 et seq.
- (23) Subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et. Seq., the Utility will be responsible for personal injuries and property damage caused by the actions of the Utility, its employees or agents which arises out of this Agreement. Any claim for such personal injury or property damage must be filed in accordance with N.J.S.A. 59:8-1 et seq.

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- (24) The State has estimated the Utility's engineering costs for the Project and will adjust these costs to reflect the actual costs incurred by the Utility by issuing the appropriate Utility Agreement Modification.
- (25) The Utility's engineering costs incurred for the Project are eligible for reimbursement as of February 8, 2011, and are estimated to be \$500.00.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed the  
date and year first written above.

ATTEST:

CITY OF CAMDEN DEPARTMENT OF  
PUBLIC WORKS

\_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:  
Title:

ATTEST:

STATE OF NEW JERSEY  
DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_  
Anika James, Secretary  
Department of Transportation

By: \_\_\_\_\_  
Tina M. Shutz, Director  
Capital Program Support

Date: \_\_\_\_\_

This aforementioned Agreement has been  
reviewed and approved as to form.

Recommended:

MATTHEW J. PLATKIN  
ATTORNEY GENERAL OF NEW JERSEY

\_\_\_\_\_  
Amy Kennard, Project Management  
Specialist 3 Team C

By: \_\_\_\_\_  
Nonee Lee Wagner  
Deputy Attorney General

Date: \_\_\_\_\_

Date: \_\_\_\_\_