



# AGENDA

CITY OF CAMDEN

CITY COUNCIL REGULAR MEETING

*December 9<sup>th</sup>, 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 Falió Leyba-Martinez*

*Honorable Victor Carstarphen, Mayor*

*Daniel S. Blackburn, City Attorney*

*Howard McCoach, Counsel to Council*

*Luis Pastoriza, Municipal Clerk*

# *Agenda*



# CITY COUNCIL AGENDA

DECEMBER 9<sup>TH</sup>, 2025 – 5:00 P.M.  
CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

## COMMUNICATIONS

### Department of Finance

1. Check Registers of the City of Camden for The Period of **October 22, 2025 to November 19, 2025**
2. Payroll Register Summary for The City of Camden for The Pay Periods of **November 7, 2025 and November 21, 2025.**

## PRESENTATIONS

## OLD BUSINESS

### Planning & Development

#### 2<sup>nd</sup> Reading Ordinance

1. An Ordinance **Amending The Gateway Redevelopment Plan (MC-466)** Regarding **Tax Block 1464, Lots 4 And 5** On The Camden City Municipal Tax Map

## ORDINANCES – FIRST READING

**ORDINANCES – SECOND READING & PUBLIC HEARING**

**Law Department**

1. Ordinance Authorizing The **Transfer Of SouthWest State & Delaware Avenue** To New Jersey Economic Development Authority
2. Ordinance Authorizing a **lease agreement** between the City and County of Camden for property located at **4 & 6 Water Street**
3. Ordinance Authorizing The **Removal Of Deed Restrictions And Reversionary Language** On **125 North 27<sup>th</sup> Street**
4. Ordinance Authorizing The **Transfer Of five Parcels To Yellow Rose Enterprise, LLC**

**Department of Finance**

5. Bond Ordinance Providing For The **Lead Service Line Replacement Project** In And By The City Of Camden, In The County Of Camden, New Jersey, Appropriating **\$50,000,000 Therefor And Authorizing The Issuance Of \$50,000,000 Bonds** Or Notes Of The City To Finance The Cost Thereof

**Planning & Development**

6. Ordinance **Amending MC-5549** To Authorize the **Lease of Certain Land Transferred to the Camden Redevelopment Agency**

**Public Works**

7. An Ordinance Designating **Restricted Residential Parking Zones For Individuals With Disabilities** In Certain Areas In The City Of Camden As Handicap Parking Privileges Only
8. Ordinance Authorizing the **Removal Of Designated Residential Parking Zones For Individuals With Disabilities** In Certain Locations

**Code Enforcement**

9. Ordinance **Amending MC-5534** to adopt the most current version of the **New Jersey State Housing Code N.J.A.C 5:28 ET SEQ.**

**PUBLIC COMMENT**

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

## RESOLUTIONS

### Office of City Council

1. Resolution Designating **Donean King** As The City Of Camden Employee Of The Month For December 2025

### Department of Administration

2. Resolution Authorizing The City Of Camden To Exercise 2<sup>nd</sup> Year Option With **Morton Salt, Inc.** For The Purchase Of Sodium Chloride
3. Resolution Authorizing The Purchase Of Desktop Computers From **SHI International Corp** Via Bergen County Cooperative
4. Resolution Of The City Of Camden **Increasing The Bid Threshold And Appointing A Qualified Purchasing Agent** Pursuant To N.J.S.A. 40A:11-3 And N.J.A.C. 5:32-4.1 et seq.
5. Resolution Ratifying Change Order #7 With **American Water Contract Operations And Maintenance, LLC** In Connection With The Services Agreement For The Operation, Management, Maintenance And Repair Of The City Of Camden's Water Supply And Sewer Collection System, Dated January 19, 2016
6. Resolution Awarding A Contract To **Cooper University Hospital** For The Employee Assistance Program, For A Period Of One Year
7. Resolution Supporting The Application **Of Parkside Business And Community In Partnership** To The HOME Housing Production Investment Program
8. Resolution Authorizing A Contract To **Main Access Systems** For Access Control Systems **(By title)**
9. Resolution Appointing Members To The Community Advisory Board Established Pursuant To A Memorandum Of Understanding Between **EMR And The City Of Camden (By title)**
10. Resolution Authorizing **The Purchase Of Vehicle Safety Devices From At&T First Net** Via New Jersey State Contract **(By title)**

### Office of the Law Department

11. Resolution Awarding A Contract To **DSI Medical** To Provide Drug And Alcohol Testing
12. Resolution Awarding A Contract To **Scibal Associates AKA Qual-Lynx**, 100 Decadon Drive, Egg Harbor Township, NJ 08234 To Provide Third-Party

Administration Services Of The City's General Liability and Worker's  
Compensation Claims

13. Resolution Authorizing A Contract To **Concentra** To Perform Occupational Health Care Services
14. Resolution Authorizing A Donation From **Consolidated Rail Corporation** In The Amount Of \$19,800.00 To Contribute To The Costs Of Maintaining Clean And Safe Conditions In The City
15. Resolution Awarding A Contract To **Connor Strong & Buckelew Companies, LLC** To Provide Risk Management Consulting Services
16. Resolution Awarding A Contract To **Carlin, Ward, Ash & Heiart, LLC, Obermayer Rebmann Maxwell & Hippel LLP, And Brown & Connery, LLC** To Serve As Special Counsel To Perform Eminent Domain Services
17. Resolution Authorizing A Contract To **Kluger Healey, LLC And Brown & Connery, LLP** To Serve As Special Counsel To Provide Labor & Employment Legal Services
18. Resolution Authorizing A Contract To **Brown & Connery, LLP And Capehart & Scatchard** To Serve As Special Counsel To Provide General Litigation And Other Legal Services
19. Resolution Awarding A Contract To **Obermayer Rebmann Maxwell & Hippel LLP And Afonso Archie Law, P.C.** To Serve As Special Counsel To Perform Foreclosure Services
20. Resolution Authorizing A License Agreement Between The City Of Camden And **Camden Community Partnership, Inc.**
21. Resolution Authorizing The Assignment Of **Tax Sale Certificates** Sold At Less Than Face Value (By Title)

**Department of Finance**

22. Resolution Authorizing Transfers Of **2025 Appropriations**
23. Resolution Requesting Permission For **The Dedication By Rider For Road And Sidewalk Opening Fund** Required By N.J.S.A. 40A:4-39
24. Resolution Authorizing A Budget Amendment Pursuant To N.J.S.A. 40A:4-87 In The Amount Of \$4,600.84 From **National Opioid Settlement** For A Grant Entitled "National Opioid Settlement"

25. Resolution Authorizing **Refunds To Various Lien Holders, Property Owners, And Mortgage Companies** For Various Properties
26. Resolution Authorizing The **Cancellation Of Tax Sale Certificate, Taxes And Transfer Charges/Credits** Against Various Properties

**Department of Planning & Development**

27. Resolution **Rescinding Resolution “MC-24:9735”** Authorizing A Reimbursable Loan To **YCS Home LLC** In An Amount Not To Exceed \$105,000.00 And Authorizing The Execution Of Loan Documents In Connection With The Camden Strong Macro Capital Improvement Program Due To Lack Of Activity
28. Resolution **Rescinding Resolution “MC-24:9731”** Authorizing A Reimbursable Loan To **Neuroelectric** In An Amount Not To Exceed \$200,000.00 And Authorizing The Execution Of Loan Documents In Connection With The Camden Strong Macro Capital Improvement Program Due To Lack Of Activity
29. Resolution **Rescinding Resolution “MC-25:9845”** Authorizing A Reimbursable Loan To **PBCIP** In An Amount Not To Exceed \$60,000 And Authorizing The Execution Of Loan Documents In Connection With The Camden Strong Macro Capital Improvement Program Due To Lack Of Activity
30. Resolution Authorizing The Application To **The New Jersey Department Of Community Affairs** To Apply For a \$192,000 Grant For The Urban Enterprise Zone Administrative Budget
31. Resolution Authorizing The Application To The Application To The New Jersey Department Of Community Affairs To Apply For a **\$500,000 Grant** For The Urban Enterprise Zone Expo 2026
32. Resolution Authorizing A Contract With **W.J. Gross, Inc** Through The Camden County Educational Services Commission Cooperative For Structural Repairs At Firehouse No.10
33. Resolution Authorizing Amendment #1 To A Contract #12-24-087 With **CME Associates** For Special Coordinator Roadway Improvement Project In The Amount Of \$21,000
34. **Resolution Authorizing A Contract With CME Associates For Special Coordination-Roadway Improvements Projects (By title)**

35. Resolution Authorizing Change Order #1 To Construction Contract #11-23-073 With **Think Pavers Hardscaping LLC.**, In Connection With FY2022 Resurfacing Of Various Streets Project
36. Resolution Authorizing The Submission Of An Application To The New Jersey Department Of Transportation For **The FY2026 NJDOT Local Freight Impact Fund To Baird Boulevard**

**Department of Public Works**

37. Resolution Authorizing the **Refund of Overpayment of Water and Sewer Payments**
38. Resolution Authorizing **Amendment #1 To Contract 11-24-073 With Command Company Inc.**

**Department of Code Enforcement**

39. Resolution Authorizing A Contract For Extraordinary Unspecifiable Services To **Homeward Bound Pet Adoption Center** For Animal Sheltering And Care Services

**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



DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

VICTOR G. CARSTARPHEN  
MAYOR

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 *SZP*

Date: November 20, 2025

Subject: **Check Register-Communications for Forthcoming  
City Council Meeting- December 9, 2025**

2025 NOV 25 PM 3:23  
CITY OF CAMDEN, N.J.  
OFFICE

Attached, please find the Check Register for the City of Camden for the period of October 22, 2025 to November 19, 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

Range of Checking Accts: First to Last Range of Check Dates: 10/22/25 to 11/19/25  
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					
149040	10/24/25	AGT01 AIR & GAS TECHNOLOGIES, INC	700.00	10/31/25	22295 Direct Deposit
149041	10/24/25	ANC18 Anchor IT Integrators LLC	5,000.00	10/31/25	22295 Direct Deposit
149042	10/24/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	385.66	10/31/25	22295 Direct Deposit
149043	10/24/25	CAR01 CARTUN HARDWARE	251.51	10/31/25	22295 Direct Deposit
149044	10/24/25	CME01 CME ASSOCIATES	504.00	10/31/25	22295 Direct Deposit
149045	10/24/25	COM3757 COMCAST #3757 MLK JR. COMM.	134.89	10/31/25	22295 Direct Deposit
149046	10/24/25	COM9670 COMCAST #9670 MAYOR'S OFFICE	177.57	10/31/25	22295 Direct Deposit
149047	10/24/25	COM9812 COMCAST #9812 27 FEDERAL ST	134.89	10/31/25	22295 Direct Deposit
149048	10/24/25	COM9853 COMCAST #9853 MALANDRA HALL	134.89	10/31/25	22295 Direct Deposit
149049	10/24/25	COR36 CORE MECHANICAL, INC.	1,757.39	10/31/25	22295 Direct Deposit
149050	10/24/25	EMD02 JEROME W EMDUR	150.00	10/31/25	22295 Direct Deposit
149051	10/24/25	FED14 FEDEX (OMEGA CORP CTR)	87.91	10/31/25	22295 Direct Deposit
149052	10/24/25	GAR13 GARDEN STATE MAT RENTAL	68.33	10/31/25	22295 Direct Deposit
149053	10/24/25	GOO12 TIREHUB, LLC	753.58	10/31/25	22295 Direct Deposit
149054	10/24/25	GRA36 GRAINGER, INC.	3,895.26	10/31/25	22295 Direct Deposit
149055	10/24/25	HOM15 HOMEWARD BOUND PET ADOPTION	81,898.33	10/31/25	22295 Direct Deposit
149056	10/24/25	HOM17 HOME DEPOT CREDIT SERVICES	135.88	10/31/25	22295 Direct Deposit
149057	10/24/25	JAY02 JAY'S TIRE SERVICE LLC	140.00	10/31/25	22295 Direct Deposit
149058	10/24/25	KLU02 KLUGER HEALEY, LLC	3,477.00	10/31/25	22295 Direct Deposit
149059	10/24/25	MCC44 HOWARD MCCOACH,PC	10,671.10	10/31/25	22295 Direct Deposit
149060	10/24/25	MER01 MERCHANTVILLE OVERHEAD	573.31	10/31/25	22295 Direct Deposit
149061	10/24/25	OMN01 OMNI RECYCLING GROUP, LLC	9,358.78	10/31/25	22295 Direct Deposit
149062	10/24/25	PLA14 PLATINUM SECURITY, INC.	797.50	10/31/25	22295 Direct Deposit
149063	10/24/25	POL01 POLLUTION CONTROL FINANCING	4,481.41	10/31/25	22295 Direct Deposit
149064	10/24/25	REG02 REGINE A ERVIN, CCR	1,277.34	10/31/25	22295 Direct Deposit
149065	10/24/25	REN04 RENEWABLE RECYCLING, INC	997.50	10/31/25	22295 Direct Deposit
149066	10/24/25	REW01 REWORLD WASTE, LLC	236,499.43	10/31/25	22295 Direct Deposit
149067	10/24/25	RIN04 RING CENTRAL	7,010.64	10/31/25	22295 Direct Deposit
149068	10/24/25	SAN05 MARK SAUNDERS	646.23	10/31/25	22295 Direct Deposit
149069	10/24/25	SMART005 Smart Stitch LLC	1,335.07	10/31/25	22295 Direct Deposit
149070	10/24/25	STJ02 ST JOSEPH CARPENTER SOCIETY	6,061.31	10/31/25	22295 Direct Deposit
149071	10/24/25	SUBDIS01 SUBURBAN DISPOSAL INC	748,333.33	10/31/25	22295 Direct Deposit
149072	10/24/25	TDB03 TD Bank - P Card	31.19	10/31/25	22295 Direct Deposit
149073	10/24/25	UNI02 A-1 UNIFORM CITY, INC	391.00	10/31/25	22295 Direct Deposit
149074	10/24/25	WBM01 W B MASON CO, INC	1,014.44	10/31/25	22295 Direct Deposit
149075	10/24/25	TDB03 TD Bank - P Card	366.78	10/31/25	22295 Direct Deposit
149076	10/24/25	AA02 A & A GLASS	315.00		22298
149077	10/24/25	ACT07 ACTION UNIFORMS CO LLC	1,491.00	10/31/25	22298
149078	10/24/25	AND01 ANDREW VIOLA, ESQ	250.00		22298
149079	10/24/25	ASS07 ASSOCIATION OF NJ RECYCLERS	160.00		22298
149080	10/24/25	AVR01 AVR RESOURCE GROUP, INC.	25,162.39		22298
149081	10/24/25	BLE03 THE BLEZNAK ORGANIZATION	33,078.32	10/31/25	22298
149082	10/24/25	BRO81 BROWN & CONNERY LLP	8,101.00	10/31/25	22298
149083	10/24/25	CCM01 C C M U A	33,207.17		22298
149084	10/24/25	CIN03 CINTAS CORPORATION NO 2	417.64		22298
149085	10/24/25	COO08 COOPER ELECTRIC	2,308.68	10/31/25	22298
149086	10/24/25	COU01 COURIER POST	125.48		22298
149087	10/24/25	CPR02 CPRJUST4U LLC	5,800.00	10/31/25	22298
149088	10/24/25	DEM07 DEMBO, BROWN & BURNS LLP	4,000.00	10/31/25	22298

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
149089	10/24/25	ENV01 ENVIRONMENTAL RESOLUTIONS, INC	54,095.75	10/31/25	22298
149090	10/24/25	FIR06 FIREFLOW SERVICES, LLC	1,700.00		22298
149091	10/24/25	FIR51 FIRE & SAFETY SERVICES, LTD.	12,126.41	10/31/25	22298
149092	10/24/25	HAL01 HALE TRAILER BRAKE & WHEEL INC	1,382.00	10/31/25	22298
149093	10/24/25	HOC02 HOC YOUTH BASKETBALL LLC	720.00	10/31/25	22298
149094	10/24/25	INT14 INTERNATIONAL ASSOC. OF FIRE-	583.52		22298
149095	10/24/25	INT15 INTERNATIONAL ASSOC OF FIRE-	1,427.54		22298
149096	10/24/25	IPD01 INSTITUTE FOR PROFESSIONAL DEV	50.00		22298
149097	10/24/25	JSR01 JSR GENERATOR SERVICES, LLC	1,200.00	10/31/25	22298
149098	10/24/25	KER02 JOHN D. KERNAN DMD PA	26,477.50		22298
149099	10/24/25	MAJ02 MAJESTIC OIL CO, INC	4,520.49		22298
149100	10/24/25	MCC27 KRISDEN M MCCRINK	350.00	10/31/25	22298
149101	10/24/25	NJP02 NEW JERSEY PLANNING OFFICIALS	435.00	10/31/25	22298
149102	10/24/25	PRI04 PRIMEPOINT LLC	3,533.25		22298
149103	10/24/25	PSE01 PSEG	15,239.33	10/31/25	22298
149104	10/24/25	SCH10 SCHOOL SPECIALTY, LLC	277.92		22298
149105	10/24/25	SEAS005 SEASIDE WASTE SEVICES	217,531.00		22298
149106	10/24/25	TRI39 TRI COUNTY TERMITE & PEST	400.00		22298
149107	10/24/25	WAL03 WALTER R. EARLE - BURLINGTON	11,769.45	10/31/25	22298
149108	10/24/25	WAS01 WASTE MANAGEMENT OF NEW JERSEY	42,158.17		22298
149109	10/27/25	TRE04 TREASURER, CAMDEN COUNTY	4,266,059.21	10/31/25	22299 Direct Deposit
149110	10/31/25	ATT02 LANGUAGE LINE SERVICES	96.90	10/31/25 VOID	22313 (Reason: Printing Error)
149111	10/31/25	ATT07 AT&T	19,697.62	10/31/25 VOID	22313 (Reason: Printing Error)
149112	10/31/25	BRO04 BROADWAY INDUSTRIES	4,349.20	10/31/25 VOID	22313 (Reason: Printing Error)
149113	10/31/25	CAM131 CAMDEN COUNTY FINANCE DEPT	53,609.06	10/31/25 VOID	22313 (Reason: Printing Error)
149114	10/31/25	COA07 COACHING SYSTEM, LLC	1,946.71	10/31/25 VOID	22313 (Reason: Printing Error)
149115	10/31/25	HOC02 HOC YOUTH BASKETBALL LLC	390.00	10/31/25 VOID	22313 (Reason: Printing Error)
149116	10/31/25	LAU01 LAUREL LAWN MOWER SERVICE	155.87	10/31/25 VOID	22313 (Reason: Printing Error)
149117	10/31/25	MAS24 RAYMOND MASSI	2,220.00	10/31/25 VOID	22313 (Reason: Printing Error)
149118	10/31/25	MID07 MIDATLANTIC ENGINE SUPPLY CORP	2,473.74	10/31/25 VOID	22313 (Reason: Printing Error)
149119	10/31/25	MUN41 ORLANDO MUNOZ	1,110.00	10/31/25 VOID	22313 (Reason: Printing Error)
149120	10/31/25	NJC04 N.J. CLEAN COMMUNITIES COUNCIL	1,500.00	10/31/25 VOID	22313 (Reason: Printing Error)
149121	10/31/25	PAL03 FRANCES PALACIO	370.00	10/31/25 VOID	22313 (Reason: Printing Error)
149122	10/31/25	PSE01 PSEG	181,870.67	10/31/25 VOID	22313 (Reason: Printing Error)
149123	10/31/25	REP08 SIEMENS INDUSTRY INC	18,396.00	10/31/25 VOID	22313 (Reason: Printing Error)
149124	10/31/25	RES06 RESINTECH, INC.	185,000.00	10/31/25 VOID	22313 (Reason: Printing Error)
149125	10/31/25	ROW08 ROWAN COLLEGE OF SOUTH JERSEY	8,050.00	10/31/25 VOID	22313 (Reason: Printing Error)
149126	10/31/25	TRI39 TRI COUNTY TERMITE & PEST	125.00	10/31/25 VOID	22313 (Reason: Printing Error)
149127	10/31/25	TUC05 TYRONE TUCKER	103.40	10/31/25 VOID	22313 (Reason: Printing Error)
149128	10/31/25	ULI02 ULINE	182.68	10/31/25 VOID	22313 (Reason: Printing Error)
149129	10/31/25	VER09 VERIZON SELECT SERVICES, INC.	41.53	10/31/25 VOID	22313 (Reason: Printing Error)
149130	10/31/25	WAL03 WALTER R. EARLE - BURLINGTON	7,214.40	10/31/25 VOID	22313 (Reason: Printing Error)
149131	10/31/25	WIN01 WINNER FORD	499.90	10/31/25 VOID	22313 (Reason: Printing Error)
149132	10/31/25	AVA02 AVAYA INC.	1,640.99	10/31/25	22315 Direct Deposit
149133	10/31/25	BUR06 EDWARD BURT	709.50	10/31/25	22315 Direct Deposit
149134	10/31/25	CAR01 CARTUN HARDWARE	474.55	10/31/25	22315 Direct Deposit
149135	10/31/25	CEN03 CENTER FOR FAMILY SERVICES	63,321.00	10/31/25	22315 Direct Deposit
149136	10/31/25	COM5853 COMCAST #5853 N CAMDEN COMM	264.89	10/31/25	22315 Direct Deposit
149137	10/31/25	COM8493 COMCAST #8493 BROADWAY LIBERTY	159.89	10/31/25	22315 Direct Deposit
149138	10/31/25	CON02 CONTRACTOR SERVICE	240.00	10/31/25	22315 Direct Deposit
149139	10/31/25	COR36 CORE MECHANICAL, INC.	46,572.18	10/31/25	22315 Direct Deposit
149140	10/31/25	DSE01 DIVAL SAFETY EQUIPMENT	150.00	10/31/25	22315 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
149141	10/31/25	FRA05 FRANKLIN TRAILERS, INC	66.76	10/31/25	22315 Direct Deposit
149142	10/31/25	HAI05 HAINESPORT AUTO & TRUCK	663.49	10/31/25	22315 Direct Deposit
149143	10/31/25	HOM17 HOME DEPOT CREDIT SERVICES	199.96	10/31/25	22315 Direct Deposit
149144	10/31/25	IND01 INDEPENDENT ANIMAL CARE SRV	62,500.00	10/31/25	22315 Direct Deposit
149145	10/31/25	MIS01 MILLENNIUM STRATEGIES, LLC	5,500.00	10/31/25	22315 Direct Deposit
149146	10/31/25	PEM02 PEMBERTON SUPPLY COMPANY LLC	2,875.79	10/31/25	22315 Direct Deposit
149147	10/31/25	REG02 REGINE A ERVIN, CCR	725.66	10/31/25	22315 Direct Deposit
149148	10/31/25	REN04 RENEWABLE RECYCLING, INC	805.00	10/31/25	22315 Direct Deposit
149149	10/31/25	ROB12 ROBINSON WASTE DISPOSAL SVS	1,615.00	10/31/25	22315 Direct Deposit
149150	10/31/25	SHI03 SHI INTERNATIONAL CORP	1,363.21	10/31/25	22315 Direct Deposit
149151	10/31/25	SIG01 SIGNAL CONTROL EQUIPMENT	11,910.00	10/31/25	22315 Direct Deposit
149152	10/31/25	SMART005 Smart Stitch LLC	1,068.82	10/31/25	22315 Direct Deposit
149153	10/31/25	STJ02 ST JOSEPH CARPENTER SOCIETY	400,130.00	10/31/25	22315 Direct Deposit
149154	10/31/25	TOS02 TOSHIBA FINANCIAL SERVICES	879.92	10/31/25	22315 Direct Deposit
149155	10/31/25	TRE04 TREASURER, CAMDEN COUNTY	164,982.26	10/31/25	22315 Direct Deposit
149156	10/31/25	WBM01 W B MASON CO, INC	2,977.26	10/31/25	22315 Direct Deposit
149157	10/31/25	TDB03 TD Bank - P Card	504.00	10/31/25	22315 Direct Deposit
149158	10/31/25	ATT02 LANGUAGE LINE SERVICES	96.90		22313
149159	10/31/25	ATT07 AT&T	19,697.62		22313
149160	10/31/25	BRO04 BROADWAY INDUSTRIES	4,349.20		22313
149161	10/31/25	CAM131 CAMDEN COUNTY FINANCE DEPT	53,609.06		22313
149162	10/31/25	COA07 COACHING SYSTEM, LLC	1,946.71		22313
149163	10/31/25	HOC02 HOC YOUTH BASKETBALL LLC	390.00		22313
149164	10/31/25	LAU01 LAUREL LAWN MOWER SERVICE	155.87		22313
149165	10/31/25	MAS24 RAYMOND MASSI	2,220.00		22313
149166	10/31/25	MID07 MIDATLANTIC ENGINE SUPPLY CORP	2,473.74		22313
149167	10/31/25	MUN41 ORLANDO MUNOZ	1,110.00		22313
149168	10/31/25	NJC04 N.J. CLEAN COMMUNITIES COUNCIL	1,500.00		22313
149169	10/31/25	PAL03 FRANCES PALACIO	370.00		22313
149170	10/31/25	PSE01 PSEG	181,870.67		22313
149171	10/31/25	REP08 SIEMENS INDUSTRY INC	18,396.00		22313
149172	10/31/25	RES06 RESINTECH, INC.	185,000.00		22313
149173	10/31/25	ROW08 ROWAN COLLEGE OF SOUTH JERSEY	8,050.00		22313
149174	10/31/25	TRI39 TRI COUNTY TERMITE & PEST	125.00		22313
149175	10/31/25	TUC05 TYRONE TUCKER	103.40		22313
149176	10/31/25	ULI02 ULINE	182.68		22313
149177	10/31/25	VER09 VERIZON SELECT SERVICES, INC.	41.53		22313
149178	10/31/25	WAL03 WALTER R. EARLE - BURLINGTON	7,214.40		22313
149179	10/31/25	WIN01 WINNER FORD	499.90		22313
149180	11/03/25	THO63 Evana Thomas	1,222.00		22318
149181	11/07/25	ALA03 THE ALAIMO GROUP	3,296.25		22323
149182	11/07/25	CAM20 CAMDEN IRON RAILING	7,950.00		22323
149183	11/07/25	CAM85 CAMDEN COUNTY COLLEGE	7,500.00		22323
149184	11/07/25	CIN03 CINTAS CORPORATION NO 2	289.81		22323
149185	11/07/25	COU01 COURIER POST	4,827.56		22323
149186	11/07/25	DEF05 DEFENDER EMERGENCY PRODUCTS	28,540.19		22323
149187	11/07/25	DEF10 DEFEO ASSOCIATES	92.50		22323
149188	11/07/25	DIL05 DILORENZO DAVIS CONSULTING LLC	12,562.50		22323
149189	11/07/25	FIR06 FIREFLOW SERVICES, LLC	4,250.00		22323
149190	11/07/25	FIR51 FIRE & SAFETY SERVICES, LTD.	1,792.95		22323
149191	11/07/25	FLA13 FLANAGAN'S AUTO & TRUCK SERV.	500.00		22323
149192	11/07/25	HAR04 THE ORIGINAL W. HARGROVE	634.91		22323

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
149193	11/07/25	HOC02 HOC YOUTH BASKETBALL LLC	630.00		22323
149194	11/07/25	IKO02 RICOH USA, INC	22,882.74		22323
149195	11/07/25	LAT04 LATIN AMERICAN ECONOMIC DEVEL.	3,525.00		22323
149196	11/07/25	LAU01 LAUREL LAWN MOWER SERVICE	1,109.99		22323
149197	11/07/25	LN-50396 EMILIO COOPER	6,146.30		22323
149198	11/07/25	LN-50397 436 MARLTON AVENUE LLC	640.73		22323
149199	11/07/25	LN-50404 TIRM TITLE LLC	10,930.02		22323
149200	11/07/25	LOW04 LOWTHER SMALL ENGINE, INC	67.76		22323
149201	11/07/25	MAJ02 MAJESTIC OIL CO, INC	7,966.67		22323
149202	11/07/25	MOO36 THOM MOORE	300.00		22323
149203	11/07/25	MOU07 MOUNT LAUREL ANIMAL HOSPITAL	635.18		22323
149204	11/07/25	MUN36 MUNICIPAL EMERGENCY SERVICES	4,665.00		22323
149205	11/07/25	NJE06 NJ EMERGENCY MANAGEMENT	150.00		22323
149206	11/07/25	PSE01 PSEG	55,456.45		22323
149207	11/07/25	THEIN005 THE PHILADELPHIA INQUIRER, LLC	2,081.81		22323
149208	11/07/25	TRE50 TREASURER STATE OF NEW JERSEY	550.00		22323
149209	11/07/25	TRI39 TRI COUNTY TERMITE & PEST	900.00		22323
149210	11/07/25	WAL03 WALTER R. EARLE - BURLINGTON	507.75		22323
149211	11/07/25	WET20 WETLAWN AUTOMATIC SPRINKLER	1,357.50		22323
149212	11/07/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	6,719.83		22326 Direct Deposit
149213	11/07/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	33,308.00		22326 Direct Deposit
149214	11/07/25	COM35 COMCAST BUSINESS SERVICES --	190.03		22326 Direct Deposit
149215	11/07/25	COM6404 COMCAST #6404 CRAMER HILL	134.89		22326 Direct Deposit
149216	11/07/25	COM9135 COMCAST #9135 ENGINE 10 FIRE	179.89		22326 Direct Deposit
149217	11/07/25	COM9777 COMCAST #9777 FLEET	159.89		22326 Direct Deposit
149218	11/07/25	CON02 CONTRACTOR SERVICE	494.20		22326 Direct Deposit
149219	11/07/25	COR36 CORE MECHANICAL, INC.	918.00		22326 Direct Deposit
149220	11/07/25	EME15 EMERGENCY EQUIPMENT SALES,LLC	17,856.41		22326 Direct Deposit
149221	11/07/25	ENG01 ENGINEERING HYDRAULICS	358.25		22326 Direct Deposit
149222	11/07/25	FON04 FRANKIE FONTANEZ, ESQ	12,066.66		22326 Direct Deposit
149223	11/07/25	FRA05 FRANKLIN TRAILERS, INC	38.48		22326 Direct Deposit
149224	11/07/25	JAY02 JAY'S TIRE SERVICE LLC	65.00		22326 Direct Deposit
149225	11/07/25	KCS01 KC SIGN & AWNINGS	33,185.00		22326 Direct Deposit
149226	11/07/25	NEW03 NEW JERSEY ALLIANCE FOR ACTION	600.00		22326 Direct Deposit
149227	11/07/25	POL01 POLLUTION CONTROL FINANCING	167,006.00		22326 Direct Deposit
149228	11/07/25	REG02 REGINE A ERVIN, CCR	826.34		22326 Direct Deposit
149229	11/07/25	RIS04 RISING LEADERS GLOBAL	7,381.79		22326 Direct Deposit
149230	11/07/25	SHI03 SHI INTERNATIONAL CORP	16,226.55		22326 Direct Deposit
149231	11/07/25	STA99 STAPLES ADVANTAGE	1,002.64		22326 Direct Deposit
149232	11/07/25	TDK01 TDK SYSTEMS GROUP, INC	6.70		22326 Direct Deposit
149233	11/07/25	WBM01 W B MASON CO, INC	4,384.69		22326 Direct Deposit
149234	11/07/25	TDB03 TD Bank - P Card	50.95		22326 Direct Deposit
149235	11/07/25	CAM07 CAMDEN BOARD OF EDUCATION	4,088,475.00		22328
149236	11/12/25	TRE35 TREASURER,STATE OF NEW JERSEY	100,000.00		22333 Direct Deposit
149237	11/14/25	3DP01 3DP MEDIA GROUP	6,250.00		22338
149238	11/14/25	ALM14 ALM GLOBAL, LLC	580.00		22338
149239	11/14/25	ANT10 ANTIOCH DEV. URBAN RENEWAL, LP	4,050.00		22338
149240	11/14/25	EMD01 EMDUR METAL PRODUCTS INC	109.00		22338
149241	11/14/25	FIR37 FIRST STUDENT, INC	1,294.00		22338
149242	11/14/25	GOV18 GOV DESIGNS	550.00		22338
149243	11/14/25	GOV19 GOVERNMENT FORMS AND SUPPLIES	292.00		22338
149244	11/14/25	HAR02 HARRY'S PLUMBING L.L.C.	374.15		22338

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
149245	11/14/25	HOC02 HOC YOUTH BASKETBALL LLC	240.00		22338
149246	11/14/25	KER02 JOHN D. KERNAN DMD PA	26,476.00		22338
149247	11/14/25	LAU01 LAUREL LAWN MOWER SERVICE	264.27		22338
149248	11/14/25	LEX01 LEXIS NEXIS	965.00		22338
149249	11/14/25	MDH01 MAJESTIC DOCUMENT HOLDERS	3,951.10		22338
149250	11/14/25	NJE06 NJ EMERGENCY MANAGEMENT	75.00		22338
149251	11/14/25	PEN07 PENNSAUKEN ANIMAL HOSPITAL	4,213.20		22338
149252	11/14/25	PHO09 PHOENIX ADVISORS LLC	2,100.00		22338
149253	11/14/25	PSE01 PSEG	2,137.05		22338
149254	11/14/25	SCH10 SCHOOL SPECIALTY, LLC	123.52		22338
149255	11/14/25	SHA34 SHARDA PAPER INC	2,200.00		22338
149256	11/14/25	TRI39 TRI COUNTY TERMITE & PEST	185.00		22338
149257	11/14/25	ALI02 A LITTLE SLICE OF NY, INC	537.40		22341 Direct Deposit
149258	11/14/25	ALL10 ALL AMERICAN GARDENS, LLC	9,990.87		22341 Direct Deposit
149259	11/14/25	ANC18 Anchor IT Integrators LLC	13,125.00		22341 Direct Deposit
149260	11/14/25	CAM122 CAMDEN SPECIAL SVS DISTRICT	500,598.50		22341 Direct Deposit
149261	11/14/25	DBG02 DBG-BETA INVESTMENTS	15,320.41		22341 Direct Deposit
149262	11/14/25	DBG03 DBG ALPHA INVESTMENTS, LLC	25,051.83		22341 Direct Deposit
149263	11/14/25	DBG04 DBG GAMMA INVESTMENTS, LLC	23,655.53		22341 Direct Deposit
149264	11/14/25	GAR13 GARDEN STATE MAT RENTAL	68.33		22341 Direct Deposit
149265	11/14/25	GRA36 GRAINGER, INC.	419.58		22341 Direct Deposit
149266	11/14/25	GRA62 GRAMERCY PARK HOLDINGS, LLC	10,542.64		22341 Direct Deposit
149267	11/14/25	MCC44 HOWARD McCOACH,PC	4,778.00		22341 Direct Deposit
149268	11/14/25	MCM03 MCMANIMON & SCOTLAND, LLC	236.50		22341 Direct Deposit
149269	11/14/25	PLA14 PLATINUM SECURITY, INC.	1,100.00		22341 Direct Deposit
149270	11/14/25	QUA05 QUALITY INDEPENDENT LIVING CRP	2,858.96		22341 Direct Deposit
149271	11/14/25	REM02 REMINGTON & VERNICK ENGINEERS	590.00		22341 Direct Deposit
149272	11/14/25	SMART005 Smart Stitch LLC	2,508.75		22341 Direct Deposit
149273	11/14/25	SPO09 SPORTCARE SYNTHETIC TURF	2,600.00		22341 Direct Deposit
149274	11/15/25	TDB01 TD BANK, NA	591,500.00		22343

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	109	22	5,930,162.55	489,402.68
Direct Deposit:	104	0	7,185,135.28	0.00
Total:	213	22	13,115,297.83	489,402.68

TD HUD CDBG	HUD - CDBG	4308903718			
26019	10/22/25	ALL08 ALL STATE TECHNOLOGY, INC	96,677.00	10/31/25	22293
26020	10/31/25	PHI10 PAULA CHANDLER-PARAMORE	5,000.00		22307
26021	10/31/25	WBM01 W B MASON CO, INC	561.87	10/31/25	22310 Direct Deposit
26025	10/31/25	HUD01 U.S. Department of HUD	8,364.63	10/31/25	22329
26022	11/06/25	GLA01 GLAUD PROPERTY CONTRACTORS LLC	5,450.00		22319 Direct Deposit
26023	11/06/25	RAL01 RALF'S HEATING & PLUMBING	8,215.00		22319 Direct Deposit
26024	11/07/25	UNI39 UNIVERSOUL CIRCUS	2,688.50		22322

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	112,730.13	0.00
Direct Deposit:	3	0	14,226.87	0.00
Total:	7	0	126,957.00	0.00

TD HUD ESG	HUD - ESG	4308907596			
10367	10/31/25	1405 1405 NORRIS, LLC	10,575.00		22308

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD ESG HUD - ESG 4308907596 Continued					
10368	10/31/25	ARN01 MONTREA ARNDT-VERLANDER	1,700.00		22308
10369	10/31/25	CEN04 CENTERVILLE SOUTH URBAN	980.00		22308
10370	10/31/25	CRA05 CRAMER HILL APARTMENTS, LLC	1,542.00		22308
10371	10/31/25	FAC01 FACET PROPERTIES, LLC	1,320.00		22308
10372	10/31/25	FAI17 FAIRVIEW VILLAGE URBAN RENEWAL	853.00		22308
10373	10/31/25	MAR109 MARKET FAIR URBAN	735.00		22308
10374	10/31/25	PUB04 PSE&G	1,866.54		22308
10375	10/31/25	TAM02 TAMARACK APARTMENTS, LLC	1,648.00		22308
10376	10/31/25	WAS15 WASHINGTON PARK APTS LLC	1,119.00		22308
10377	10/31/25	AFH01 AF HOME, LLC	1,550.00	10/31/25	22311 Direct Deposit
10378	10/31/25	GRA62 GRAMERCY PARK HOLDINGS, LLC	1,500.00	10/31/25	22311 Direct Deposit
10379	10/31/25	WHI08 WHITEGOLD INVESTMENTS LLC	13,918.91		22317
10380	10/31/25	HUD01 U.S. Department of HUD	3,620.93		22330

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	12	0	39,878.38	0.00
Direct Deposit:	2	0	3,050.00	0.00
Total:	14	0	42,928.38	0.00

TD HUD HOME HUD - HOME 4308903643					
13402	10/31/25	HUD01 U.S. Department of HUD	3,379.99		22331

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	3,379.99	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	3,379.99	0.00

TD HUD HOPWA Housing Vouchers - 4308907603					
15869	10/31/25	ABE01 ABED S ABED	820.00		22309
15870	10/31/25	ABE06 ZAYED S ABED	493.00		22309
15871	10/31/25	AI001 AION FOX RIDGE LLC	1,989.00		22309
15872	10/31/25	ALE02 ALEXAR PROPERTIES, LLC	1,182.00		22309
15873	10/31/25	ANT01 ANTIOCH PHASE II URBAN REN., LP	1,065.00		22309
15874	10/31/25	ANT17 ANTIOCH DEVELOP. ASSOC., LP	3,407.00		22309
15875	10/31/25	BCI01 B&C INVESTING	1,565.00		22309
15876	10/31/25	BNT01 BNTR MOUNT LAUREL PROPCO, LLC	743.00		22309
15877	10/31/25	CAM14 CAMDEN COMMUNITY GROWTH, LLC	1,211.00		22309
15878	10/31/25	CAS31 CASTLE OAKS APTS. LLC	453.00		22309
15879	10/31/25	CJS02 CJS SERVICES GROUP, INC.	865.00		22309
15880	10/31/25	CO068 220 COOPER STREET LP	1,096.00		22309
15881	10/31/25	COU03 COUNTY HOUSE VILLAGE ASSOC, LP	1,810.00		22309
15882	10/31/25	CRI08 CAMDEN RISING 3, LLC	1,128.00		22309
15883	10/31/25	CRI09 CAMDEN RISING LLC	1,239.00		22309
15884	10/31/25	DEL56 DELANCO FAMILY APTS	733.00		22309
15885	10/31/25	FAI17 FAIRVIEW VILLAGE URBAN RENEWAL	407.00		22309
15886	10/31/25	FOX04 AION FOX RIDGE, LLC	1,101.00		22309
15887	10/31/25	FRO14 FROG HOLLER FARMS INC	614.00		22309
15888	10/31/25	GIB04 GIBBSBORO REALTY LLC	1,582.00		22309
15889	10/31/25	HER32 REGINO HERNANDEZ	75.00		22309
15890	10/31/25	HUM05 LEON HUMPHREY	237.00		22309
15891	10/31/25	JAN04 JANNAH REAL ESTATE 1 LLC	1,810.00		22309
15892	10/31/25	JEE01 JEEFY HOLDINGS, LLC	1,160.00		22309
15893	10/31/25	KEL27 BARBARA KELLY	786.00		22309

Check # Check Date Vendor Amount Paid Reconciled/Void Ref Num

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD HOPWA Housing Vouchers - 4308907603 Continued					
15894	10/31/25	LIM01 LEYLANI IRRIZARY MORENO	117.00		22309
15895	10/31/25	LIN20 LINDENWOLD PH, LP	1,355.00		22309
15896	10/31/25	LUM03 LUMBERTON CAMPUS LP	551.00		22309
15897	10/31/25	MAR109 MARKET FAIR URBAN	556.00		22309
15898	10/31/25	MER26 1276MERTUC LLC	456.00		22309
15899	10/31/25	MIG06 MIG INTERNATIONAL HOLDINGS INC	1,365.00		22309
15900	10/31/25	MOU06 DEANNA MOUNTES	71.00		22309
15901	10/31/25	NOR09 NORTH FORKLANDING ASSOC., LP	732.00		22309
15902	10/31/25	OAK04 OAK RIDGE APARTMENTS	1,898.00		22309
15903	10/31/25	PRE28 PREMIER CADBURY LLC	596.00		22309
15904	10/31/25	RIC20 WASHINGTON PARK MANAGEMENT	835.00		22309
15905	10/31/25	ROB60 ROBIN HILL APARTMENTS	1,271.00		22309
15906	10/31/25	ROD69 LUIS RODRIGUEZ	242.00		22309
15907	10/31/25	ROS04 ROSS GROVE, LLC	589.00		22309
15908	10/31/25	SPO10 SPOODLES, LLC	308.00		22309
15909	10/31/25	TAM02 TAMARACK APARTMENTS, LLC	409.00		22309
15910	10/31/25	VEL15 NORY VELOZ	162.00		22309
15911	10/31/25	WIL84 CHRIS WILLIAMS	1,022.00		22309
15912	10/31/25	WSA01 WS AFFORDABLE URBAN RENEWAL LL	590.00		22309
15913	10/31/25	YOU28 BETTY YOUNG	44.00		22309
15914	10/31/25	AAA05 AAA REALTY & MANAGEMENT, LLC	4,911.00	10/31/25	22312 Direct Deposit
15915	10/31/25	ALP05 ALPINE COURT APARTMENTS	1,252.00	10/31/25	22312 Direct Deposit
15916	10/31/25	ARY01 ELIYAHU ARYEH	533.00	10/31/25	22312 Direct Deposit
15917	10/31/25	CAP25 CAPITAL SYSTEMS PROPERTY MGT	1,418.00	10/31/25	22312 Direct Deposit
15918	10/31/25	CED04 CEDAR BROOK NJ, LLC	1,208.00	10/31/25	22312 Direct Deposit
15919	10/31/25	CRC02 COLONIAL REALTY COMPANY	6,526.00	10/31/25	22312 Direct Deposit
15920	10/31/25	DAV60 DV HAINESPORT URBAN RENEWAL	801.00	10/31/25	22312 Direct Deposit
15921	10/31/25	EME19 EMERALD RIDGE APARTMENTS	1,346.00	10/31/25	22312 Direct Deposit
15922	10/31/25	GIO05 DENISE GIOVINETTI	328.00	10/31/25	22312 Direct Deposit
15923	10/31/25	GRA65 GRACE PROPERTY SOLUTIONS	1,910.00	10/31/25	22312 Direct Deposit
15924	10/31/25	HYD05 EAST COAST HYDE PARK	1,693.00	10/31/25	22312 Direct Deposit
15925	10/31/25	JDM01 JDM REAL ESTATE	776.00	10/31/25	22312 Direct Deposit
15926	10/31/25	MAZ03 MAURICE BASEM MAZAHREH	1,358.00	10/31/25	22312 Direct Deposit
15927	10/31/25	SPR09 1721 SPRINGDALE URBAN RENEWAL	1,139.00	10/31/25	22312 Direct Deposit
15928	10/31/25	YOR01 MUMTAZ YORUK	1,484.00	10/31/25	22312 Direct Deposit
15932	10/31/25	HUD01 U.S. Department of HUD	8,530.93		22332
15929	11/06/25	LEW18 LEWIS INSEPCIONS	1,900.00		22320 Direct Deposit
15930	11/06/25	HOL49 HOLLYBUSH PRESERVATION	1,007.00		22321
15931	11/06/25	TAM03 TAMARACK URBAN RENEWAL	7,005.00		22321
15933	11/14/25	ABE06 ZAYED S ABED	3,288.00		22336
15934	11/14/25	COO68 220 COOPER STREET LP	1,096.00		22336
15935	11/14/25	LIN20 LINDENWOLD PH, LP	731.00		22336
15936	11/14/25	GRA65 GRACE PROPERTY SOLUTIONS	4,068.50		22337 Direct Deposit

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	51	0	62,397.93	0.00
Direct Deposit:	17	0	32,651.50	0.00
Total:	68	0	95,049.43	0.00

TD PAYROLL	Payroll	4308903502		
41380	10/24/25	PR-LPFFA Latino Prof Fire Fighters Assn	400.00	22300
41381	10/24/25	PRAFLAC- AFLAC - Georgia / New York	4,766.33	22300
41382	10/24/25	PRAFLACN AFLAC, New York	46.88	22300

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD PAYROLL		Payroll		
		4308903502 Continued		
41383	10/24/25	PRAFLACX AFLAC	201.08	22300
41384	10/24/25	PRCOLINS Colonial Life Insurance	3,039.15	22300
41385	10/24/25	PRCOLINX Colonial Life Insurance	113.49	22300
41386	10/24/25	PRCOREBR Corebridge Financial (Valic)	19,513.92	22300
41387	10/24/25	PRCWAPAC CWA Political Action Committee	30.00	22300
41388	10/24/25	PRCWAPRK CWA Local 1014 CWA Parking	589.00	22300
41389	10/24/25	PRCWASPR CWA Local 1014 CWA Supervisors	2,007.07	22300
41390	10/24/25	PRCWASTF CWA Local 1014 CWA Staff	4,327.89	22300
41391	10/24/25	PRCWAXRD CWA Local 1014 CWA X-Guard	577.50	22300
41392	10/24/25	PRF2578 Local #2578	3,742.26	22300
41393	10/24/25	PRF788 Local #788	5,591.16	22300
41394	10/24/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.55	22300
41395	10/24/25	PRG-FLS FL State Disbursement Unit	332.31	22300
41396	10/24/25	PRG-FRNK John H Franklin	218.43	22300
41397	10/24/25	PRG-GRMN Charles Gorman	157.46	22300
41398	10/24/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	11,342.31	22300
41399	10/24/25	PRG-PRAT Paris Pratt, Court Officer	589.18	22300
41400	10/24/25	PRG-TODO FRANK TODORO	216.49	22300
41401	10/24/25	PRGPSCDU PENNSYLVANIA SCDU	466.77	22300
41402	10/24/25	PRMET Metlife	292.03	22300
41403	10/24/25	PRNLDC National Life Group	1,120.00	22300
41404	10/24/25	PRPFIC Police & Fire Insurance Co.	5,752.59	22300
41405	10/24/25	PR-BUFF Brotherhood United Fire Fight	1,551.57	22303 Direct Deposit
41406	10/24/25	PRCAMDEN City of Camden	94,153.47	22303 Direct Deposit
41407	10/24/25	PRNW Nationwide Retirement Solution	5,494.00	22303 Direct Deposit
41408	10/24/25	PRF788H Local #788	2,580.00	22304
41409	10/30/25	PRJAS01 Jaya Simmons	1,438.91	22305
41410	10/30/25	PRRAB01 Raymond Berrios	100.00	22305
41411	11/14/25	PRAFLAC- AFLAC - Georgia / New York	4,672.45	22339
41412	11/14/25	PRAFLACN AFLAC, New York	46.88	22339
41413	11/14/25	PRAFLACX AFLAC	228.38	22339
41414	11/14/25	PRCOLINS Colonial Life Insurance	2,995.03	22339
41415	11/14/25	PRCOLINX Colonial Life Insurance	113.49	22339
41416	11/14/25	PRCOREBR Corebridge Financial (Valic)	18,763.92	22339
41417	11/14/25	PRCWAPAC CWA Political Action Committee	30.00	22339
41418	11/14/25	PRCWAPRK CWA Local 1014 CWA Parking	589.00	22339
41419	11/14/25	PRCWASPR CWA Local 1014 CWA Supervisors	1,947.76	22339
41420	11/14/25	PRCWASTF CWA Local 1014 CWA Staff	4,361.86	22339
41421	11/14/25	PRCWAXRD CWA Local 1014 CWA X-Guard	570.00	22339
41422	11/14/25	PRF2578 Local #2578	3,742.26	22339
41423	11/14/25	PRF788 Local #788	5,591.16	22339
41424	11/14/25	PRF788H Local #788	2,595.00	22339
41425	11/14/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.55	22339
41426	11/14/25	PRG-FLS FL State Disbursement Unit	332.31	22339
41427	11/14/25	PRG-FRNK John H Franklin	673.23	22339
41428	11/14/25	PRG-GRMN Charles Gorman	114.72	22339
41429	11/14/25	PRG-LACE DAMON LACEY, SGT AT ARMS	37.58	22339
41430	11/14/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	11,527.69	22339
41431	11/14/25	PRG-TODO FRANK TODORO	216.49	22339
41432	11/14/25	PRGPSCDU PENNSYLVANIA SCDU	466.77	22339
41433	11/14/25	PRMET Metlife	292.03	22339
41434	11/14/25	PRCAMDEN City of Camden	93,509.83	22342 Direct Deposit
41435	11/14/25	PRNW Nationwide Retirement Solution	5,644.00	22342 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num	
TD PAYROLL Payroll 4308903502 Continued						
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks:	51	0	129,529.32	0.00
		Direct Deposit:	5	0	200,352.87	0.00
		Total:	56	0	329,882.19	0.00
TD T-ESCROW Trust - Escrow 4308903700						
1880	10/31/25	REM02 REMINGTON & VERNICK ENGINEERS	22,808.60	10/31/25	22316 Direct Deposit	
1881	11/07/25	DEM07 DEMBO, BROWN & BURNS LLP	384.00		22324	
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks:	1	0	384.00	0.00
		Direct Deposit:	1	0	22,808.60	0.00
		Total:	2	0	23,192.60	0.00
TD T-TAX LIENS Trust - Tax Liens 4308903552						
56331	10/22/25	LN-50190 FIG 20, LLC	1,042.46		22294	
56332	10/22/25	LN-50190 FIG 20, LLC	2,295.90		22294	
56333	10/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	850.67		22294	
56334	10/28/25	FUN16 FUN EXPRESS	324.03	11/18/25 VOID	22301 (Reason: INCORRECT LIEN HOLDE)	
56335	10/28/25	LN-40190 GREYMORR LLC	55.00		22301	
56336	10/28/25	LN-50190 FIG 20, LLC	6,063.08		22301	
56337	10/28/25	LN-50190 FIG 20, LLC	834.13		22301	
56338	10/28/25	LN-50190 FIG 20, LLC	311.61		22301	
56339	10/28/25	LN-50190 FIG 20, LLC	288.32		22301	
56340	10/28/25	LN-50190 FIG 20, LLC	1,161.26		22301	
56341	10/28/25	LN-50190 FIG 20, LLC	2,192.51		22301	
56342	10/28/25	LN-50190 FIG 20, LLC	1,411.65		22301	
56343	10/28/25	LN-50190 FIG 20, LLC	311.55		22301	
56344	10/28/25	LN-50190 FIG 20, LLC	854.09		22301	
56345	10/28/25	LN-50190 FIG 20, LLC	330.46		22301	
56346	10/28/25	LN-50190 FIG 20, LLC	5,002.11		22301	
56347	10/28/25	LN-50190 FIG 20, LLC	996.25		22301	
56348	10/28/25	LN-50190 FIG 20, LLC	2,905.04		22301	
56349	10/28/25	LN-50190 FIG 20, LLC	1,040.14		22301	
56350	10/28/25	LN-50190 FIG 20, LLC	1,013.57		22301	
56351	10/28/25	LN-50190 FIG 20, LLC	2,197.63		22301	
56352	10/28/25	LN-50190 FIG 20, LLC	1,023.89		22301	
56353	10/28/25	LN-50190 FIG 20, LLC	282.47		22301	
56354	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	802.82		22301	
56355	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	683.97		22301	
56356	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	532.30		22301	
56357	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	14,025.58		22301	
56358	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	17,429.94		22301	
56359	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	810.51		22301	
56360	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	779.80		22301	
56361	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	742.54		22301	
56362	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	902.38		22301	
56363	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	598.10		22301	
56364	10/28/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	144.24		22301	
56365	10/28/25	LN-50245 Epcot MD LLC	7,083.42		22301	
56366	10/28/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,346.99		22301	
56367	10/28/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,063.26		22301	

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
56368	10/28/25	LN-50381 VERTEX TL LLC	1,794.56		22301
56369	10/28/25	LN-50381 VERTEX TL LLC	45.00		22301
56370	10/28/25	LN-50381 VERTEX TL LLC	45.00		22301
56371	10/30/25	ALEXA005 ALCAMDENRENTALS, LLC	13,899.18		22302
56372	10/30/25	LN-50190 FIG 20, LLC	3,469.08		22302
56373	10/30/25	LN-50190 FIG 20, LLC	1,174.13		22302
56374	10/30/25	LN-50190 FIG 20, LLC	1,207.91		22302
56375	10/30/25	LN-50190 FIG 20, LLC	160.69		22302
56376	10/30/25	LN-50190 FIG 20, LLC	279.28		22302
56377	10/30/25	LN-50190 FIG 20, LLC	3,927.16		22302
56378	10/30/25	LN-50190 FIG 20, LLC	343.98		22302
56379	10/30/25	LN-50190 FIG 20, LLC	277.45		22302
56380	10/30/25	LN-50190 FIG 20, LLC	1,287.93		22302
56381	10/30/25	LN-50190 FIG 20, LLC	1,076.53		22302
56382	10/30/25	LN-50190 FIG 20, LLC	2,328.65		22302
56383	10/30/25	LN-50190 FIG 20, LLC	6,281.42		22302
56384	10/30/25	LN-50190 FIG 20, LLC	310.80		22302
56385	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	27,606.62		22302
56386	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,005.25		22302
56387	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	702.52		22302
56388	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	753.43		22302
56389	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	755.26		22302
56390	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	781.73		22302
56391	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	308.62		22302
56392	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	680.22		22302
56393	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,770.93		22302
56394	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,861.29		22302
56395	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,826.66		22302
56396	10/30/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,677.75		22302
56397	10/30/25	LN-50354 TAX LIEN FUND L.P.	5,695.27		22302
56398	10/30/25	LN-50354 TAX LIEN FUND L.P.	5,881.34		22302
56399	10/30/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,257.46		22302
56400	10/31/25	LN-50190 FIG 20, LLC	1,800.14		22306
56401	10/31/25	LN-50190 FIG 20, LLC	1,102.89		22306
56402	10/31/25	LN-50190 FIG 20, LLC	333.51		22306
56403	10/31/25	LN-50190 FIG 20, LLC	1,011.30		22306
56404	10/31/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,865.62		22306
56405	10/31/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	15,424.00		22306
56406	10/31/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,356.19		22306
56407	10/31/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,473.12		22306
56408	11/13/25	ABE09 YOSIF ABED	13,751.04		22334
56409	11/13/25	ALEXA005 ALCAMDENRENTALS, LLC	53.00		22334
56410	11/13/25	LN-20074 LB-HONEY BADGER,SBMUNI%	11,366.24		22334
56411	11/13/25	LN-50120 RTLS Holding Corporation	10,473.97		22334
56412	11/13/25	LN-50190 FIG 20, LLC	1,006.55		22334
56413	11/13/25	LN-50190 FIG 20, LLC	1,022.11		22334
56414	11/13/25	LN-50190 FIG 20, LLC	294.25		22334
56415	11/13/25	LN-50190 FIG 20, LLC	1,951.80		22334
56416	11/13/25	LN-50190 FIG 20, LLC	6,579.37		22334
56417	11/13/25	LN-50190 FIG 20, LLC	332.69		22334
56418	11/13/25	LN-50190 FIG 20, LLC	2,010.98		22334
56419	11/13/25	LN-50190 FIG 20, LLC	2,146.63		22334

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref. Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
56420	11/13/25	LN-50190 FIG 20, LLC	493.85		22334
56421	11/13/25	LN-50190 FIG 20, LLC	1,410.63		22334
56422	11/13/25	LN-50190 FIG 20, LLC	7,284.57		22334
56423	11/13/25	LN-50190 FIG 20, LLC	1,681.63		22334
56424	11/13/25	LN-50190 FIG 20, LLC	1,305.12		22334
56425	11/13/25	LN-50190 FIG 20, LLC	315.61		22334
56426	11/13/25	LN-50190 FIG 20, LLC	3,226.17		22334
56427	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	835.05		22334
56428	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,931.76		22334
56429	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,050.85		22334
56430	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	8,274.57		22334
56431	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,800.30		22334
56432	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,063.77		22334
56433	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,976.96		22334
56434	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	875.70		22334
56435	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,089.82		22334
56436	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,769.89		22334
56437	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,606.14		22334
56438	11/13/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	12,953.98		22334
56439	11/13/25	LN-50364 AMERICAN TAX LIEN FUND LLC	7,866.79		22334
56440	11/13/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	951.70		22334
56441	11/13/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,464.87		22334
56442	11/13/25	LN-50381 VERTEX TL LLC	863.56		22334
56443	11/13/25	LN-50381 VERTEX TL LLC	2,075.06		22334
56444	11/14/25	LN-11058 JNH FUNDING CORP	3,398.57		22335
56445	11/14/25	LN-11304 CHANGSHENG LU	5,438.12		22335
56446	11/14/25	LN-40190 GREYMORR LLC	6,644.84		22335
56447	11/14/25	LN-40190 GREYMORR LLC	5,906.24		22335
56448	11/14/25	LN-50190 FIG 20, LLC	1,080.44		22335
56449	11/14/25	LN-50190 FIG 20, LLC	1,129.16		22335
56450	11/14/25	LN-50190 FIG 20, LLC	1,066.72		22335
56451	11/14/25	LN-50190 FIG 20, LLC	13,168.02		22335
56452	11/14/25	LN-50190 FIG 20, LLC	2,740.12		22335
56453	11/14/25	LN-50190 FIG 20, LLC	1,041.00		22335
56454	11/14/25	LN-50190 FIG 20, LLC	334.63		22335
56455	11/14/25	LN-50190 FIG 20, LLC	1,722.03		22335
56456	11/14/25	LN-50190 FIG 20, LLC	1,047.73		22335
56457	11/14/25	LN-50190 FIG 20, LLC	1,470.20		22335
56458	11/14/25	LN-50193 WSFS,AS CUSTODIAN FOR REARDEN	3,654.49		22335
56459	11/14/25	LN-50193 WSFS,AS CUSTODIAN FOR REARDEN	53.00		22335
56460	11/14/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,597.72		22335
56461	11/14/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,834.00		22335
56462	11/14/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,444.50		22335
56463	11/14/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,858.40		22335
56464	11/14/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,508.28		22335
56465	11/14/25	LN-50245 Epcot MD LLC	55.00		22335
56466	11/14/25	LN-50245 Epcot MD LLC	55.00		22335
56467	11/14/25	LN-50245 Epcot MD LLC	55.00		22335
56468	11/14/25	LN-50245 Epcot MD LLC	55.00		22335
56469	11/14/25	LN-50320 Fundpality 2023 LLC	9,899.14		22335
56470	11/14/25	LN-50354 TAX LIEN FUND L.P.	7,212.01		22335
56471	11/14/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	3,785.25		22335

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued				
56472	11/14/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22335
56473	11/14/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22335
56474	11/14/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	3,591.89	22335
56475	11/14/25	LN-50377 ABRAHAM KENISON	188.88	22335
56476	11/18/25	LN-11304 CHANGSHENG LU	55.00	22344
56477	11/18/25	LN-40187 TLOA OF NJ LLC	9,327.65	22344
56478	11/18/25	LN-50120 RTLS Holding Corporation	55.00	22344
56479	11/18/25	LN-50190 FIG 20, LLC	1,555.77	22344
56480	11/18/25	LN-50190 FIG 20, LLC	1,139.20	22344
56481	11/18/25	LN-50190 FIG 20, LLC	366.19	22344
56482	11/18/25	LN-50190 FIG 20, LLC	287.62	22344
56483	11/18/25	LN-50190 FIG 20, LLC	1,011.10	22344
56484	11/18/25	LN-50190 FIG 20, LLC	330.60	22344
56485	11/18/25	LN-50190 FIG 20, LLC	362.17	22344
56486	11/18/25	LN-50190 FIG 20, LLC	39,091.85	22344
56487	11/18/25	LN-50190 FIG 20, LLC	855.07	22344
56488	11/18/25	LN-50190 FIG 20, LLC	1,597.18	22344
56489	11/18/25	LN-50190 FIG 20, LLC	872.70	22344
56490	11/18/25	LN-50190 FIG 20, LLC	1,037.66	22344
56491	11/18/25	LN-50190 FIG 20, LLC	847.10	22344
56492	11/18/25	LN-50190 FIG 20, LLC	2,095.70	22344
56493	11/18/25	LN-50190 FIG 20, LLC	1,716.51	22344
56494	11/18/25	LN-50193 WSFS,AS CUSTODIAN FOR REARDEN	16,226.67	22344
56495	11/18/25	LN-50193 WSFS,AS CUSTODIAN FOR REARDEN	10,510.04	22344
56496	11/18/25	LN-50196 LB-HONEY BADGER, SBMUNI%	5,628.03	22344
56497	11/18/25	LN-50198 YOSIF Z ABED	55.00	22344
56498	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	790.34	22344
56499	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,061.25	22344
56500	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,571.10	22344
56501	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,884.79	22344
56502	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	943.95	22344
56503	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	879.50	22344
56504	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	822.21	22344
56505	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,378.08	22344
56506	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	755.32	22344
56507	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	388.69	22344
56508	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	560.50	22344
56509	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,632.96	22344
56510	11/18/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,421.34	22344
56511	11/18/25	LN-50320 Fundpality 2023 LLC	5,185.72	22344
56512	11/18/25	LN-50354 TAX LIEN FUND L.P.	6,350.88	22344
56513	11/18/25	LN-50364 AMERICAN TAX LIEN FUND LLC	45.00	22344
56514	11/18/25	LN-50365 TYLER LATRAY	879.99	22344
56515	11/18/25	LN-50366 FNA 8, LLC	10,689.86	22344
56516	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22344
56517	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22344
56518	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22344
56519	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00	22344
56520	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,496.60	22344
56521	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,185.78	22344
56522	11/18/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,997.44	22344
56523	11/18/25	LN-50379 RTLF-NJ II LLC	5,855.60	22344
56524	11/18/25	LN-50381 VERTEX TL LLC	6,242.61	22344

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Check # Check Date Vendor Amount Paid Reconciled/Void Ref Num

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TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	193	1	611,755.19	324.03
Direct Deposit:	0	0	0.00	0.00
Total:	<u>193</u>	<u>1</u>	<u>611,755.19</u>	<u>324.03</u>

TD T-TRUST Trust - Other Trust 4308903635

3766	10/24/25	LCG01	LCG DBA LEWIS CONSULTING GRP	690.00		22297
3767	10/31/25	CON24	CONCENTRA MEDICAL CENTER	108.00	10/31/25 VOID	22314 (Reason: Printing Error)
3768	10/31/25	DSI02	DSI MEDICAL SERVICES, INC	891.00	10/31/25 VOID	22314 (Reason: Printing Error)
3769	10/31/25	CON24	CONCENTRA MEDICAL CENTER	108.00		22314
3770	10/31/25	DSI02	DSI MEDICAL SERVICES, INC	891.00		22314
3771	11/07/25	CON24	CONCENTRA MEDICAL CENTER	100.00		22325
3772	11/14/25	EMD02	JEROME W EMDUR	180.00		22340 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	2	1,789.00	999.00
Direct Deposit:	1	0	180.00	0.00
Total:	<u>5</u>	<u>2</u>	<u>1,969.00</u>	<u>999.00</u>

TD WATER Water (and Sewer) 4308903560

8947	10/24/25	AME80	AMERICAN WATER SERVICES	1,422,081.00	10/31/25	22296 Direct Deposit
8948	11/07/25	TOW01	TOWNSHIP OF PENNSAUKEN	65,021.84		22327

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	65,021.84	0.00
Direct Deposit:	1	0	1,422,081.00	0.00
Total:	<u>2</u>	<u>0</u>	<u>1,487,102.84</u>	<u>0.00</u>

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Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	427	25	6,957,028.33	490,725.71
Direct Deposit:	134	0	8,880,486.12	0.00
Total:	<u>561</u>	<u>25</u>	<u>15,837,514.45</u>	<u>490,725.71</u>

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Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	37,378.35	0.00	0.00	37,378.35
Trust Fund - TTL Redemption	4-15	<u>3,654.49</u>	<u>0.00</u>	<u>0.00</u>	<u>3,654.49</u>
Year Total:		41,032.84	0.00	0.00	41,032.84
Current Fund	5-01	12,114,516.01	182,699.31	0.00	12,297,215.32
Water Operating Fund	5-05	886,270.42	0.00	0.00	886,270.42
Sewer Operating Fund	5-07	600,832.42	0.00	0.00	600,832.42
Payroll	5-10	329,882.19	0.00	0.00	329,882.19
Trust Fund - Insurance	5-13	1,099.00	0.00	0.00	1,099.00
Trust Fund - TTL Redemption	5-15	608,100.70	0.00	0.00	608,100.70
Trust Fund - Other	5-16	<u>870.00</u>	<u>0.00</u>	<u>0.00</u>	<u>870.00</u>
Year Total:		14,541,570.74	182,699.31	0.00	14,724,270.05
Grant Fund	G-02	780,704.16	0.00	0.00	780,704.16
Trust Fund - HUD	H-25	244,418.32	23,896.48	0.00	268,314.80
Total of All Funds:		<u>15,607,726.06</u>	<u>206,595.79</u>	<u>0.00</u>	<u>15,814,321.85</u>

Project Description	Project No.	Project Total
SPECTRUM CAPITAL CAMDEN, LLC	0408I850	607.50
ABLETT VILLAGE PHASE I URBAN	0408I935	7,416.55
NORTHGATE PRESERVATION URBAN	0408I939	5,020.90
PBCIP 1454-1460 HADDON AVENUE	0408I947	46.25
VIRTUA OLOL HOSPITAL, INC	0408I951	277.50
PSE&G LOCUST ST. NEW BREAKER	0408I954	350.00
THE COOPER HEALTH SYSTEM TWR A	0408I966	4,639.90
BRANCH VILLAGE HME OWNERSHIP	0408P929	330.00
PSE&G LOCUST ST 69 KV SUBSTATN	0408P954	110.00
PSE&G TEMPORARY LAYDOWN AREA	0408P979	165.00
FLORENCE HOLDING GROUP, LLC	0408P987	495.00
EAST CAMDEN BUILDING CO	0408P989	510.00
EMR EASTERN LLC - FIRE TOWERS	0408P990	1,010.00
PBCIP-HADDON-WALNUT & PRINCESS	0408P991	1,830.00
VIRTUA OLOL TRASH COMPACTOR	15905	384.00
Total of All Projects:		<u>23,192.60</u>



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

VICTOR G. CARSTARPHEN  
MAYOR

0-2  
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 *S.P.*

Date: November 20, 2025

Subject: Payroll Register Summary Communications for Forthcoming City  
Council Meeting- December 9, 2025 .

Attached, please find the Payroll Register Summary for the City of Camden for the pay periods of 11/07/2025 and 11/21/2025 . 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

RECEIVED  
2025 NOV 25 PM 3:23  
CITY OF CAMDEN, N.J. OFFICE

Final Totals	609 Checks to be Printed	609 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
	0 Checks Voided since Last Payroll	0 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End	This Payroll Direct Deposit		
Regular Pay:	1,555,896.34	38,506,622.24	1,746,478.61	0.00	1,746,478.61	40,253,100.85	Payroll Direct Deposit:	0	1,048,897.83
Overtime Pay:	152,996.24	33,285,370.11	1,491,044.60	0.00	1,491,044.60	34,776,414.71	Deduction Direct Deposit:	0	0.00
Vacation Pay:	0.00	1,214,289.93	50,019.89	0.00	50,019.89	1,264,309.82	Total Direct Deposit:	0	1,048,897.83
Holiday Pay:	0.00	530,096.71	24,056.66	0.00	24,056.66	554,133.37			
Sick Pay:	0.00	457.13	104.01	0.00	104.01	561.14			
Special Pay:	0.00	3,655,242.11	160,917.54	0.00	160,917.54	3,816,159.65	Code 98 Exempt Fwt Wages:	0	1,432.54
Admin Pay:	0.00	1,584,704.85	72,043.71	0.00	72,043.71	1,656,748.56	Code 98 Exempt Swt Wages:	0	853.27
Comp Pay:	0.00	0.00	0.00	0.00	0.00	0.00			
Other Pay:	0.00	0.00	0.00	0.00	0.00	0.00			
		126,428.98	5,551.23	0.00	5,551.23	131,980.21	*Code 98 Employees are excluded from the Fwt wages on this Report.		
		94,991.56	1,182.54	0.00	1,182.54	96,174.10			
		88,129.61	3,869.01	0.00	3,869.01	91,998.62			
		0.00	0.00	0.00	0.00	0.00			
		0.00	0.00	0.00	0.00	0.00			
		309,550.15	10,602.78	0.00	10,602.78	320,152.93			
Total Other Tax:		5,427,410.93	265,019.61	0.00	265,019.61	5,692,430.54			
Bef Tax Ded:		2,468,196.26	95,165.54	0.00	95,165.54	2,563,361.80			
Aft Tax Ded:		23,808,425.33	1,068,548.87	0.00	1,068,548.87	24,876,974.20			
Net:									
Soc Sec:		1,214,289.93	50,019.89	0.00	50,019.89	1,264,309.82	Employee + Employer Soc Sec:	0	100,039.78
Medicare:		530,096.71	24,056.66	0.00	24,056.66	554,153.37	Employee + Employer Med:	0	48,217.33
Owt:		0.00	0.00	0.00	0.00	0.00	Fwt:	0	160,917.54
FLI:		0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt:	0	309,174.65
SUI:		0.00	0.00	0.00	0.00	0.00			
SDI:		22,902.99	208.22	0.00	208.22	23,111.21			
WKDV:		0.00	0.00	0.00	0.00	0.00			
HLTH:		0.00	0.00	0.00	0.00	0.00			
Total Other Tax:		22,902.99	208.22	0.00	208.22	23,111.21			
Fut:		0.00	0.00	0.00	0.00	0.00			
Employer Liability Earning Codes:		8,192,721.69	369,927.47	0.00	369,927.47	8,562,649.16	NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.		
Total Employer Liabilities:		9,960,011.32	444,212.24	0.00	444,212.24	10,404,223.56			
Total Gross + Employer Liabilities:		48,466,633.56	2,190,690.85	0.00	2,190,690.85	50,657,324.41			

Total Deductions and Earnings:

Code Description	Ded Amt	Earn Amt	Void Checks Ded Amt	Void Checks Earn Amt	Net Totals Ded Amt	Net Totals Earn Amt
E02 SECOND TITLED EMPLOY		9,057.03		0.00		9,057.03
E03 ACTING STATUS		462.91		0.00		462.91
E06 DOCKING		6,372.46		0.00		6,372.46
E09 ADJUSTMENT		199.59		0.00		199.59
E10 ON CALL		1,000.00		0.00		1,000.00
E13 SUSPENSION		142.14		0.00		142.14
E17 Overtime \$		33,780.28		0.00		33,780.28
GF0 G - GARN GORMAN	114.72		0.00		114.72	
GG0 G - GARN LACEY	37.58		0.00		37.58	
GT0 G - GARN FRANKLIN	673.23		0.00		673.23	
G70 G - GARN TODORO	216.49		0.00		216.49	
GK0 G - GARN CC SHERIFF	34.55		0.00		34.55	
GP0 G - SUPPORT - NJ/PA	466.77		0.00		466.77	
G00 G - Support Florida	332.31		0.00		332.31	
GS0 G - SUPPORT - NJ	9,297.86		0.00		9,297.86	
GS1 G - SUPPORT - NJ	876.78		0.00		876.78	
GS2 G - SUPPORT - NJ	635.70		0.00		635.70	
GS3 G - SUPPORT - NJ	320.05		0.00		320.05	
GS4 G - SUPPORT - NJ	273.99		0.00		273.99	
GS5 G - SUPPORT - NJ	25.06		0.00		25.06	
GS6 G - SUPPORT - NJ	11.57		0.00		11.57	
GS7 G - SUPPORT - NJ	11.58		0.00		11.58	
GS8 G - Support - NJ	75.10		0.00		75.10	
HEA CH 78 COST SHARE	93,443.83		0.00		93,443.83	
IMP IMPUTED INCOME		11,018.14		0.00		11,018.14
PD1 DCRP - PENSION	4,050.61		0.00		4,050.61	
PE1 PERS - PENSION	55,352.80		0.00		55,352.80	
PE2 PERS - BACK DEDUCTIONS	2,186.46		0.00		2,186.46	
PE4 PERS - CONTRIBUTORY INSURANCE	3,598.79		0.00		3,598.79	
PE9 PERS - LOAN REPAYMENT	19,200.19		0.00		19,200.19	
PF1 PERS - PENSION	77,865.55		0.00		77,865.55	
PF2 PERS - BACK DEDUCTIONS	1,794.22		0.00		1,794.22	
PF9 PERS - LOAN REPAYMENT	23,915.40		0.00		23,915.40	
PTA DEF COMP - NATIONWIDE	3,790.68		0.00		3,790.68	
PTB DEF COMP - NATIONWIDE ROTH	1,828.32		0.00		1,828.32	
PTF DEF COMP - COREBRIDGE	18,667.00		0.00		18,667.00	
PTG DEF COMP - COREBRIDGE ROTH	96.92		0.00		96.92	
PTK DEF COMP - MET LIFE	292.03		0.00		292.03	

Payroll Register Report by Dept Id/Emp Name for Check Date: 11/07/25

Code	Description	Liability Amt	Void Amt	Net Amt
PTO	DEF COMP - Equitable	3,583.30		3,583.30
PTP	DEF COMP - Equitable Roth	1,550.00		1,550.00
PTS	DEF COMP - National Life Group	1,220.00		1,220.00
S10	AFLAC PRE-TAX	2,404.78		2,404.78
S22	AFLAC GEORGIA POST-TAX	2,267.67		2,267.67
S31	AFLAC NY PRE-TAX	19.09		19.09
S32	AFLAC NY POST-TAX	27.79		27.79
S81	AFLAC XGRD POST-TAX	228.38		228.38
S99	AFLAC FSA WAGE WORKS	288.45		288.45
SC1	SUPP - COLONIAL PRE-TAX	352.84		352.84
SC2	SUPP - COLONIAL POST-TAX	2,642.19		2,642.19
SC8	SUPP - COLONIAL X-GUARDS	113.49		113.49
T01	NJ TAX ADJUSTMENT	6,545.29		6,545.29
UC1	DUES - CWA STAFF	4,339.56		4,339.56
UC2	DUES - CWA X-GRD	570.00		570.00
UC3	DUES - CWA SUPERVISORS	1,947.76		1,947.76
UC4	DUES - CWA PAC	30.00		30.00
UC5	DUES - CWA PARKING DEDUCTION	589.00		589.00
UF1	DUES - FIRE 2578	3,742.26		3,742.26
UF2	DUES - FIRE 788	5,591.16		5,591.16
UF5	DUES - FIRE HOUSE FUND	2,580.00		2,580.00
XMD	Additional Medicare	104.01		104.01
Z01	MISC - WAGE GARNISHMENT FEE	66.00		66.00
		<u>360,289.16</u>	<u>48,604.17</u>	<u>360,289.16</u>
			<u>0.00</u>	<u>48,604.17</u>

Employer Liability Codes:

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	369,927.47	0.00	369,927.47
		<u>369,927.47</u>	<u>0.00</u>	<u>369,927.47</u>

Break Down of Employees Paid:

Total Male:	387
Total Female:	222
Total Unknown:	0
Total Employees:	609

There are NO errors or warnings in this Payroll Register.

Final Totals	609 Checks to be Printed 0 Checks Voided since Last Payroll	608 Regular 0 Regular	0 Vacation 0 Vacation	0 Manual 0 Manual	0 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:		
Regular Pay:	1,558,652.15	Gross: 40,251,955.92	1,781,908.21	0.00	1,781,908.21	42,033,864.13	Payroll Direct Deposit:	1,067,830.08	
Overtime Pay:	151,511.83	*Fwt Wages: 34,669,067.68	1,517,039.02	0.00	1,517,039.02	36,186,106.70	deduction Direct Deposit:	0.00	
Vacation Pay:	0.00	Soc Sec: 1,264,243.97	50,730.67	0.00	50,730.67	1,314,974.64	Total Direct Deposit:	1,067,830.08	
Holiday Pay:	0.00	Medicare: 554,137.97	24,564.46	0.00	24,564.46	578,702.43			
Sick Pay:	0.00	Med Tax: 561.14	104.01	0.00	104.01	665.15			
Special Pay:	192.50	Fwt: 3,816,040.01	168,581.23	0.00	168,581.23	3,984,621.24	Code 98 Exempt Fwt Wages:	9,624.13	
Admin Pay:	0.00	SWT: 1,656,712.33	74,393.09	0.00	74,393.09	1,731,105.42	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: 131,976.43	5,461.96	0.00	5,461.96	137,438.39			
		SUI: 96,169.23	1,138.82	0.00	1,138.82	97,308.05			
		SDI: 91,995.98	3,806.84	0.00	3,806.84	95,802.82			
		WKDV: 0.00	0.00	0.00	0.00	0.00			
		HLTH: 0.00	0.00	0.00	0.00	0.00			
		Total Other Tax: 320,141.64	10,407.62	0.00	10,407.62	330,549.26			
		Bef Tax Ded: 5,692,430.54	266,170.20	0.00	266,170.20	5,958,600.74			
		Aft Tax Ded: 2,567,147.67	98,418.16	0.00	98,418.16	2,665,565.83			
		Net: 24,876,097.56	1,088,538.77	0.00	1,088,538.77	25,964,636.33			
Employer Liability Totals:		Soc Sec: 1,264,243.97	50,730.67	0.00	50,730.67	1,314,974.64	Employee + Employer Soc Sec:	101,461.34	
		Medicare: 554,137.97	24,564.46	0.00	24,564.46	578,702.43	Employee + Employer Med:	49,232.93	
		Owt: 0.00	0.00	0.00	0.00	0.00	Fwt:	168,581.23	
		FLI: 0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt:	319,275.50	
		SUI: 0.00	0.00	0.00	0.00	0.00			
		SDI: 23,110.06	204.42	0.00	204.42	23,314.48			
		WKDV: 0.00	0.00	0.00	0.00	0.00			
		HLTH: 0.00	0.00	0.00	0.00	0.00			
		Total Other Tax: 23,110.06	204.42	0.00	204.42	23,314.48			
		Fwt: 0.00	0.00	0.00	0.00	0.00			
Employer Liability Earning Codes:	8,562,649.16		369,722.09	0.00	369,722.09	8,932,371.25			
Total Employer Liabilities:	10,404,141.16		445,221.64	0.00	445,221.64	10,849,362.80			
Total Gross + Employer Liabilities:	50,656,097.08		2,227,129.85	0.00	2,227,129.85	52,883,226.93			

NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.

Total Deductions and Earnings:

Code Description	***** This Payroll *****	***** Void Checks *****	***** Net Totals *****
	Ded Amt	Ded Amt	Net Totals
	Earn Amt	Earn Amt	Earn Amt
E02 SECOND TITLED EMPLOY	9,057.03	0.00	9,057.03
E03 ACTING STATUS	667.41	0.00	667.41
E05 CLOTHING ALLOWANCE	36.33-	0.00	36.33-
E06 DOCKING	5,177.03-	0.00	5,177.03-
E09 ADJUSTMENT	3,043.45	0.00	3,043.45
E10 ON CALL	1,000.00	0.00	1,000.00
E14 AUTO ALLOWANCE	525.00	0.00	525.00
E17 Overtime \$	34,190.25	0.00	34,190.25
E18 Sick Payout	20,719.93	0.00	20,719.93
E19 Vacation Payout	4,234.73	0.00	4,234.73
E21 Holiday Payout	3,327.29	0.00	3,327.29
GF0 G - GARN GORMAN	75.64	0.00	75.64
GG0 G - GARN LACEY	37.58	0.00	37.58
GI0 G - GARN FRANKLIN	673.23	0.00	673.23
GJ0 G - GARN TODORO	735.92	0.00	735.92
GK0 G - GARN CC SHERIFF	34.55	0.00	34.55
GP0 G - SUPPORT - NJ/PA	466.77	0.00	466.77
GQ0 G - Support Florida	332.31	0.00	332.31
GS0 G - SUPPORT - NJ	9,143.39	0.00	9,143.39
GS1 G - SUPPORT - NJ	701.24	0.00	701.24
GS2 G - SUPPORT - NJ	405.15	0.00	405.15
GS3 G - SUPPORT - NJ	234.13	0.00	234.13
GS4 G - SUPPORT - NJ	233.87	0.00	233.87
GS5 G - SUPPORT - NJ	42.75	0.00	42.75
GS6 G - SUPPORT - NJ	19.75	0.00	19.75
GS7 G - SUPPORT - NJ	19.76	0.00	19.76
GS8 G - Support - NJ	131.50	0.00	131.50
HEA CH 78 COST SHARE	93,751.25	0.00	93,751.25
HEB CH 78 COST SHARE BACK ADJUST	12.43	0.00	12.43
IMP IMPUTED INCOME	10,925.14	0.00	10,925.14
PD1 DCRP - PENSION	4,247.62	0.00	4,247.62
PD2 DCRP - BACK DEDUCTION	31.42	0.00	31.42
PE1 PERS - PENSION	55,616.26	0.00	55,616.26
PE2 PERS - BACK DEDUCTIONS	2,034.21	0.00	2,034.21
PE3 PERS - ARREARS	173.66	0.00	173.66
PE4 PERS - CONTRIBUTORY INSURANCE	3,051.23	0.00	3,051.23
PE5 PERS - INSURANCE ARREARS	358.17	0.00	358.17
PE9 PERS - LOAN REPAYMENT	19,012.05	0.00	19,012.05

Code	Description	Liability Amt	Void Amt	Net Amt
P01	PFRS - PENSION	78,356.65	0.00	78,356.65
P02	PFRS - BACK DEDUCTIONS	1,794.22	0.00	1,794.22
P03	PFRS - ARREARS	1,739.97	0.00	1,739.97
P09	PFRS - LOAN REPAYMENT	17,684.11	0.00	17,684.11
PTA	DEF COMP - NATIONWIDE	3,790.68	0.00	3,790.68
PTB	DEF COMP - NATIONWIDE ROTH	1,878.32	0.00	1,878.32
PTF	DEF COMP - COREBRIDGE	18,667.00	0.00	18,667.00
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	3,583.30	0.00	3,583.30
PTP	DEF COMP - Equitable Roth	1,550.00	0.00	1,550.00
PTS	DEF COMP - National Life Group	1,220.00	0.00	1,220.00
S10	AFLAC PRE-TAX	2,404.78	0.00	2,404.78
S22	AFLAC GEORGIA POST-TAX	2,267.67	0.00	2,267.67
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	132.12	0.00	132.12
S99	AFLAC FSA WAGE WORKS	288.45	0.00	288.45
SC1	SUPP - COLONIAL PRE-TAX	352.84	0.00	352.84
SC2	SUPP - COLONIAL POST-TAX	2,598.78	0.00	2,598.78
SC8	SUPP - COLONIAL X-GUARDS	113.49	0.00	113.49
SF1	SUPP - FIRE INSURANCE	5,721.34	0.00	5,721.34
T01	NJ TAX ADJUSTMENT	6,977.19	0.00	6,977.19
UC1	DUES - CWA STAFF	4,278.90	0.00	4,278.90
UC2	DUES - CWA X-GRD	547.50	0.00	547.50
UC3	DUES - CWA SUPERVISORS	2,154.32	0.00	2,154.32
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	3,742.26	0.00	3,742.26
UF2	DUES - FIRE 788	5,591.16	0.00	5,591.16
UF3	DUES - BUFF	1,505.64	0.00	1,505.64
UF4	DUES - LPFFA	400.00	0.00	400.00
UF5	DUES - FIRE HOUSE FUND	2,580.00	0.00	2,580.00
XMD	Additional Medicare	104.01	0.00	104.01
Z01	MISC - WAGE GARNISHMENT FEE	68.00	0.00	68.00
		<u>364,692.37</u>	<u>82,476.87</u>	<u>364,692.37</u>
		0.00	0.00	82,476.87

Employer Liability Codes:

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	369,722.09	0.00	369,722.09
		<u>369,722.09</u>	<u>0.00</u>	<u>369,722.09</u>

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Break Down of Employees Paid:  
Total Male: 387  
Total Female: 222  
Total Unknown: 0  
Total Employees: 609

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There are NO errors or warnings in this Payroll register.

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*Old  
Business*

05-1

MBS:dh  
10-14-25

**AN ORDINANCE AMENDING THE GATEWAY REDEVELOPMENT PLAN  
(MC-466) REGARDING TAX BLOCK 1464, LOTS 4 AND 5 ON THE  
CAMDEN CITY MUNICIPAL TAX MAP**

WHEREAS, the Gateway Redevelopment Plan for the Gateway Redevelopment Area (the "Redevelopment Plan") was adopted by Ordinance MC-4166 on April 27, 2006 by the City Council of the City of Camden and which was amended by Ordinance MC-5469 adopted on October 17, 2023; and

WHEREAS, the City Council of the City of Camden requested that the Planning Board of the City of Camden study a proposed amendment to the Redevelopment Plan (the "Amended and Restated Gateway Redevelopment Plan"), a copy of which is attached hereto; and

WHEREAS, the Amended and Restated Gateway Redevelopment Plan is intended to help facilitate the redevelopment of the property located at 1350 Admiral Wilson Boulevard and 250 Memorial Drive and identified as Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map (the "Property"); and

WHEREAS, the Amended and Restated Gateway Redevelopment Plan is only intended to facilitate the redevelopment of the Property and shall not be applicable to any other properties in the Gateway Redevelopment Area; now, therefore

BE IT ORDAINED, by the governing body of the City of Camden that:

Section 1. City Council of the City of Camden hereby approves and adopts the Amended and Restated Gateway Redevelopment Plan regarding Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map.

Section 2. Any portion of this Ordinance not herein amend and supplemented shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency and are hereby repealed as to such inconsistency only.

Section 4. If any standards, controls, objectives, land uses, permitted uses and other restrictions and requirements called for in this Amended and Restated Gateway Redevelopment Plan differ in content from the provisions set forth in the zoning law, the provisions of this Ordinance—unless otherwise specified—shall prevail.

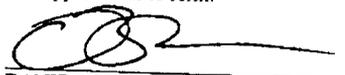
Section 5. This Ordinance shall take effect twenty (20) days after the final passage and publication as provided by law.

Section 6. If any provision or regulation of this Amended and Restated Gateway Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Amended and Restated Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Amended and Restated Redevelopment Plan are hereby declared severable.

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: October 14, 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*  
*2nd*  
*Reading*

0-1  
revision #2

DB:yrh  
11-13-25

**ORDINANCE AUTHORIZING THE TRANSFER OF PROPERTY LOCATED AT  
SOUTHWEST STATE & DELAWARE AVENUE TO NEW JERSEY ECONOMIC  
DEVELOPMENT AUTHORITY**

WHEREAS, the City of Camden desires to transfer said parcel of land to the New Jersey Economic Development Agency (NJEDA) and conjunction NJEDA will transfer a portion of land within Block 79, Lot 13 described in attached Exhibit A Description of Property (70 feet wide right of way) to the City of Camden; and

WHEREAS, the City desires to transfer these parcels for the One dollar (\$1.00) for the purpose of redevelopment; and

WHEREAS, a municipality is authorized to transfer by ordinance and without public sale certain real properties no longer needed for public use pursuant to N.J.S.A 40A:12:13(b) 1; a sale to any political subdivision, agency, department, commission, board or body corporate and politic of the State of New Jersey; and

WHEREAS, the governing body of the City of Camden does hereby authorize the transfer of SW State & Delaware Avenue known as Block 34.01, Lots 1 & 1.01 on the City's Official Tax Map to NJEDA; 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:

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: November 13, 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

EXHIBIT A

DESCRIPTION OF PROPERTY  
PROPOSED 70 FEET WIDE RIGHT-OF-WAY  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 79, LOT 13

DATE: September 2, 2025  
Rev'd.:  
Project: NJEDA25001

**ALL THAT CERTAIN** tract or parcel of land located on Delaware Avenue, situate in Block 79 Lot 13 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at an intersection of the Northerly line of Block 79, Lot 2.02 and the Southwesterly corner of Proposed Parcel C, said point being the following course and distance from a drill hole, located at an intersection of the Westerly right-of-way line of Delaware Avenue (variable width), with the Northeasterly corner of Block 79 Lot 2.02,

- a) North 75°25'55" West, a distance of 237.98 feet to a point and from said **BEGINNING POINT**, thence;
1. Coincident with the Northerly line of Block 79, Lot 2.02, North 75°25'55" West, a distance of 65.00 feet to a point, common corner to Proposed Parcel A, thence;
  2. Coincident with Easterly line of Proposed Parcel A, North 14°26'48" East a distance of 112.88 feet to a point, thence;
  3. Coincident along same, North 75°33'12" West, a distance of 85.37 feet to a point of curvature, thence;
  4. Along a curve to the right having a radius of 162.50 feet, an arc length of 115.15 feet, a chord bearing of North 55°15'09" West and a chord length of 112.76 feet to a point of tangency, thence;
  5. North 34°57'07" West, a distance of 214.63 feet to a point of curvature, thence;
  6. Along a curve to the right having a radius of 162.50 feet, an arc length of 140.11 feet, a chord bearing of North 10°15'06" West and a chord length of 135.81 feet to a point of tangency, thence;
  7. North 14°26'54" East, a distance of 285.42 feet to a point, common corner to Proposed Parcel B, thence;
  8. Coincident with the Southerly line of Proposed Parcel B, South 67°33'28" East, a distance of 410.67 feet to a point in the Westerly right-of-way line of Delaware Avenue (60 feet wide), thence;
  9. Coincident with the Westerly right-of-way line of Delaware Avenue, South 05°46'00" West, a distance of 15.43 feet to a point, thence;
  10. Coincident with same, South 13°28'28" East, a distance of 68.19 feet to a point, common corner to Proposed Parcel C, thence;
  11. Coincident with the Northerly line of Proposed Parcel C, North 67°33'28" West, a distance 374.58 feet to a point, thence;
  12. Coincident with same, South 14°26'54" West, a distance of 204.90 feet to a point of curvature, thence;
  13. Along a curve to the left with a radius of 92.50 feet, an arc length of 79.75 feet, a chord bearing of South 10°15'06" East and a chord length of 77.31 feet to a point of tangency, thence;

14. South 34°57'07" East, a distance of 214.63 feet to a point of curvature, thence;
15. Along a curve to the left having a radius of 92.50 feet, an arc length of 65.55 feet, a chord bearing of South 55°15'09" East and a chord length of 64.19 feet to a point of tangency, thence;
16. South 75°33'12" East, a distance of 150.37 feet to a point, thence;
17. South 14°26'48" West, a distance of 183.01 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 91,382 +/- Square Feet or 2.097 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper Poynt Waterfront Park, Block 79 Lot 13, Major Subdivision Plan" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



Digitally signed  
by Keith Ludwig  
Date:  
2025.10.30  
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Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600



DESCRIPTION OF PROPERTY  
PROPOSED PARCEL A  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 79, LOT 13

DATE: September 2, 2025  
Rev'd.:  
Project: NJEDA25001

**ALL THAT CERTAIN** tract or parcel of land located on Delaware Avenue, situate in Block 79 Lot 13 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at a drill hole, located in the Westerly right of way line of Delaware Avenue (60 feet wide), said point also being the common corner to Block 79, Lot 10 and from said **BEGINNING POINT** running; thence

1. Coincident with the Westerly right-of-way line of Delaware Avenue, South  $05^{\circ}46'00''$  West, a distance of 26.61 feet to a point, common corner to Proposed Parcel B, thence;

Leaving said Westerly right-of-way line of Delaware Avenue, the next seven (7) courses coincident with Proposed Parcel B.

2. Coincident with Proposed Parcel B, North  $71^{\circ}57'45''$  West, a distance of 433.68 feet to an angle point, thence;
3. Coincident with same, North  $74^{\circ}17'07''$  West, a distance of 300.14 feet to a point on a non-tangent curve, thence;
4. Along a curve to the right, concave to the West, having a radius of 40.00 feet, an arc length of 7.37 feet, a chord bearing of South  $25^{\circ}40'45''$  West and a chord length of 7.36 feet to a point of tangency; thence;
5. South  $30^{\circ}57'21''$  West, a distance of 37.40 feet to a point of curvature, thence;
6. Along a curve to the left having a radius of 25.00 feet, an arc length of 7.29 feet, a chord bearing of South  $22^{\circ}36'19''$  West and a chord length of 7.26 feet to a point of tangency, thence;
7. South  $14^{\circ}15'16''$  West, a distance of 107.63 feet to a point, thence;
8. South  $77^{\circ}06'05''$  East, a distance of 357.33 feet to a point on the Westerly side of a Proposed 70' wide right-of-way, thence;
9. Coincident with a Proposed 70' wide right-of-way, South  $14^{\circ}26'54''$  West, a distance of 233.39 feet to a point of curvature, thence;
10. Coincident with same, along a curve to the left having a radius of 162.50 feet, an arc length of 140.11 feet, a chord bearing of South  $10^{\circ}15'06''$  East and a chord length of 135.81 feet to a point of tangency; thence;
11. South  $34^{\circ}57'07''$  East, a distance of 214.63 feet to a point of curvature, thence;
12. Along a curve to the left having a radius of 162.50 feet, an arc length of 115.15 feet, a chord bearing of South  $55^{\circ}15'09''$  East and a chord length of 112.76 feet to a point of tangency; thence;
13. South  $75^{\circ}33'12''$  East, a distance of 85.37 feet to a point, thence;

14. South 14°26'48" West, a distance of 112.88 feet to a point in the Northerly line of Block 79 Lot 2.02, thence;
15. Coincident with the Northerly line of Block 79 Lot 2.02, North 75°25'55" West, a distance of 178.89 feet to a point, common corner to Block 79 Lot 2.02, thence;
16. North 14°34'04" East, a distance of 85.00 feet to a point, thence;
17. North 75°25'56" West, a distance of 215.00 feet to a point, thence;
18. South 83°31'49" West, a distance of 83.57 feet to a point, thence;
19. South 14°34'04" West, a distance of 115.00 feet to a point in the Northerly line of Block 79 Lot 3, thence;
20. Coincident with the Northerly line of Block 79 Lot 3, North 75°25'56" West, a distance of 623.58 feet to a point in the Pierhead line as adopted on September 21, 1918 by the Board of Commerce and Navigation, thence;
21. Coincident with the said Pierhead line, North 18°25'39" East, a distance of 389.94 feet to an angle point, thence;
22. Coincident with same, North 18°14'30" East, a distance of 498.09 feet to a point in the aforesaid Southerly line of Block 79 Lot 10, thence;
23. Coincident with the Southerly line of Block 79 Lot 10, South 75°28'25" East, a distance of 394.41 feet to an angle point, thence;
24. Coincident with same, South 71°57'45" East, a distance of 615.95 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 585,551 +/- Square Feet or 13.442 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper Poynt Waterfront Park, Block 79 Lot 13, Major Subdivision Plan" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



Digitally signed  
by Keith M  
Ludwig  
Date:  
2025.09.08  
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Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600

DESCRIPTION OF PROPERTY  
PROPOSED PARCEL A  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 79, LOT 13

DATE: September 2, 2025  
Rev'd.:  
Project: NJEDA25001

**ALL THAT CERTAIN** tract or parcel of land located on Delaware Avenue, situate in Block 79 Lot 13 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at a drill hole, located in the Westerly right of way line of Delaware Avenue (60 feet wide), said point also being the common corner to Block 79, Lot 10 and from said **BEGINNING POINT** running; thence

1. Coincident with the Westerly right-of-way line of Delaware Avenue, South  $05^{\circ}46'00''$  West, a distance of 26.61 feet to a point, common corner to Proposed Parcel B, thence;

Leaving said Westerly right-of-way line of Delaware Avenue, the next seven (7) courses coincident with Proposed Parcel B.

2. Coincident with Proposed Parcel B, North  $71^{\circ}57'45''$  West, a distance of 433.68 feet to an angle point, thence;
3. Coincident with same, North  $74^{\circ}17'07''$  West, a distance of 300.14 feet to a point on a non-tangent curve, thence;
4. Along a curve to the right, concave to the West, having a radius of 40.00 feet, an arc length of 7.37 feet, a chord bearing of South  $25^{\circ}40'45''$  West and a chord length of 7.36 feet to a point of tangency; thence;
5. South  $30^{\circ}57'21''$  West, a distance of 37.40 feet to a point of curvature, thence;
6. Along a curve to the left having a radius of 25.00 feet, an arc length of 7.29 feet, a chord bearing of South  $22^{\circ}36'19''$  West and a chord length of 7.26 feet to a point of tangency, thence;
7. South  $14^{\circ}15'16''$  West, a distance of 107.63 feet to a point, thence;
8. South  $77^{\circ}06'05''$  East, a distance of 357.33 feet to a point on the Westerly side of a Proposed 70' wide right-of-way, thence;
9. Coincident with a Proposed 70' wide right-of-way, South  $14^{\circ}26'54''$  West, a distance of 233.39 feet to a point of curvature, thence;
10. Coincident with same, along a curve to the left having a radius of 162.50 feet, an arc length of 140.11 feet, a chord bearing of South  $10^{\circ}15'06''$  East and a chord length of 135.81 feet to a point of tangency; thence;
11. South  $34^{\circ}57'07''$  East, a distance of 214.63 feet to a point of curvature, thence;
12. Along a curve to the left having a radius of 162.50 feet, an arc length of 115.15 feet, a chord bearing of South  $55^{\circ}15'09''$  East and a chord length of 112.76 feet to a point of tangency; thence;
13. South  $75^{\circ}33'12''$  East, a distance of 85.37 feet to a point, thence;

14. South 14°26'48" West, a distance of 112.88 feet to a point in the Northerly line of Block 79 Lot 2.02, thence;
15. Coincident with the Northerly line of Block 79 Lot 2.02, North 75°25'55" West, a distance of 178.89 feet to a point, common corner to Block 79 Lot 2.02, thence;
16. North 14°34'04" East, a distance of 85.00 feet to a point, thence;
17. North 75°25'56" West, a distance of 215.00 feet to a point, thence;
18. South 83°31'49" West, a distance of 83.57 feet to a point, thence;
19. South 14°34'04" West, a distance of 115.00 feet to a point in the Northerly line of Block 79 Lot 3, thence;
20. Coincident with the Northerly line of Block 79 Lot 3, North 75°25'56" West, a distance of 623.58 feet to a point in the Pierhead line as adopted on September 21, 1918 by the Board of Commerce and Navigation, thence;
21. Coincident with the said Pierhead line, North 18°25'39" East, a distance of 389.94 feet to an angle point, thence;
22. Coincident with same, North 18°14'30" East, a distance of 498.09 feet to a point in the aforesaid Southerly line of Block 79 Lot 10, thence;
23. Coincident with the Southerly line of Block 79 Lot 10, South 75°28'25" East, a distance of 394.41 feet to an angle point, thence;
24. Coincident with same, South 71°57'45" East, a distance of 615.95 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 585,551 +/- Square Feet or 13.442 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper Poynt Waterfront Park, Block 79 Lot 13, Major Subdivision Plan" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



Digitally signed  
by Keith M  
Ludwig  
Date:  
2025.09.08  
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Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600

DESCRIPTION OF PROPERTY  
BLOCK 34.01 LOT 1  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 34.01, LOT 1

DATE: October 28, 2025  
Rev'd.:  
Project: NJEDA25001

ALL THAT CERTAIN tract or parcel of land located on Delaware Avenue, situate in Block 34.01 Lot 1 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at a point in the Westerly right-of-way line of Delaware Avenue (variable width), said point being the intersection of the Southerly line of State Street (66 feet wide) with the Westerly line of Delaware Avenue and evidenced by a drill hole; and from said beginning point running; thence

1. Coincident with the Westerly line of Delaware Avenue, South 14°26'55" West, a distance of 123.00 feet to a point, thence;
2. Leaving the Westerly line of Delaware Avenue and continuing coincident with the Northerly line of Block 34.01 Lot 1.01, North 83°26'25" West, a distance of 117.74 feet to a point in the Easterly line of Block 79 Lot 13, thence;
3. Coincident with the Easterly line of Block 79 Lot 13, North 33° 13'51" East, a distance of 158.99 feet to a point in the Southerly line of State Street, thence;
4. Coincident with the Southerly line of State Street, South 83°21'40" East, a distance of 236.37 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 21,593 +/- Square Feet or 0.496 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper's Poynt Waterfront Park, Block 79 Lot 13, Block 34.01 Lot 1, Block 34.01 Lot 1.01 Boundary Survey" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



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by Keith Ludwig  
Date:  
2025.10.29  
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Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600

DESCRIPTION OF PROPERTY  
BLOCK 34.01 LOT 1.01  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 34.01, LOT 1.01

DATE: October 28, 2025  
Rev'd.:  
Project: NJEDA25001

**ALL THAT CERTAIN** tract or parcel of land located on Delaware Avenue, situate in Block 34.01 Lot 1.01 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at a point in the Westerly right-of-way line of Delaware Avenue (variable width), said point being the intersection of the Southerly line of State Street (66 feet wide) with the Westerly line of Delaware Avenue and evidenced by a drill hole; and running; thence

- a) South 14°26'55" West, a distance of 123.00 feet to the **POINT OF BEGINNING**, thence;
1. Coincident with the Westerly line of Delaware Avenue, South 14°26'55" West, a distance of 122.36 feet to a point, thence;
2. Leaving the Westerly line of Delaware Avenue and continuing coincident with the Easterly line of Block 79 Lot 13, North 33°13'51" West, a distance of 157.73 feet to a point in the Southerly line of Block 34.01 Lot 1, thence;
3. Coincident with the Southerly line of Block 34.01 Lot 1, South 83° 26'25" East, a distance of 117.74 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 7,135 +/- Square Feet or 0.164 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper's Poynt Waterfront Park, Block 79 Lot 13, Block 34.01 Lot 1, Block 34.01 Lot 1.01 Boundary Survey" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



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signed by  
Keith Ludwig  
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2025.10.29  
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Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/01
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY  
 MAJOR SUBDIVISION PLAN  
 CITY OF CAMDEN - CAMDEN COUNTY - STATE OF NEW JERSEY  
 COOPER'S POINT WATERFRONT PARK & ROADS PROJECT

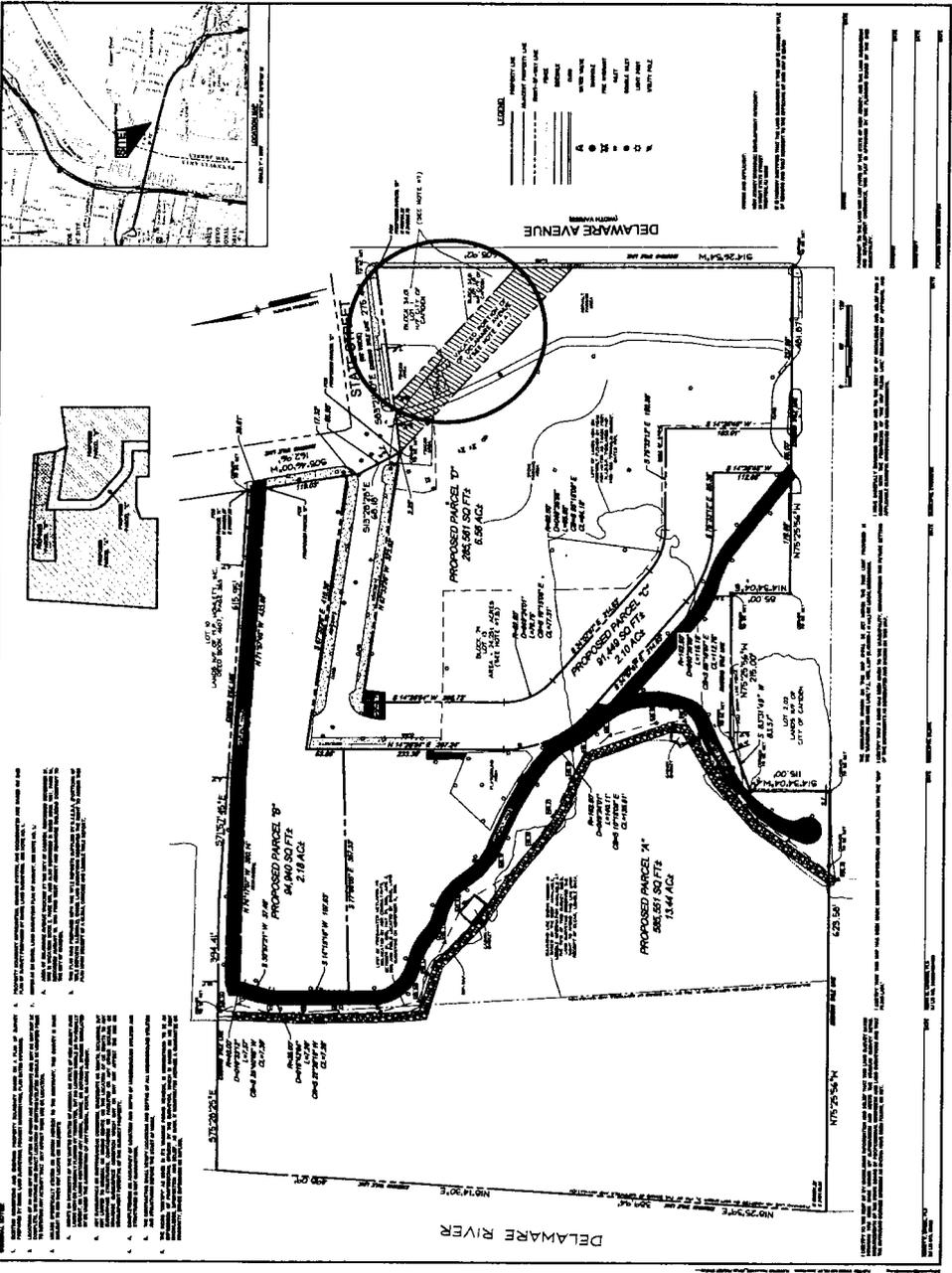
FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF CAMDEN SUBDIVISION MAP ACT AND THE CITY OF CAMDEN SUBDIVISION MAP REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE COUNTY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE COUNTY OF CAMDEN SUBDIVISION MAP ACT AND THE COUNTY OF CAMDEN SUBDIVISION MAP REGULATIONS. THE COUNTY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE STATE ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE STATE OF NEW JERSEY SUBDIVISION MAP ACT AND THE STATE OF NEW JERSEY SUBDIVISION MAP REGULATIONS. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE FEDERAL ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FEDERAL SUBDIVISION MAP ACT AND THE FEDERAL SUBDIVISION MAP REGULATIONS. THE FEDERAL ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE LOCAL ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE LOCAL SUBDIVISION MAP ACT AND THE LOCAL SUBDIVISION MAP REGULATIONS. THE LOCAL ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



1. THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IN THIS PLAN IS TRUE AND CORRECT AND THAT THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE SUBDIVIDED.

2. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

3. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

4. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

5. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

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9. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

10. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

APPLICANT: [Name]

ENGINEER: [Name]

DATE: [Date]





DESCRIPTION OF PROPERTY  
PROPOSED 70 FEET WIDE RIGHT-OF-WAY  
COOPER'S POYNT WATERFRONT PARK

CITY OF CAMDEN  
COUNTY OF CAMDEN  
BLOCK 79, LOT 13

DATE: September 2, 2025  
Rev'd.:  
Project: NJEDA25001

**ALL THAT CERTAIN** tract or parcel of land located on Delaware Avenue, situate in Block 79 Lot 13 in the City of Camden, County of Camden, New Jersey, bounded and described as follows:

**BEGINNING** at an intersection of the Northerly line of Block 79, Lot 2.02 and the Southwesterly corner of Proposed Parcel C, said point being the following course and distance from a drill hole, located at an intersection of the Westerly right-of-way line of Delaware Avenue (variable width), with the Northeasterly corner of Block 79 Lot 2.02,

- a) North 75°25'55" West, a distance of 237.98 feet to a point and from said **BEGINNING POINT**, thence;
1. Coincident with the Northerly line of Block 79, Lot 2.02, North 75°25'55" West, a distance of 65.00 feet to a point, common corner to Proposed Parcel A, thence;
  2. Coincident with Easterly line of Proposed Parcel A, North 14°26'48" East a distance of 112.88 feet to a point, thence;
  3. Coincident along same, North 75°33'12" West, a distance of 85.37 feet to a point of curvature, thence;
  4. Along a curve to the right having a radius of 162.50 feet, an arc length of 115.15 feet, a chord bearing of North 55° 15'09" West and a chord length of 112.76 feet to a point of tangency, thence;
  5. North 34°57'07" West, a distance of 214.63 feet to a point of curvature, thence;
  6. Along a curve to the right having a radius of 162.50 feet, an arc length of 140.11 feet, a chord bearing of North 10°15'06" West and a chord length of 135.81 feet to a point of tangency, thence;
  7. North 14°26'54" East, a distance of 285.42 feet to a point, common corner to Proposed Parcel B, thence;
  8. Coincident with the Southerly line of Proposed Parcel B, South 67°33'28" East, a distance of 410.67 feet to a point in the Westerly right-of-way line of Delaware Avenue (60 feet wide), thence;
  9. Coincident with the Westerly right-of-way line of Delaware Avenue, South 05°46'00" West, a distance of 15.43 feet to a point, thence;
  10. Coincident with same, South 13°28'28" East, a distance of 68.19 feet to a point, common corner to Proposed Parcel C, thence;
  11. Coincident with the Northerly line of Proposed Parcel C, North 67°33'28" West, a distance 374.58 feet to a point, thence;
  12. Coincident with same, South 14°26'54" West, a distance of 204.90 feet to a point of curvature, thence;
  13. Along a curve to the left with a radius of 92.50 feet, an arc length of 79.75 feet, a chord bearing of South 10°15'06" East and a chord length of 77.31 feet to a point of tangency, thence;

14. South 34°57'07" East, a distance of 214.63 feet to a point of curvature, thence;
15. Along a curve to the left having a radius of 92.50 feet, an arc length of 65.55 feet, a chord bearing of South 55°15'09" East and a chord length of 64.19 feet to a point of tangency, thence;
16. South 75°33'12" East, a distance of 150.37 feet to a point, thence;
17. South 14°26'48" West, a distance of 183.01 feet to the **POINT OF BEGINNING**.

**SAID ABOVE DESCRIBED** tract or parcel of land, containing within said described bounds, 91,382 +/- Square Feet or 2.097 +/- Acres of land, more or less.

The above description was written pursuant to an "Cooper Poynt Waterfront Park, Block 79 Lot 13, Major Subdivision Plan" City of Camden, Camden County, New Jersey, prepared by Pennoni Associates, Inc. and is marked as project number NJEDA25001.



Digitally signed  
by Keith Ludwig  
Date:  
2025.10.30  
14:29:31 -04'00'

Keith M. Ludwig, PLS  
NJ PLS # 24GS4324400  
NJ CERT OF AUTH: 24GA28048600

DB:yrh  
11-13-25

0-2  
revised

**ORDINANCE AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY AND  
COUNTY OF CAMDEN FOR PROPERTY LOCATED AT 4 & 6 WATER STREET**

WHEREAS, the City of Camden desires to lease said parcels of land known as 4 Water Street, Block 80, Lot 2.04 and 6 Water Steet, Block 80, L. 2.03 to The County of Camden; and

WHEREAS, the City desires to lease these parcels for the One dollar (\$1.00) per year for the purpose of redevelopment; and

WHEREAS, a municipality is authorized to transfer by ordinance and without public sale certain real properties no longer needed for public use pursuant to N.J.S.A 40A:12:13(b) 1; a sale to any political subdivision, agency, department, commission, board or body corporate and politic of the State of New Jersey

WHEREAS, the governing body of the City of Camden does hereby authorize the lease of 4 Water Street and 6 Water Street known as Block 80, Lots 2.04 & 2.03 on the City's Official Tax Map of the City of Camden.

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:

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: November 13, 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  
11-13-25

0-3

**ORDINANCE AUTHORIZING THE REMOVAL OF DEED RESTRICTIONS AND  
REVERSIONARY LANGUAGE ON 125 NORTH 27<sup>TH</sup> STREET**

WHEREAS the City of Camden transferred City owned property known as 125 North 27<sup>th</sup> Street, Block 1153, Lot 26 dated January 20, 1989, to Metropolitan Camden Habitat for Humanity, Inc a non-profit New Jersey Corporation and recorded on October 1, 1990, in the Camden County Clerk's office in Deed Book 4464, page 748&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 available to low- or moderate-income household for period of time not less than 30 years. The City is satisfied the conditions have been 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.

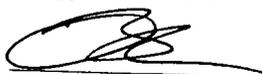
SECTION 2. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

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: November 13, 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

0-4  
REVISED

DB:yrh  
11-13-25

**ORDINANCE AUTHORIZING THE TRANSFER OF FIVE PARCELS  
TO YELLOW ROSE ENTERPRISE, LLC**

WHEREAS, the City of Camden desires to sell these parcels to the Yellow Rose Enterprise, LLC for the renovation and creation of a new Arts facility and Artist housing; and

WHEREAS, Yellow Rose Enterprise, LLC has requested that it be allowed to purchase several vacant City owned parcels for the renovation and creation of affordable artist housing and Art's facility; and

WHEREAS, the City desires to sell these parcels for the agreed assessed amount of One Hundred Twenty Thousand dollars (\$120,000.00); and

WHEREAS, a municipality is authorized to transfer by ordinance certain real properties to any duly incorporated nonprofit organization for the purpose of building or rehabilitating residential property for resale pursuant to N.J.S.A. 40A: 12-21 (j); and

WHEREAS, the governing body of the City of Camden does hereby authorize the sale of five (5) vacant parcels known as Block 1320, Lots 21, Block 1435, Lot 19, Block 1471, Lot 28, Block 332, Lot 109 and Block 1281, Lot 17 on the City's Official Tax Map to Yellow Rose Enterprise, LLC; 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:

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: November 13, 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  
11-13-25

**BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROJECT IN AND BY THE CITY OF CAMDEN, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$50,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$50,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMDEN, IN THE COUNTY OF CAMDEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City of Camden, in the County of Camden, New Jersey (the "City") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$50,000,000. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the cost of such improvement or purpose since the project described in Section 3(a) hereof is being funded by the New Jersey Infrastructure Bank.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$50,000,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the Lead Service Line Replacement Project, which shall consist of the replacement of lead service lines within the American Water Operations and Maintenance, LLC water operated territory in the City, and further including the following replacements and improvements as may be deemed necessary: replacement of lead or galvanized water service lines, water service line replacements from water main to water meter or the curb box, water service replacement from curb stop to water meter, removal of existing lead and galvanized service lines to curb stops, curb boxes, installation of new service lines, excavation of test pits to ascertain the service line material and location of service lines, leakage testing of new service lines, pavement removal, disposal of non-hazardous soils, road restoration, concrete restoration, temporary soil erosion installation, site restorations, customer coordination, photographic documentation, traffic control coordination with City of Camden Police Department, replacement of customer water meters, coordination of work with property owners prior to construction, and all work, materials and costs necessary and ancillary thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$50,000,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$10,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond 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: November 13, 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

06

DB:dsb  
11-13-25

**ORDINANCE AMENDING MC-5549 TO AUTHORIZE THE LEASE OF CERTAIN LAND TRANSFERRED TO THE CAMDEN REDEVELOPMENT AGENCY**

WHEREAS, By Ordinance MC-5549 the City of Camden authorized the transfer of certain land in Block 468, Lots 4, 5, 21, 22, 23, 24, 25, 26, 104, 105, 106 & 122, (the "Subject Property") to the Camden Redevelopment Agency for the resale of the Subject Property to Jam St. LLC for the development and expansion of the property;

WHEREAS, the street addresses for the Subject Property are listed in attached Exhibit A; and

WHEREAS, after the adoption of Ordinance MC-5549, Jam St. LLC advised that it may wish to lease the Subject Property from the Camden Redevelopment Agency with an option to purchase the Subject Property at a later time; and

WHEREAS, in addition to authorizing the sale of the Subject Property to Jam St. LLC, as provided in MC-5549, the City would like to authorize the additional option of Jam St. LLC leasing the Subject Property from the Camden Redevelopment Agency with an option to purchase the Subject Property from the Camden Redevelopment Agency at a later date.

WHEREAS, if Jam St. LLC elects to proceed by immediate sale, the purchase price shall be \$68,600 with all proceeds of sale to be remitted to the City less a \$15,000 administrative fee to be paid to the Camden Redevelopment Agency; and

WHEREAS, if Jam St. LLC elects to proceed by lease with option to purchase, the Camden Redevelopment Agency shall negotiate the terms of the lease and the Camden Redevelopment Agency shall be entitled to retain all of the payments under the lease; and

WHEREAS, if Jam St. LLC ultimately exercises the option to purchase contained in the lease the purchase price shall be \$68,600 with all proceeds of sale to be remitted to the City less a \$15,000 administrative fee to be paid to the Camden Redevelopment Agency.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Camden that the proper officer(s) of the City shall be and are hereby authorized to execute the necessary Deed to the Camden Redevelopment Agency transferring the Subject Property to the Camden Redevelopment Agency subject to the terms of this Ordinance.

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: November 13, 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

EXHIBIT "A"

	Block	Lot	Address
1	468	4	1608 Broadway, Camden, NJ 08104
2	468	5	1610 Broadway, Camden, NJ 08104
3	468	21	500 Jackson Street, Camden, NJ 08104
4	468	22	502 Jackson Street, Camden, NJ 08104
5	468	23	504 Jackson Street, Camden, NJ 08104
6	468	24	506 Jackson Street, Camden, NJ 08104
7	468	25	508 Jackson Street, Camden, NJ 08104
8	468	26	510 Jackson Street, Camden, NJ 08104
9	468	104	1600 Broadway, Camden, NJ 08104
10	468	105	1602 Broadway, Camden, NJ 08104
11	468	106	1604 Broadway, Camden, NJ 08104
12	468	122	1606 Broadway, Camden, NJ 08104

DB:dh  
11-13-25

**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, Yolanda D. Matthews, 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 3059 Carmen Street; and

WHEREAS, Yowanda Carstarphen-McEady, 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 1505 Princess Avenue; and

WHEREAS, Henry Greene, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near his home at 2829 Benson Street; and

WHEREAS, Rosa M. Barillas, 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 19 S. 42<sup>nd</sup> Street; and

WHEREAS, Evelyn R. Sartor, 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 1035 Kenwood Avenue; and

WHEREAS, Teodoro Santos, 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 340 Ramona Gonzelez Street; and

WHEREAS, Hector Rosario, 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 321 York Street; and

WHEREAS, Valerie L. Carter, 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 2975 N. Congress Road; and

WHEREAS, Gloria Lambert, 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 530 Newton Avenue-Apt B; and

WHEREAS, Radames Rosales, upon providing the appropriate proof that he is the holder of the required specifications, seeks to upgrade to personalized signage handicapped parking as a Type #2 permit in front of or near his home at 2609 Baird Blvd.; and

WHEREAS, Sierra N. Clark, upon providing the appropriate proof that she is the holder of the required specifications, seeks to upgrade to personalized signage handicapped parking as a Type #2 permit in front of or near his home at 577 Royden Street; and

WHEREAS, Noemy Delgado, upon providing the appropriate proof that she is the holder of the required specifications, seeks to upgrade to personalized signage handicapped parking as a Type #2 permit in front of or near his home at 941 Vine 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.

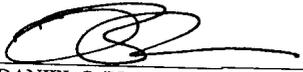
SECTION 6. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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.

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Date of Introduction: November 13, 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  
11-13-25

0-8

**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:

1405 Kaighn Avenue                      Wilbert Hannah Sr.

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: November 13, 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

SE:dh  
11-13-25

0-9  
revised

**ORDINANCE AMENDING MC-5534 TO ADOPT THE MOST CURRENT VERSION OF  
THE NEW JERSEY STATE HOUSING CODE N.J.A.C. 5:28 ET SEQ.**

WHEREAS, the City Council of the City of Camden on December 10, 2024 adopted Ordinance O-3 MC-5534 which incorporated the New Jersey State Housing Code (1980 Revision) into Chapter 450 of the Camden City Code; and

WHEREAS, the State of New Jersey requires uniform housing standards to ensure consistency between the City of Camden and other municipalities; and

WHEREAS, in order to address the City's needs more comprehensively it is necessary to adopt the latest version of the New Jersey State Housing Code, N.J.A.C. 5:28 et seq.; now therefore

BE IT ORDAINED, by the City Council of the City of Camden, that Chapter 450 of the Camden City Code is hereby amended as follows:

**§ 450-1. Adoption of New Jersey State Housing Code and its provisions by reference.**

Pursuant to the provisions of N.J.S.A. 40:49-5.1 et seq., the New Jersey State Housing Code, which was readopted on June 10, 2024, as approved by the State Department of Community Affairs and filed with the Secretary of State's Office relating to repair, closing and demolition of dwellings which are unfit for human habitation and authorizing the inspection of dwellings and fixing penalties for violations is, pursuant to this chapter, hereby accepted, adopted and established as constituting the standard to be used in determining the fitness of a building for human habitation or occupancy or use located in the City of Camden, as conferred upon pursuant to the provisions of N.J.S.A. 40: 48-2.3.

**§ 450-2. Definitions**

The words, terms or phrases listed below for the purpose to this Chapter shall be defined and interpreted as follows.

"Administrative Authority" shall, in this chapter, refer to the City of Camden's Bureau of Housing Inspection in the Department of Code Enforcement.

"Building" shall mean any building or structure, or part thereof, used for human habitation, use, or occupancy and includes any accessory buildings and appurtenance belonging thereto or usually enjoyed therewith.

"Dwelling" shall mean a building or structure or part thereof containing one or more dwelling units or lodging units.

"Dwelling unit" shall mean any room or group of rooms or any part thereof located within a building and forming a single habitable unit with facilities which are used, or designed to be used for living, sleeping, cooking, and eating.

"Garbage" shall mean the animal and vegetable and other organic waste resulting from the handling, preparation, cooking and consumption of food.

"Habitable room" shall mean a room or enclosed floor space within a dwelling unit used or designed to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers or communicating corridors, closets, and storage spaces.

"Infestations" shall mean the presence, within or around a building, of any insects, rodents, or other pests.

"Local health agency" shall mean the County's Health Officer.

"Lodging house" shall mean any building, or that part of any building containing one or more lodging units, each of which is rented by one or more persons not related to the owner.

"Lodging unit" shall mean a rented room or group of rooms, containing no cooking facilities, used for living purposes by a separate family or group of persons living together or by a person living alone, within a building.

"Occupant" shall mean any person or persons in actual possession of, and living in the building or dwelling unit, including the owner.

"Owner" shall mean any person properly authorized to exercise powers of, or for an owner of property for purposes of its purchase, sale, use, occupancy, or maintenance.

"Person" shall be given the same meaning as defined in *R.S. 1:1-2* of the Revised Statutes of New Jersey.

"Plumbing fixtures" shall mean and include all installed receptacles or devices which are supplied with water or which receive or discharge liquid waste or sewage into the drainage system with which they are directly or indirectly connected.

"Rubbish" shall mean and include all combustible and noncombustible waste material, except garbage.

"Utilities" shall mean and include electric, gas, heating, water and sewerage services, and equipment therefor.

**§ 450-3. Enforcing officer; compensation.**

- A. The Director of Code Enforcement shall be and is hereby designated as the head of the Bureau of Housing Inspection and also the Supervisor of Housing Inspection in the Department of Code Enforcement. The Director of Code Enforcement shall also be and is hereby designated as the "public officer" to exercise the powers prescribed by this chapter and to enforce the provisions thereof. The Director of Code Enforcement may designate any person to act in his capacity as head of the Bureau of Housing Inspection, the Supervisor of Housing Inspection and as the public officer, but such person shall continue to be subject to the supervision of the Director of the Department of Code Enforcement under any and all circumstances.
- B. The Director of Code Enforcement, as head of the Bureau of Housing Inspection, as the Supervisor of Housing Inspection and as the public officer, shall serve in such capacity without any additional salary.

**§ 450-4. Inspections; authorization for entry.**

- A. The Director of Code Enforcement or his designee is hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units and premises located within the City of Camden in order that he may perform his duty of safeguarding the health and safety of the occupants of dwellings and of the general public.
- B. For the purpose of making the inspections referred to in Subsection A of this section, the Director of Code Enforcement or his designee is hereby authorized, subject to law, to enter, examine and survey, at all reasonable times, all dwellings, dwelling units, rooming units and premises.
- C. Subject to law, the owner or occupant of every dwelling, dwelling unit and rooming unit, or the person in charge thereof, shall give the Director of Code Enforcement or his designee free access to such dwelling unit or rooming unit and its premises, at all reasonable times, for the purpose of such inspection, examination and survey.

**§ 450-5. Access by owners to effect compliance.**

Every occupant of a dwelling or dwelling unit shall give the owner thereof, or his agent or employee, access to any part of such dwelling or dwelling unit or its premises, at all reasonable times, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter.

**§ 450-6. Water Supply**

- A. Every dwelling unit and lodging house shall be provided with a safe supply of potable water meeting the standards as set forth in the New Jersey Safe Drinking Water Act regulations (N.J.A.C. 7:10-1 et seq.) published by the New Jersey Department of Environmental Protection.

- B. The source of such water supply shall be approved by the New Jersey Department of Environmental Protection and/or the local health agency.
- C. The minimum rate of flow of hot or cold water issuing from a faucet or fixture shall not be less than one gallon per minute.

**§ 450-7. Facilities**

- A. Every dwelling unit shall contain a kitchen sink of nonabsorbent impervious material, at least one flush type water closet, a lavatory, and a bathtub or shower, available only for the use of occupants of that dwelling unit.
- B. Every lodging house shall be provided with a minimum of one flush type water closet, lavatory, and a bathtub or shower for every eight persons or part thereof.
- C. Every water closet, lavatory, and bathtub or shower for each dwelling unit or lodging house shall be accessible from within the building without passing through any part of any other dwelling unit or lodging unit and in a lodging house shall be located no farther than one floor above or below the lodging units served. Such water closet, lavatory and bathtub or shower shall be contained in a room or rooms which are separated from all other rooms by walls, doors, or partitions that afford privacy.
- D. Every plumbing fixture shall be connected to water and sewer systems approved by the New Jersey Department of Environmental Protection and/or the local health agency, and shall be maintained in good working condition.
- E. Every kitchen sink, lavatory, and bathtub or shower required by this chapter shall be connected to both hot and cold water lines.
- F. Every dwelling shall have water heating facilities which are installed and maintained in good and safe working condition, connected with the hot water lines required under the provisions of (e) above, and capable of delivering water at a minimum temperature of not less than 120 degrees Fahrenheit and at a maximum temperature of not more than 140 degrees Fahrenheit at all times in accordance with anticipated need.

**§ 450-8. Garbage and rubbish storage**

- A. Garbage or other organic waste shall be stored in watertight receptacles of metal or other approved material. Such receptacles shall be provided with tight fitting covers. At least one approved type garbage receptacle shall be provided for each dwelling unit, in accordance with N.J.A.C. 5:28-1.12(i).
- B. Rubbish shall be stored in receptacles of metal or other approved material. At least one rubbish receptacle shall be provided for each dwelling unit, in accordance with N.J.A.C. 5:28-1.12(i).
- C. Rubbish that does not include materials determined by local ordinance to be recyclable may be stored together with garbage in an approved type garbage receptacle, unless otherwise provided by ordinance. Recyclable materials shall be stored separately from non-recyclable materials.

**§ 450-9. Lighting**

- A. Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window or skylight area measured between stops, for every habitable room shall be eight percent of the floor area of such room. Whenever walls or other portions of structures face a window of any habitable room and are located less than three feet from the window and extended to a level above that of the ceiling of the room, such a window shall not be included in calculating the required minimal total window area.
- B. Every dwelling shall be provided with electric service.

- C. Every habitable room shall contain at least two separate wall type electric convenience outlets, or one such convenience outlet and one ceiling or wall type electric light fixture. Every such outlet and fixture shall be maintained in good and safe condition and shall be connected to the source of electric power. No temporary wiring shall be used except extension cords which run directly from portable electric fixtures to convenience outlets, and which do not lie under rugs or other floor coverings nor extend through doorways, transoms, or other openings through structural elements.
- D. Every portion of each staircase, hall, cellar, basement landing furnace room, utility room, and all similar non-habitable space located in a dwelling shall have either natural or artificial light available at all times, with an illumination of at least two lumens per square foot (two foot-candles) in the darkest portions.
- E. Every portion of any interior or exterior passageway or staircase common to two or more families in a dwelling shall be illuminated naturally or artificially at all times with an illumination of at least two lumens per square foot (2 foot-candles) in the darkest portion of the normally traveled stairs and passageways. In dwellings comprising two dwelling units such illumination shall not be required at all times if separate switches, convenient and readily accessible to each dwelling unit, are provided for the control of such artificial light by the occupants thereof.
- F. Every bathroom and water closet compartment shall have either natural or artificial light available at all times, with an illumination of at least three lumens per square foot (three foot-candles). Such light shall be measured 36 inches from the floor at the center of the room. Artificial lighting shall be controlled by a wall switch so located as to avoid danger of electrical hazards.

**§450-10. Ventilation**

- A. Means of ventilation shall be provided for every habitable room. Such ventilation may be provided either by an easily operable window or skylight having an openable area of at least 50 percent of the minimum window area or minimum skylight area as required in MC §450-9A or by other means acceptable to the Administrative Authority which will provide at least two air changes per hour.
- B. Means of ventilation shall be provided for every bathroom or water closet compartment. Such ventilation may be provided either by an easily operable window or skylight having an openable area of at least 50 percent of the minimum window area or minimum skylight area as required in MC §450-9A or by other means acceptable to the Administrative Authority which will provide at least six air changes per hour.

**§450-11. Heating Equipment**

- A. Every dwelling shall have heating facilities which are properly installed, maintained in good and safe working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments located therein to a temperature of at least 68 degrees Fahrenheit when the outside temperature is zero degrees Fahrenheit. The temperature shall be read at a height of three feet above floor level at the center of the room.
- B. Every space heater, except electrical, shall be properly vented to a chimney or duct leading to outdoors, unless the appliance is labeled as having been tested and approved for unvented operation, in compliance with the State Uniform Construction Code. Unvented portable space heaters that burn solid, liquid, or gaseous fuels shall be prohibited.

**§ 450-12 Egress**

- A. Every dwelling, dwelling unit, or lodging unit shall have safe and unobstructed means of egress. Such means of egress shall not be through any other dwelling unit or part thereof and shall lead to a safe and open space at ground level accessible to a street.
- B. A room used for sleeping purposes under the provisions of MC §450-14D shall be provided with a safe and unobstructed means of egress leading directly to an outside area accessible to a street.

- C. There shall be not fewer than two independent exits remote from each other from every floor of a building greater than two stories in height having more than two dwelling and/or lodging units.

**§450-13 Maintenance**

- A. Every foundation, floor, wall, ceiling, door, window, roof, or other part of a building shall be kept in good repair and capable of the use intended by its design, and any exterior part or parts thereof subject to corrosion or deterioration shall be kept well painted.
- B. Every inside and outside stairway, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in sound condition and good repair. Every stairway having three or more steps shall be properly banistered and safely balustraded.
- C. Every porch, balcony, roof, and/or similar place higher than 30 inches above the ground, used for egress or for use by occupants shall be provided with adequate railings or parapets. Such protective railings or parapets shall be properly balustraded and be not less than three feet in height.
- D. Every roof, wall, window, exterior door, and hatchway shall be free from holes or leaks that would permit the entrance of water within a dwelling or be a cause of dampness.
- E. Every foundation, floor, and wall of a dwelling shall be free from chronic dampness.
- F. Every dwelling shall be free from rodents, vermin and insects. Rodent or vermin extermination and rodent proofing and vermin proofing may be required by the local health agency. Rodent and vermin extermination shall be carried out in accordance with MC§450-15K. Every openable window, exterior door, skylight, and other opening to the outdoors shall be supplied with properly fitting screens in good repair from May 1st until October 1st of each year. Such screens shall have a mesh of not less than No. 16.
- G. Every building, dwelling, dwelling unit and all other areas of the premises shall be clean and free from garbage or rubbish and hazards to safety. Lawns, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Fences shall be kept in good repair.
- H. The Public Officer may order the owner to clean, repair, paint, whitewash, or paper such walls or ceilings, when a wall or ceiling within a dwelling has deteriorated so as to provide a harborage for rodents or vermin, or when such a wall or ceiling has become stained or soiled, or the plaster, wallboard, or other covering has become loose or badly cracked or missing. Nothing in this subsection shall be so construed as to place upon the nonresident owner responsibilities for cleanliness contained in MC§450-15F.
- I. Every water closet compartment floor and bathroom floor shall be so constructed and maintained as to be reasonably impervious to water so as to permit such floor to be kept in a clean condition.

**§450-14 Use and occupancy of space**

- A. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the base of total habitable room area.
- B. Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- C. At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven feet. The floor area of that part of any room where the ceiling is less than five

feet shall not be considered as part of the floor area in computing the total floor area in the room for the purpose of determining the maximum permissible occupancy thereof.

- D. A room located in whole or in part below the level of the ground may be used for sleeping provided that the walls and floors thereof in contact with the earth have been damp-proofed in accordance with a method approved by the Administrative Authority; and provided that all requirements otherwise applicable to habitable rooms generally are satisfied.

#### §450-15 Responsibilities of owners and occupants

- A. No owner or occupant shall cause any services, facilities, equipment, or utilities which are required under this chapter to be removed from, shut off, or discontinued in any occupied dwelling let or occupied by him or her, except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies when discontinuance of service is authorized by the Public Officer. In the event that any service or utility which the owner has agreed to supply is discontinued, the owner shall take immediate steps to cause the restoration of such service or utility.
- B. The owner of a dwelling located in an area found by the Public Officer to be infested by rats, insects, or other vermin shall carry out such rat stoppage, vermin proofing, or other means of preventing infestations of said dwellings as may be required by the local health agency.
- C. No owner shall occupy or let to an occupant any vacant dwelling unit or lodging unit unless it is clean and sanitary.
- D. Every owner of a dwelling containing two or more units or lodging units shall be responsible for maintaining in a clean and sanitary condition the common areas of the dwellings and premises thereof.
- E. It shall be the responsibility of the owner, unless otherwise provided for under lease agreement, to provide for the orderly maintenance of the premises. The storage of objects or materials not covered in (g) and (h) below, or not otherwise prohibited by municipal ordinance shall be done in an orderly manner so as to not constitute a health, safety, or fire hazard.
- F. Every occupant of a dwelling shall keep in a clean and sanitary condition every part of the dwelling which he or she occupies and controls.
- G. Every occupant of a dwelling unit shall dispose of all of his or her garbage, and any other organic waste which might provide food for rodents, by placing it in the garbage disposal facilities or garbage storage receptacles required by MC §450-8.
- H. Every occupant of a dwelling unit shall dispose of all of his or her rubbish in a clean and sanitary manner, by placing it in the rubbish containers required by MC §450-8 D and C.
- I. In dwellings containing no more than three dwelling units, it shall be the responsibility of the occupant of each dwelling unit to furnish the receptacles outside the dwelling unit as are needed for the storage of garbage and rubbish until removal from the premises. In lodging houses, and in dwellings containing four or more dwelling units, it shall be the responsibility of the owner to furnish such receptacles outside the lodging units or dwelling units as are needed for the storage of garbage and rubbish until removed from the premises.
- J. Every occupant of a dwelling unit in a dwelling containing no more than three dwelling units shall be responsible, unless provided for otherwise under a lease agreement, for the periodic removal of all garbage and rubbish from the premises each week in accordance with such regulations of this Municipality for the collection of garbage and rubbish.
- K. Every occupant of a dwelling comprising a single dwelling unit shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his or her dwelling unit is the only

one infested. Notwithstanding the foregoing provisions of this subsection, whenever infestation is caused by failure of the owner to maintain a dwelling in a ratproof or reasonable insect-proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two or more of the dwelling units in any dwelling or in the common parts of any dwelling containing two or more dwelling units, extermination thereof shall be the responsibility of the owner.

- L. Every occupant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- M. In dwellings containing two or more dwelling units having a common source of heat for domestic hot water, it shall be the responsibility of the owner to make provision for the proper operation of such facilities at all times.
- N. Every owner of a dwelling, who permits to be occupied any dwelling unit or lodging unit therein under any agreement, expressed or implied, to supply or furnish heat to the occupants thereof, shall supply heat adequate to maintain therein a minimum inside temperature in all habitable rooms, bathrooms, and water closet compartments of 68 degrees Fahrenheit between the hours of 6:00 A.M. and 11:00 P.M., and 65 degrees Fahrenheit between the hours of 11:00 P.M. and 6:00 A.M., from October 1 of each year to the next succeeding May 1.
- O. In the absence of a contract or agreement to the contrary, an owner shall be obligated to provide heat whenever heating facilities are under the control of the owner or whenever two or more dwelling units or lodging units are heated by a common facility.
- P. The owner shall be responsible for compliance with all provisions of this chapter not specified as the responsibility of occupants.

**§450-16. Determination of unsafe conditions.**

The Director of Code Enforcement or his designee may determine that a dwelling is unfit for human habitation if he finds that conditions exist in such dwelling which are dangerous or injurious to the health or safety of the occupants of such dwelling, the occupants of neighboring dwellings or other residents of the City of Camden. Such conditions may, among other things, include the following:

- A. Defects therein increasing the hazards of fire, accident or other calamities.
- B. Lack of adequate ventilation, light or sanitary facilities.
- C. Dilapidation, disrepair, structural defects or uncleanness.

**§ 450-17. Complaints; notice of hearing; service of notice.**

A. Whenever a petition is filed with the Bureau of Housing Inspection by a public authority, as defined in N.J.S.A. 40:48-2.4, or by at least five residents of the City charging that a dwelling is unfit for human habitation as herein defined or whenever it appears to the Director of Code Enforcement or his designee, on his own initiative, that any dwelling is unfit for human habitation as herein defined, the Director of Code Enforcement or his designee shall make a preliminary investigation. If the investigation discloses a basis for such charges, he shall issue and cause to be served upon the owner of and parties in interest in such dwelling a complaint stating the charges in that respect. The complaint shall also contain a notice that a hearing will be held before the Director of Code Enforcement or his designee, at a place therein fixed, not fewer than 10 days nor more than 30 days after the serving of said complaint. The notice shall state that the owner and parties in interest have the right to file an answer to the complaint and to appear, in person or otherwise, and give testimony at the place and time fixed in the complaint, and that the rules of evidence prevailing in the courts of law or equity shall not be controlling in hearings before the Director of Code Enforcement or his designee.

- B. The complaint shall be served in the manner provided in § 450-19 hereof.

**§ 450-18. Written findings of fact; orders to correct conditions.**

A. If, after the notice and hearing, the Director of Code Enforcement or his designee determines that the dwelling under consideration is unfit for human habitation, as herein defined, he shall state, in writing, his findings of fact in support of such determination. He shall then issue and cause to be served upon the owner thereof and parties in interest an order. The order shall require the repair, alteration or improvement of the said building to be made by the owner, within a reasonable time, which time shall be set forth in the order or at the option of the owner to vacate or to have said building vacated and closed within the time set forth in the order; and if the building is in such a condition as to make it dangerous to the health and safety of persons on or near the premises and the owner fails to repair, alter or improve the said building within the time specified in the order.

B. If the dwelling is in such a condition as to make it dangerous to the health and safety of persons on or near the premises and the owner fails to repair, alter or improve said dwelling within the time specified in the order described in Subsection A hereof, then the owner shall be required by a further order to remove or demolish said dwelling within a reasonable time, as specified in said order of removal.

C. The orders referred to in Subsections A and B of this section shall be served upon the owner and parties in interest in the manner provided in § 450-19 hereof.

**§ 450-19. Manner of serving complaints, notices and orders.**

Complaints, notices and orders issued by the Director of Code Enforcement or his designee pursuant to this chapter shall be served upon persons either personally or by registered or certified mail but if the whereabouts of such persons is unknown and the same cannot be ascertained by the Director of Code Enforcement or his designee in the exercise of reasonable diligence, and the said Director of Code Enforcement or his designee shall make an affidavit to that effect, then the serving of such complaint, notice or order upon such persons may be made by publishing the same once each week for two successive weeks in a newspaper which complies with the requirements of state and local laws for the publication of legal advertising for the City. A copy of such complaint, notice or order shall be posted in a conspicuous place on the premises affected by the complaint, notice or order and a copy of such complaint, notice or order shall be duly recorded or lodged for record with the Register of Deeds of Camden County.

**§ 450-20. Failure to comply; action by City.**

- A. If the owner fails to comply with an order to repair, alter or improve or, at the option of the owner, to vacate and close the dwelling, the Director of Code Enforcement or his designee may cause such dwelling to be repaired, altered or improved or to be vacated and closed. The Director of Code Enforcement or his designee may cause to be posted on the main entrance to any dwelling so closed a placard with the following words: "This dwelling is unfit for human habitation or occupancy or use; the use or occupation of this dwelling is prohibited and unlawful."
- B. If the owner fails to comply with an order to remove or demolish the dwelling, the Director of Code Enforcement or his designee may cause such dwelling to be removed or demolished or he may contract for the removal or demolition thereof after advertisement for and receipt of bids therefor.

**§ 450-21. Recovery of costs of correction by City.**

- A. The amount of the cost of filing legal papers, expert witnesses' fees, search fees and advertising charges in the course of any proceeding taken under this chapter determined in favor of the City and such repairs, alterations or improvements or vacating and closing or removal or demolition, as the case may be, shall be a municipal lien against the real property upon which such cost was incurred.
- B. If the dwelling is removed or demolished by the Director of Code Enforcement or his designee, he shall sell the materials of such dwelling. The proceeds of any sale of such materials or any sum derived from any contract for the removal or demolition of the dwelling shall be credited against the cost of the removal or demolition thereof. If there are no such credits or if the total sum of such costs exceeds the total of such credits, a detailed statement of the aforesaid costs and the amount so due shall be filed as a lien

certificate with the City Tax Assessor or other custodian of the records of the liens, and a copy thereof shall be sent forthwith to the owner by certified mail.

- C. If the total of the credits exceeds such costs, the balance remaining shall be deposited by the Director of Code Enforcement or his designee in the Superior Court of New Jersey and shall be secured in such manner as may be directed by such court. The proceeds shall be disbursed according to the order or judgment of such court to the persons found entitled thereto by final order or judgment of the court. Any owner or party in interest may, within 60 days from the date of the filing of the lien certificate, proceed in a summary manner in the Superior Court of New Jersey to contest the reasonableness of the amount or the accuracy of the costs set forth in the lien certificate.

**§ 450-22. Additional powers of Director of Code Enforcement.**

The Director of Code Enforcement, as the head of the Bureau of Housing Inspection, the Supervisor of Housing Inspection and the public officer, is hereby authorized and empowered to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following powers in addition to others herein granted:

- A. To investigate the dwelling conditions in the City in order to determine which dwellings therein are unfit for human habitation.
- B. To administer oaths and affirmations, examine witnesses and receive evidence.
- C. To enter upon premises for the purpose of making examinations, provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession.
- D. To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purpose of this chapter.
- E. To delegate any of his functions and powers under this chapter to such officers and agents as he may designate. However, such designee(s) shall continue to be subject to the supervision of the Director of the Department of Code Enforcement under any and all circumstances.

**§ 450-23. Effect on other powers and provisions.**

Nothing in this chapter shall be construed to abrogate or impair the powers of the City or of any officer or any department of the City to enforce any provisions of its Charter or other state law or other ordinances or regulations nor to prevent or punish violations thereof. The powers conferred by this chapter and the provisions thereof shall be in addition and supplemental to the powers conferred upon the City of Camden by the provisions of any other chapter of this Code, other ordinances of the City of Camden or by any other law.

**§ 450-24. Abatements not to be impaired.**

Nothing in this chapter shall be construed to impair or limit, in any way, the power of the City to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

**§ 450-25. Violations and penalties.**

Unless otherwise provided in the chapter, penalties against persons violating the provisions of this chapter shall be imposed in accordance with the provisions of § 1-15.

**§ 450-26. Lead Safe Maintenance Requirements.**

- A. Each tenant-occupied residential building constructed before 1978 shall be subject to the requirements for lead-safe maintenance contained in this section. All such buildings shall undergo a combined inspection and risk assessment, and lead hazard control work in accordance with (b) below or shall comply with the requirements for standard treatments contained in (c) below. Following the performance of lead hazard control work or standard treatments, all buildings shall be subject to the requirements for on-going evaluation and maintenance contained in (d) below.

1. The requirements of this section shall not apply to:

- i. Buildings, dwelling units or common areas that have been certified to be free of lead-based paint in accordance with N.J.A.C. 5:17;
- ii. A seasonal rental unit which is rented for less than six months' duration each year; or
- iii. A dwelling unit that has been certified as having a lead-free interior in accordance with N.J.A.C. 5:17.

B. Inspection, risk assessment and lead hazard control work: A combined inspection and risk assessment shall be performed in accordance with the applicable provisions of N.J.A.C. 5:17. Data collected from a previous inspection or risk assessment may be used. If a property or portions of a property were inspected for lead-based paint prior to May 16, 2005, a risk assessment shall be performed for the property or portions inspected; however, a new inspection shall not be required. For purposes of this section, "risk assessment" shall exclude testing of soil. For purposes of this section, "floors" shall include both carpeted and uncarpeted surfaces.

1. Lead hazard control work to address lead-based paint hazards identified in the risk assessment shall be conducted in accordance with the applicable provisions of N.J.A.C. 5:17 for lead-based paint abatement and in accordance with the U.S. Department of Housing and Urban Development rules (24 CFR 35) for interim controls included here as subchapter Appendix 2-A, incorporated herein by reference.

2. Following the performance of an inspection and risk assessment and any necessary lead hazard control work, the owner shall obtain a certification that the property is free of lead-based paint hazards issued in accordance with N.J.A.C. 5:17-3.6.

C. Standard treatments: If the owner chooses not to have an inspection and risk assessment performed, as described in (b) above, the following lead hazard control requirements shall be followed for each dwelling unit and for all common areas. For each such building, the owner shall undertake periodic standard treatments as described below.

1. Standard treatments for lead safety shall be undertaken at unit turnover, unless they were undertaken less than 12 months before. Standard treatments shall be undertaken not less than once every 12 months in dwelling units where the owner has been notified by a tenant that a pregnant woman or a child under the age of six years resides.

2. Standard treatments shall include the following:

i. Smooth and cleanable horizontal surfaces shall be provided. All horizontal surfaces, such as floors, stairs, interior window sills and window troughs, that are rough, pitted or porous, shall be covered with a smooth, cleanable covering or coating, such as metal coil stock, plastic, polyurethane or linoleum;

(1) If carpet is to remain, wipe samples shall be collected from the carpeted surfaces. For test results that indicate lead levels above the clearance levels specified in N.J.A.C. 5:17, the carpet shall be removed.

(A) If carpet is to be removed and replaced with new carpet, the padding beneath the contaminated carpet shall also be replaced and the floor below shall be tested and shall not exceed the clearance levels set forth in N.J.A.C. 5:17.

ii. Conditions of rubbing, binding, friction or crushing of painted surfaces shall be corrected;

iii. Specialized cleaning shall be performed in accordance with (c)2iii(1) through (3) below.

(1) The work area shall be vacuumed with a HEPA vacuum cleaner as follows:

(A) HEPA vacuuming shall be sequenced to avoid passing through rooms already cleaned. The entryway shall be vacuumed last; and

(B) In each room, vacuuming shall begin with the ceiling and shall proceed down the walls. Every surface shall be vacuumed including, but not limited to, ceiling, walls, windows, window sills, exterior sills, window wells, doors, heating and air conditioning equipment, fixtures, such as light fixtures, and built-in appliances. Floors shall be the final surface vacuumed.

(2) The work area(s) shall be wet washed with a detergent solution such as trisodium phosphate, formulated to bind lead. An original, marked container showing the nature of the formula and any necessary precautions shall be available at the work site. The name of the product used, and its manufacturer shall be included in the records retained by the owner.

(A) In each room, the wet wash process shall begin with the ceiling and work down to the floor following the sequence in (c)2iii(1)(A) and (B) above.

(B) String mops and mop buckets with wringers are required for wet washing floors. Sponge mops shall not be used.

(3) When dry, the abated area(s) shall be HEPA vacuumed again, following the sequence in (c)2iii(2)(A) and (B) above; and

iv. Maintenance staff trained in accordance with N.J.A.C. 5:28-2.1(g) or a lead evaluation firm certified in accordance with N.J.A.C. 5:17 shall perform dust wipe sampling per N.J.A.C. 5:17-9.1, Table 9.1 for Single Surface Wipe Samples, if standard treatments are performed that disturb painted surfaces that total two square feet or more in any one interior room space, or ten percent or more of the total surface area of an interior component with a small surface area, including, but not limited to, window sills, baseboards or trim. The results shall not exceed the levels established in N.J.A.C. 5:17.

(d) On-going evaluation and maintenance, as described below, shall be required for all buildings.

1. A visual examination for deteriorated paint shall be performed by the owner at unit turnover or every twelve months, whichever comes first.

2. Deteriorated paint and the causes of deterioration shall be promptly and safely repaired in accordance with the requirements of (i) below.

i. Painted surfaces shall be made intact by paint stabilization, enclosure, encapsulation or removal.

ii. The causes of paint deterioration shall be diagnosed and corrected.

iii. Dust wipe testing shall be performed in accordance with (d)2iii(1) through (4) below when the work is complete to ensure that the lead dust levels do not exceed the lead hazard levels established by N.J.A.C. 5:17. If the level exceeds the lead hazard level established by N.J.A.C. 5:17, cleaning and retesting shall be performed until the results of testing demonstrate lead levels below the standard.

(1) Dust wipe sampling shall be performed following the first 20 maintenance activities. Ninety-five percent of these samples taken shall meet the clearance levels set forth at N.J.A.C. 5:17.

(2) If the 95 percent accuracy level is reached, dust wipe sampling shall be performed following five percent of maintenance activities performed and samples shall be ordered on a random basis. A 95 percent accuracy level shall be maintained.

(3) If the accuracy level falls below 95 percent or if a 95 percent accuracy level was not achieved following the first 20 maintenance activities, dust wipe sampling shall be performed following all maintenance activities until the 95 percent accuracy level is reached.

(4) Property owners shall be required to maintain records of all dust wipe sampling performed.

(e) The following concern exterior surfaces:

1. The requirements set forth in (a) through (d) above shall apply to stairwells, porches, balconies, entryways, and windows.
2. For all other exterior surfaces, lead-safe work practices, in accordance with (i) below, shall be used for any work to be undertaken, unless the paint has been tested and not found to be lead-based paint.

(f) The following concern recordkeeping:

1. A record of testing performed, and any certificate issued by a certified evaluation firm indicating that the building or any portion thereof is lead free shall be maintained for the life of the structure.
2. A record of all testing, visual examinations, findings and corrective action taken, including the date(s) and location(s) of any sampling performed and of corrective actions taken, shall be maintained for not less than five years and shall be made available upon request for review by the enforcing agency having jurisdiction. This shall include a record of:
  - i. Inspections, risk assessments and lead hazard control work performed pursuant to (b) above;
  - ii. Standard treatments undertaken pursuant to (c) above;
  - iii. On-going evaluation and maintenance undertaken pursuant to (d) above;
  - iv. Any certificates issued to the building owner by a certified lead evaluation firm;
  - v. Tenant notification required pursuant to (h) below; and
  - vi. Any reports of deteriorated paint received from tenants and documentation of the owner's responses pursuant to (h) below.
3. A record of the training in safe building maintenance practices of each individual as required by (g) below shall be maintained by the owner as long as that individual is involved in the maintenance of the building and shall be made available upon request for review by the enforcing agency having jurisdiction.

(g) Training requirements are as follows:

1. All owners or employees of the owner performing visual examinations or undertaking corrective action or maintenance work shall complete a one-day training course on safe building maintenance practices and applicable New Jersey law offered by a training provider accredited by the Department of Health and Senior Services. Courses approved for this purpose shall include:
  - i. The Lead-Based Paint Maintenance Training Program, "Work Smart, Work Wet, and Work Clean to Work Lead Safe," prepared by the National Environmental Training Association for EPA and HUD;
  - ii. "The Remodeler's and Renovator's Lead-Based Paint Training Program," prepared by HUD and the National Association of the Remodeling Industry;
  - iii. Lead Safety for Remodeling, Repair and Painting: A Joint EPA-HUD Course; or
  - iv. Any other course that the Department finds to be substantially equivalent.
2. Owners or employees of the owner shall not perform dust wipe sampling unless they have completed a State-certified course in accordance with this section or a HUD-approved clearance technician course (for example, the course developed by EPA, "Lead Sampling Technician ('HUD Clearance Technician') Training Course").

(h) Tenant notification and owner response requirements are as follows:

1. Owners shall distribute a pamphlet developed by the Department prior to commencement of repair work that will disturb more than two square feet of lead-based paint, unless the tenant has received the pamphlet within the last 12 months.

2. Owners shall post a notice advising tenants to report deteriorated paint and shall respond to any reported problem within 30 days. The notice shall include the landlord's name, address, and telephone number.

i. If an owner has received notice from a tenant that there is a pregnant woman or a child under the age of six years residing in the unit or, with regard to any problem reported in a common area, in the building, the owner shall correct any conditions of deteriorated paint within one week of the tenant complaint.

ii. In buildings where there is no central location for posting notices or where notices are likely to be defaced or removed without authorization, the owner shall provide each tenant with a copy of such a notice.

(i) Lead-safe work practices: All work undertaken to repair or stabilize deteriorated paint and any other work that will disturb painted surfaces shall comply with the following:

1. Occupant protection and worksite preparation shall be performed in accordance with the applicable provisions of U.S. Department of Housing and Urban Development rules 24 CFR 35 included as subchapter Appendix 2-B, incorporated herein by reference.

2. The following work practices shall be prohibited:

i. Open flame burning or the use of high temperature (in excess of 1,100 degrees Fahrenheit) heat guns;

ii. Power sanding or sandblasting, unless a special HEPA (high efficiency particulate air) filter equipped vacuum attachment is used to contain dust;

iii. Uncontained water blasting or power washing; or

iv. Dry scraping or sanding more than two square feet of painted surface per room (interior) or more than 10 square feet per building (exterior).

3. All work shall be undertaken in a manner that prevents the spread of dust.

4. Specialized cleaning shall be performed at the end of each work day if the job will take more than one day and the area is to be occupied before work begins again and at the end of each job.

5. Occupant protection, worksite preparation and specialized cleaning ((i)1 and 4 above) are not required for maintenance activities that disturb painted surfaces that total:

i. Twenty square feet or less on the exterior of the building;

ii. Two square feet or less in any one interior room or space; or

iii. Ten percent or less of the total surface area of an interior or exterior component with a small surfaces area, including, but not limited to, window sills, baseboards or trim.

6. After the completion of any work involving the disturbance of painted surfaces of a size that exceeds the limits of (i)5 above, at least one dust wipe sample shall be taken by maintenance staff trained in accordance with (g) above in each room that is part of the work area at a location where work was performed. If the level exceeds the lead hazard level established by N.J.A.C. 5:17, the room shall be cleaned and retested until the results of testing demonstrate lead levels below the standard.

(j) Bare soil in excess of nine square feet per property shall be covered or access to these areas shall be restricted and bare soil in play areas or walkways of any size shall be covered unless that soil has been tested and has been found to be below the lead hazard level established by the U.S. Environmental Protection Agency at 40 CFR 745, incorporated herein by reference.

(k) Garages and other structures on the site: Any work on garages and other structures on the site shall be performed in accordance with the lead-safe work practices listed in (i) above. Structures

to which tenants have access shall comply with the requirements set forth in (a) through (e) above.

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.

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Date of Introduction: November 13, 2025

The above has been reviewed  
and approved as to form.



DANIEL BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

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VICTOR CARSTARPHEN  
Mayor

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

# *Resolutions*

**RESOLUTION DESIGNATING DONEAN KING AS THE CITY OF CAMDEN  
EMPLOYEE OF THE MONTH FOR DECEMBER 2025**

**WHEREAS**, this Council, in cooperation with the Administration and the City's Employees and their union representatives, has established a program for honoring its employees by the designations of an "Employee of the Month"; and

**WHEREAS**, the criteria established to identify candidates for employee of the Month include:

1. Friendliness, thoughtfulness and dependability
2. Duties performed in a professional manner
3. Ability to work with others
4. An exemplary representative of his or her department
5. A positive role model
6. Pride in job performance
7. A positive attendance record; and

**WHEREAS, DONEAN KING**, has been nominated as "Employee of the Month", and this Council, having reviewed the information presented in support of the nomination, believes that this honor should be bestowed on said **DONEAN KING**; and

**WHEREAS, DONEAN KING** has worked for the City of Camden for several years and has always demonstrated veritable professionalism and dedication; and

**WHEREAS**, the City Council of the City of Camden now seeks to Honor **MS. DONEAN KING**; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that it recognizes **DONEAN KING** as the "Employee of the Month" for DECEMBER, 2025 and hereby extends to **DONEAN** its congratulations as well as all rights and accouterments extended to her as a result of her selection as Employee of the Month.

**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:

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: November 26, 2025

Council Meeting Date: December 9, 2025

FROM: Councilperson

- Angel Fuentes, President
- Arthur Barclay, Vice President, 1st Ward
- Chris Collins, 2nd Ward
- Falio Leyba-Martinez, 3rd Ward

- Jannette Ramos, 4<sup>th</sup> Ward
- Sheila Davis, At-Large
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

**RESOLUTION DESIGNATING DONEAN KING AS THE CITY OF CAMDEN  
EMPLOYEE OF THE MONTH FOR DECEMBER 2025**

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

*Angel Fuentes /rb*

11/26/25

Signature of Councilperson

Date

AV:dh  
12-09-25

A-2

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXERCISE 2<sup>ND</sup> YEAR OPTION WITH MORTON SALT, INC. FOR THE PURCHASE OF SODIUM CHLORIDE**

WHEREAS, pursuant to N.J.S.A. 40A:11-10, the City participates in the Camden County Cooperative Pricing System ID #57-CCCPS (the "Co-op"); and

WHEREAS, Camden County, as the lead agency of the Co-op, publicly advertised for and received bids for Bid No. B-11/2024, entitled "Furnishing and Delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride," and Morton Salt, Inc. was the sole and lowest responsible bidder; and

WHEREAS, there is a need to purchase sodium chloride and pretreated liquid enhanced sodium chloride from Morton Salt, Inc., on an as-needed basis through the Co-op; and

WHEREAS, as a participating member of the Co-op, the City is authorized to purchase sodium chloride from Morton Salt, Inc. at the unit price of \$81.35 per ton pursuant to the terms and conditions of Bid No. B-11/2024, subject to approval by the governing body; and

WHEREAS, the City desires to enter into a contract with Morton Salt, Inc., under BID #B-11/2024 to purchase sodium chloride and pretreated liquid enhanced sodium chloride, on an as-needed basis for an amount not to exceed ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) at a unit price of \$81.35 per ton; and

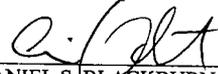
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item(s) "5-01-E6-702-921 & 6-01-EL-702-921", 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 City is authorized to enter into a contract directly with Morton Salt, Inc., for BID B#B-11/2024 under the Camden County Cooperative Pricing System, ID #57-CCCPS, on an as-needed basis for the purchase of sodium chloride and pretreated liquid enhanced sodium chloride, in the amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) at a unit price of \$81.35 per ton, pursuant 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: December 9, 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: MORTON SALT

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

- BUDGET APPROPRIATION: 5-01-E6-702-921 (\$30,000.00)
  - 6-01-EL-702-921 (\$70,000.00)

AMOUNT :\$ 100,000.00

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT:

AMOUNT :\$

- CAPITAL ORDINANCE:

AMOUNT: \$

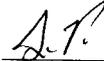
- TRUST ACCOUNT:

AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 100,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF SODIUM CHLORIDE FROM MORTON SALT, INC



\_\_\_\_\_  
*Scott Z. Parker*  
Chief Financial Officer

Date: 11/21/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 12/09/2025

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

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION TO EXERCISE 2<sup>ND</sup> YEAR OPTION WITH MORTON SALT, INC FOR THE PURCHASE OF SODIUM CHLORIDE

Point of Contact: Lateefah Chandler Admin-Purchasing 856-757-7475 lachandl@ci.camden.nj.us

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

### ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y	<i>Lateefah Chandler</i>	11/21/25	
Director of Finance		<i>AP</i>	11/21/25	
Approved by: Business Administrator		<i>[Signature]</i>	11/25/25	

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 OF SODIUM CHLORIDE FROM MORTON SALT, INC.**

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

- City will purchase of sodium chloride for DPW to de-ice city streets during the winter season of 2025/2026 at \$79.85/ton from Morton Salt, Inc., 444 W. Lake Street, Chicago, IL 60606 was awarded the bid for the furnishing and delivery of sodium chloride under the Camden County Cooperative Pricing System #57-CCCPS B-11/2024
- Price for the 2<sup>nd</sup> year option is \$81.35/ton
- Contract begins November 30, 2025 and ends November 29, 2025

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$100,000.00

**PROCUREMENT PROCESS:** N.J.S.A. 40A: 11-12

**APPROPRIATION NUMBER:** 5-01-E6-702-921 (\$30,000.00) & 6-01-EL-702-921 (\$70,000.00)  
contingent upon funding availability

**IMPACT STATEMENT:**

- Safety & well being of City residents during the 2025 & 2026 winter seasons

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

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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
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Professional Service or EUS Type	N/A
Name of Vendor	MORTON SALT
Purpose or Need for service:	PURCHASE OF SALT FOR SNOW/WINTER OPERATIONS 2025/2026 SEASON
Contract Award Amount	\$100,000.00
Term of Contract	12 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.)	NJSA 40A:11-12
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 \_\_\_\_\_



# RESOLUTION

Res-Pg: 12-1

**RESOLUTION AUTHORIZING AN AWARD OF CONTRACT (BID B-11/2024 – 2<sup>ND</sup> YEAR OPTION), BY AND BETWEEN THE COUNTY OF CAMDEN (DEPARTMENT OF PUBLIC WORKS) AND MORTON SALT, INC., FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE, FOR VARIOUS LOCATIONS IN CAMDEN COUNTY, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, ID #57-CCCPS, ON AN "AS-NEEDED" BASIS**

WHEREAS, by Resolution No. 10 adopted September 19, 2024, the Camden County Board of Commissioners authorized and awarded a contract to Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$79.85 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$97.85 per ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing November 30, 2024 through November 29, 2025; and

WHEREAS Bid B-11/2024 provided for a 2<sup>nd</sup> Year option to renew, said option to be exercised at the sole discretion of the County; and

WHEREAS it is the desire of the Board of Commissioners to exercise the 2<sup>nd</sup> Year option of Bid B-11/2025, at the unit price of \$81.35 per ton for Item No. 1, Sodium Chloride and \$99.35 per ton for Item No. 2, Pre-treated Liquid Enhanced Sodium Chloride; and

WHEREAS funding for this purpose shall be contingent upon the availability and appropriation of sufficient funds in the County's permanent 2025 budget and the County's temporary and/or permanent 2026 budgets and shall be encumbered pursuant to N.J.A.C. 5:30-5.5(b)(2) at the unit prices listed in the bid proposal and

Introduced on: September 18, 2025  
Adopted on:  
Official Resolution#:

# RESOLUTION

Res-Pg: 12-2

shall not exceed the County's budgeted line item for this purpose; now, therefore,

BE IT RESOLVED by the Camden County Board of Commissioners that, contingent upon the funding as described herein, the proper County officials be and are hereby authorized to execute all documents necessary to affect the award and contract with Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, 2<sup>nd</sup> year option, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$81.35 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$99.35 per ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing November 30, 2025 through November 29, 2026; and

BE IT FURTHER RESOLVED the proper County officials of the County of Camden are hereby authorized and instructed to sign and execute all necessary contracts, purchase orders, or other legal instruments in connection therewith and to sign checks or vouchers for the payment thereof, when such materials and services have been delivered and accepted by the County of Camden; and

BE IT FURTHER RESOLVED that each participating municipality in the Cooperative is hereby authorized to enter into a contract directly with Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$81.35 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$99.35 per

# RESOLUTION

Res-Pg: 12-3

ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing on November 30, 2025, through November 29, 2026, pursuant to the terms and conditions of Bid B-11/2024, 2<sup>nd</sup> year option, after award by its governing body in accordance with applicable law.

LJP:hs

BC-9631

Z:\Files-Bids\2025 Meetings\Sept\Resol. Auth. Bid B-11/2024 2<sup>nd</sup> Yr Option,  
Purch of Sodium Chloride & Pre-treated Liquid, Etc  
Morton Salt, Inc. - Auth. 9-18-25

Introduced on: September 18, 2025  
Adopted on:  
Official Resolution#:

SE:dh  
12-09-25

R-3

**RESOLUTION AUTHORIZING THE PURCHASE OF DESKTOP COMPUTERS FROM  
SHI INTERNATIONAL CORP., VIA BERGEN COUNTY COOPERATIVE**

WHEREAS, there is a need to purchase desktop computers and accessories for various divisions under the Departments of Administration and Finance; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2(b)(3), a municipality is permitted to make purchases and contract for services through the use of a nationally recognized and accepted cooperative, when it has been determined that the use of a cooperative purchasing agreement will result in a cost savings for the municipality; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11(5), the City of Camden is a member of the New Jersey Cooperative Purchasing Alliance #CK04, which is managed by the County of Bergen; and

WHEREAS, the New Jersey Cooperative Purchasing Alliance #CK04, provides vendors for computer equipment and peripherals, under BC-BID #24-38; and

WHEREAS, under BC-BID #24-38, SHI International Corp. can provide Fifty-Five (55) Dell Desktop Computers and accessories to the City of Camden for an amount not to exceed SIXTY-TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS AND FIFTY-SEVEN CENTS (\$62,550.57) pursuant to the terms and conditions of Competitive Contracting Request, after award by its governing body in accordance with applicable law; and

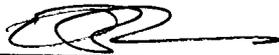
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal grant budget of the City of Camden under line item "5-01-E1-433-901" 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, the City Council of the City of Camden authorizes the award of the contract for computer equipment and accessories, through the New Jersey Cooperative Purchasing Alliance, to SHI International Corp., 290 Davidson Avenue, Somerset, NJ 08873, for an amount not to exceed SIXTY-TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS AND FIFTY-SEVEN CENTS (\$62,550.57), 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: December 9, 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 INTERNATIONAL CORP

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

- BUDGET APPROPRIATION: 5-01-E1-433-901  
AMOUNT :\$ 62,550.57  
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 \$ 62,550.57

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF DESKTOP COMPUTERS FROM SHI INTERNATIONAL CORP VIA COUNTY COOPERATIVE

  
\_\_\_\_\_  
*Scott Z. Parker*  
Chief Financial Officer  
Date: 11/21/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 12/09/2025

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

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF DESKTOP COMPUTERS FROM SHI INTERNATIONAL CORP VIA COUNTY COOPERATIVE

Point of Contact:	Shaun Bryant	Administration	609-422-9382	Shaun.obryant@camdenj.gov
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Division (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y	<i>[Signature]</i>	11/21/2025	
Director of Finance		<i>S.P.</i>	11/21/25	
Approved by: Business Administrator		<i>[Signature]</i>	11/25/25	

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 THE PURCHASE OF DESKTOP COMPUTERS FROM SHI INTERNATIONAL CORP VIA COUNTY COOPERATIVE

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

- SHI International Corp, 290 Davidson Avenue, Somerset NJ 08873 will provide 55 Dell desktop computers and accessories for Admin & Finance Departments/Divisions:
  - BA 3
  - HR 5
  - TAX ASSESSOR 4
  - IT/COMMUNICATIONS 6
  - PURCHASING 5
  - FINANCE 3
  - GRANTS 7
  - PAYROLL 3
  - TREASURY 6
  - REVENUE 13
- Computer upgrades are part of the phased replacement schedule to improve productivity, security and cost effectiveness. This approach helps avoid costly repairs, minimizes downtime and ensures compatibility with essential software and security updates
- Equipment purchased via Bergen County Cooperative BC-BID 24-38 CK-04

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$62,550.57

**APPROPRIATION NUMBER:** 5-01-E1-433-901

**PROCUREMENT:** N.J.S.A. 40A:11-11(5) – Bergen Cooperative

#### IMPACT STATEMENT:

- Phased replacement approach needed to ensure IT security, updated software without the expense of mass purchases

#### 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

**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	N/A
Name of Vendor	SHI INTERNATIONAL
Purpose or Need for service:	PURCHASE OF 55 DESKTOP COMPUTERS AND ACCESSORIES
Contract Award Amount	\$62,550.57
Term of Contract	~30 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.)	N.J.S.A. 40A:11-11(5)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES DEL \$65,319.80

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.

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

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\_\_\_\_\_  
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.

AP  
\_\_\_\_\_  
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.

Katrina CK-04 Date \_\_\_\_\_  
\_\_\_\_\_  
Certifying Officer

***For LGS use only:***

\_\_\_\_\_  
 Approved  Denied

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

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



Pricing Proposal  
 Quotation #: 26853967  
 Created On: 11/11/2025  
 Valid Until: 11/28/2025

**NJ-City of Camden**

**Inside sales Account Executive**

**Shaun Obryant**  
 520 Market St.  
 Camden, NJ 08101  
 United States  
 Phone: 609-422-9382  
 Fax:  
 Email: shaun.obryant@camdennj.gov

**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 Dell Pro 24 All-in-One Plus QB24250 Dell - Part#: 3000196158726.1 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	54	\$1,125.97	\$60,802.38
2 Dell Pro 27 Plus Monitor - P2725H Dell - Part#: 3000195950023.1 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	3	\$150.00	\$450.00
3 Dell Pro Tower Plus QBT1250 Dell - Part#: 3000196457457.1 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	1	\$1,298.19	\$1,298.19
		<b>Total</b>	<b>\$62,550.57</b>

**Additional Comments**

Dell has a no-returns policy on all hardware products. If an item is DOA, missing, wrong, or visibly damaged in transit, SHI must be notified within 20 days.

Due to the potential impact of any current or future tariffs, the price and availability of hardware items on this quote may be subject to change.

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

Maximize your technology's lifecycle with SHI's services to recover, redeploy, remarket, and recycle your devices. For more information, contact [AssetRecoveryServices@SHI.com](mailto:AssetRecoveryServices@SHI.com)

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.*

# BC-BID-24-38 Computer Equipment and Peripherals - COOP



[\(/portal/\)](#)

Bergen County, NJ [Back to list \(/portal/\)](#)

## Q Contract Details

**Project:** Bergen County, NJ    **Terms:**

**Status:** ACTIVE                      #1 Jun 6, 2024 → Jun 5, 2026

**Vendor:** SHI International Corp

**Extendable:** ✓

**Description:**  
Multi-Vendor Award

**Resolution Number:**  
0524-24

**Bid Number:**  
BC-BID-24-38

**NJCPA Coop:**  
Yes

**#11BCCP Coop:**  
Yes

**County Department:**  
Administration & Finance / Division of Information Technology

**Resolution Award Date:**  
15 May 2024

**Opportunity:** BC-BID-24-38 Computer Equipment and Peripherals - COOP    [View Opportunity \(/opportunities/127197\)](#)



AV:dh  
12-09-25

R-4

**RESOLUTION OF THE CITY OF CAMDEN INCREASING THE BID THRESHOLD  
AND APPOINTING A QUALIFIED PURCHASING AGENT PURSUANT TO  
N.J.S.A. 40A:11-3 AND N.J.A.C. 5:32-4.1 et seq.**

WHEREAS, the Local Public Contracts Law gives local contracting units the ability to increase their bid threshold up to \$53,000.00; and

WHEREAS, N.J.S.A. 40A:11-3(c), permits an increase in the bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award contracts below the bid threshold; and

WHEREAS, the Mayor submits for appointment as Qualified Purchasing Agent, Lateefah E. Chandler, who meets the requirements and possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:32-4.1 et seq.; and

WHEREAS, the City of Camden desires to take advantage of the aforesaid increased bid threshold; now therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby increases the City of Camden's bid threshold to \$53,000.00.

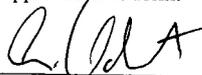
BE IT FURTHER RESOLVED, that the City Council hereby appoints Lateefah E. Chandler as the Qualified Purchasing Agent to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-9(b), with the specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit; and

BE IT FURTHER RESOLVED, that, pursuant to N.J.A.C. 5:32-4.1 et seq., the Municipal Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Director of the Division of Local Government Services; now, therefore

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: December 9, 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

AV  
12-09-25

R-5

**RESOLUTION RATIFYING CHANGE ORDER No. 7 WITH AMERICAN WATER OPERATIONS AND MAINTENANCE, LLC IN CONNECTION WITH THE SERVICES AGREEMENT FOR THE OPERATION, MANAGEMENT, MAINTENANCE AND REPAIR OF THE CITY OF CAMDEN'S WATER SUPPLY AND SEWER COLLECTION SYSTEM, DATED JANUARY 19, 2016**

WHEREAS, the City of Camden ("City") owns extensive potable water supply, storm water conveyance, combined sewer infrastructure and wastewater conveyance systems (collectively, the "Systems") serving the residents of the City; and

WHEREAS, with the assistance of the Camden County Municipal Utilities Authority, the City undertook a competitive procurement pursuant to N.J.S.A. 58:26-19 et seq., the New Jersey Water Supply Public-Private Contracting Act, and N.J.S.A. 58:27-19 et seq., the New Jersey Wastewater Treatment Public-Private Contracting Act (collectively, the "Acts"), to obtain proposals from qualified firms to provide contractor operator services to the City for its Systems; and

WHEREAS, the City and American Water Operations and Maintenance, LLC ("AWOM") amended the Services Agreement to reflect the operator's name change, clarify and adjust certain services, and account for changed circumstances through Amendment No. 1, dated January 1, 2019 and Amendment No. 2, dated December 8, 2022; and

WHEREAS, by Resolution MC-22:8775 adopted December 13, 2022, the City Council authorized Change Order No.3 "Parkside Programmable Logic Controller ("PLC") and Human Machine Interface ("HMI") Replacement" to permit AWOM to undertake improvements at the Parkside Water Treatment Facility; and

WHEREAS, by Resolution MC-23:9162 adopted October 10, 2023, the City Council authorized Change Orders No.4, 5 & 6 as follows:

- Change Order No.4 Project management for Phase 2 of the PFAS remediation project at the Morris-Delair Water Treatment Plant in the amount of Fifty-One Million One Hundred Twenty Thousand And Thirty-Two Dollars (\$51,120,032.00);
- Change Order No.5 Project management to support valve and fire hydrant replacement in the amount of Four Million Dollars (\$4,000,000.00);
- Change Order No.6 Project management for water main replacement in the amount of Eight Million Dollars (\$8,000,000.00); and

WHEREAS, Change Order No.7 was executed at the same time as Change Orders Nos. 4, 5, and 6 but was inadvertently omitted from the authorizing resolution adopted on October 10, 2023, and provides for lead service line ("LSL") pilot replacement services in an amount not to exceed SIX MILLION FIVE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED DOLLARS (\$6,536,400.00), including the following:

1. Development of bid specifications for both the LSL pilot replacement program and the full-scale replacement program;
2. Development of pilot project scope in coordination with capital projects and City initiatives;
3. Issuance of a Request for Proposals ("RFP"), evaluation of bids and recommendation for award;
4. Coordination, management and scheduling of approximately 450 LSL replacements, including property-owner communication, contractor coordination, recordkeeping, and GIS database updates, and ensuring non-interference with City paving and water main projects;
5. Construction inspection, administration, and management for the LSL pilot program;
6. Development of replacement budget and cost projections for remaining LSLs; and

WHEREAS, although Change Order No.7 has already been executed, it requires formal ratification by the City Council to confirm authorization and ensure compliance with applicable law and procurement requirements; and

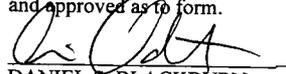
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under state and federal budget of the City of Camden under line item "G-02-FF-714-240" and said 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 Change Order No. 7 with American Water Operations and Maintenance, LLC, previously executed, is hereby ratified and confirmed in the amount not to exceed SIX MILLION FIVE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED DOLLARS (\$6,536,400.00), for a revised total contract amount of SIXTY-NINE MILLION SIX HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED THIRTY-TWO DOLLARS (\$69,656,432.00); and

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: December 9, 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: **AMERICAN WATER OPERATIONS**

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

- BUDGET APPROPRIATION:

AMOUNT:

- DEDICATED BY RIDER:

AMOUNT:

- RESERVE FOR STATE AND FEDERAL GRANT: G-02-FF-714-240

AMOUNT: \$6,536,400

- 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: \$308,000

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: **RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER #7 – CAPITAL IMPROVEMENT PROJECT – LEAD SERVICE LINE REPLACEMENTS WITH AMERICAN WATER OPERATIONS AND MAINTENANCE, LLC IN CONNECTION WITH THE SERVICE AGREEMENT FOR THE OPERATION, MANAGEMENT, MAINTENANCE AND REPAIR OF THE CITY OF CAMDEN'S WATER SUPPLY AND SEWER COLLECTION SYSTEM, DATED JANUARY 19, 2016**

*Scott Z. Parker*

Scott Z. Parker

Chief Financial Officer

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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 12/09/2025

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

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing the execution of Change Order #7 – Capital Improvement Project – Lead Service Line Replacements with American Water Operations and Maintenance, LLC in Connection with the Service Agreement for the Operation, Management, Maintenance and Repair of the City of Camden’s Water Supply and Sewer Collection System, dated January 19, 2016

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			
Y	Scott Z. Parker		

Approved by:  
Business Administrator

Date

11/25/25

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 execution of Change Order #7 – Capital Improvement Project – Lead Service Line Replacements pilot project with American Water Operations and Maintenance, LLC in Connection with the Service Agreement for the Operation, Management, Maintenance and Repair of the City of Camden’s Water Supply and Sewer Collection System, dated January 19, 2016

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

- American Water will provide project management of 1) development of bid specifications for the LSL pilot replacement program and the full-scale replacement program; 2) development of pilot project scope in conjunction with other capital projects and City initiatives; 3) issuance of a request for proposals (“RFP”) to secure competitive proposals in accordance with City guidelines, which will include evaluation of bids and providing a recommendation to the City for awarding the work to the successful bidder(s); 4) coordinating, managing and scheduling the replacement of approximately 450 (four hundred fifty) lead service lines by the successful bidder(s) in the LSL pilot replacement program (including property owner and contractor scheduling and coordination), recording keeping (including updating the GIS data base with the LSL pilot replacement program activities) and working with the City to schedule the LSL replacements such that the LSL pilot replacement program activities do not conflict with other City projects such as paving and water main replacements; 5) all construction inspection, administration, and management for the LSL pilot replacement program; 6) developing a replacement budget and cost projections for the remaining LSLs that need to be replaced.
- The objective of this Project is to prepare for the full scale LSLR program once that program is fully funded. The Operator will work to maximize the value of the available funding to replace as many LSLs as possible in this LSL pilot replacement program while learning how to be as effective and efficient as possible in the scope of the full scale LSLR program.
- Project duration of approximately 22 months

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$6,536,400  
**APPROPRIATION NUMBER:** G-02-FF-714-240 (ARP LSL (NJ DEP))  
**PROCUREMENT:** N.J.S.A 58:26-19 & N.J.S.A 40A:31-4

### IMPACT STATEMENT:

- Lead and galvanized service lines must be replaced to comply with the law and prevent possible lead exposure in the future

### SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

### COORDINATION:

- N/A

Prepared by: LATEEAH CHANDLER

856-757-7475

---

Name

Phone/Email

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

REQUISITION	
NO.	R2501880

SHIP TO	DIVISION OF CAPITAL IMPROVEMTS 520 MARKET STREET RM 325, CITY HALL CAMDEN, NJ 08101
	VENDOR #: AME80 AMERICAN WATER SERVICES CITY OF CAMDEN P.O. BOX 371397 PITTSBURGH, PA 15250

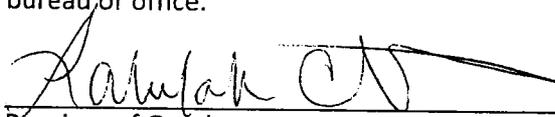
ORDER DATE: 11/24/25  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00 LS	CO #7-LEAD SERVICE LINES AMW TO PROVIDE PROJ. MGT 1) DEVELOPMENT OF BID SPECIFICATIONS FOR THE LSL PILOT REPLACEMENT PROGRAM AND THE FULL-SCALE REPLACEMENT PROGRAM; 2) DEVELOPMENT OF PILOT PROJECT SCOPE IN CONJUNCTION WITH OTHER CAPITAL PROJECTS AND CITY INITIATIVES; 3) ISSUANCE OF A REQUEST FOR PROPOSAL 4) COORDINATING, MANAGING AND SCHEDULING OF APPROX 450 5) ALL CONSTRUCTION INSPECTION, ADMINISTRATION, AND MANAGEMENT FOR THE LSL PILOT REPLACEMENT PROGRAM; 6) DEVELOPING A REPLACEMENT BUDGET AND COST PROJECTIONS FOR THE REMAINING LSLs THAT NEED TO BE REPLACED.  PROJECT DURATION: 22 MONTHS  RES # ;MC RES DATE: 12/9/2025	G-02-FF-714-240	6,536,400.0000	6,536,400.00
			TOTAL	6,536,400.00

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 11/24/25  
 Date

  
 Receiver of Goods Date

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

**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	AMERICAN WATER
Purpose or Need for service:	CO #7 – LEAD SERVICE LINE PILOT REPLACEMENT PROGRAM APPROXIMATELY 450
Contract Award Amount	\$6,536,400
Term of Contract	~ 24 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N.J.S.A 58:26-19 & N.J.S.A 40A:31-4
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 \_\_\_\_\_

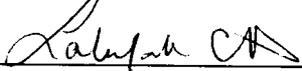
\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

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

**Scott Z. Parker**

\_\_\_\_\_  
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 \_\_\_\_\_

**SERVICES AGREEMENT  
FOR THE  
OPERATION, MANAGEMENT, MAINTENANCE AND REPAIR  
OF THE  
CITY OF CAMDEN'S WATER SUPPLY AND SEWER COLLECTION SYSTEMS  
BY AND BETWEEN  
CITY OF CAMDEN AND AMERICAN WATER OPERATIONS AND MAINTENANCE, LLC**

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**CHANGE ORDER #7 – CAPITAL IMPROVEMENT PROJECT - LEAD SERVICE LINE  
REPLACEMENTS – PILOT PROJECT**

*Capitalized terms included in this Change Order, not otherwise defined herein, shall have the meaning attributed to them under the Services Agreement, as amended.*

**OVERVIEW**

Per Article VII of the Agreement, the City has requested American Water Operations and Maintenance, LLC (“Operator”) to undertake a pilot Capital Improvement project to address a portion of the City’s lead service line replacement obligations required by legislation of the state of New Jersey, which is herein referred to as the “Project.”

In July of 2021, the New Jersey Legislature passed P.L. 2021, C. 183 (codified at N.J.S.A. 58:12A-40). Under NJAC Title 58 - Waters and Water Supply, Section 58 § 12A-40, all New Jersey public community water systems (“PCWS”) must replace all lead water service lines (“LSL”) (any piping, tubing, and fittings connecting a water main to a building, encompassing both the property-owner side and the system side of the water service line) within a ten-year period, ending July 21, 2031.

Although the drinking water in Camden is currently in compliance with all federal and state drinking water requirements, is regularly evaluated for lead and has a comprehensive corrosion control program that makes the water safe for drinking and cooking, the lead and galvanized service lines must be replaced to comply with the law and prevent possible lead exposure in the future.

It is estimated that 11,500 lead service lines exist in Camden, and replacing all of them within the next several years will cost over \$100,000,000.00.

To develop a more accurate lead service line replacement (“LSLR”) budget, the Project was recommended by the Operator. The City administration has pursued funding to conduct such Project, and was recently notified that it is scheduled to receive a grant through American Rescue Plan funds in the amount of \$6.2 million that are earmarked for lead and lead material service line replacement. The City wishes for the Operator to manage the Project as detailed in this Change Order.

### **SCOPE OF WORK**

The services that the Operator is authorized to perform for the Project pursuant to this Change Order include project management of: 1) development of bid specifications for the LSL pilot replacement program and the full-scale replacement program; 2) development of pilot project scope in conjunction with other capital projects and City initiatives; 3) issuance of a request for proposals ("RFP") to secure competitive proposals in accordance with City guidelines, which will include evaluation of bids and providing a recommendation to the City for awarding the work to the successful bidder(s); 4) coordinating, managing and scheduling the replacement of approximately 450 (four hundred fifty) lead service lines by the successful bidder(s) in the LSL pilot replacement program (including property owner and contractor scheduling and coordination), recording keeping (including updating the GIS data base with the LSL pilot replacement program activities) and working with the City to schedule the LSL replacements such that the LSL pilot replacement program activities do not conflict with other City projects such as paving and water main replacements; 5) all construction inspection, administration, and management for the LSL pilot replacement program; 6) developing a replacement budget and cost projections for the remaining LSLs that need to be replaced. See **Exhibit A** for additional details.

The objective of this Project is to prepare for the full scale LSLR program once that program is fully funded. The Operator will work to maximize the value of the available funding to replace as many LSLs as possible in this LSL pilot replacement program while learning how to be as effective and efficient as possible in the scope of the full scale LSLR program.

### **PROJECT SCHEDULE**

A Project schedule for the work described in **Exhibit A** has been prepared for the work with an estimated start date and project duration of 22 months and is attached as **Exhibit B**.

### **PROJECT COST ESTIMATE**

A summary table of estimated costs for the scope of services is set forth in **Exhibit C** as provided by the Operator. Included in the cost summary in accordance with the Agreement are allowances for administrative fees and profit. Also included in the cost summary are an allowance for construction wage increases in accordance with anticipated Prevailing Wage Rates, and project management service details.

### **DESIGN & CONSTRUCTION TECHNICAL SPECIFICATIONS**

Operator will utilize the engineering technical specifications and design standards of the City for the proposed scope of services, which may be supplemented by the Operator's engineering technical specifications and design standards. Operator will notify the City of any exceptions or variance from the City's standards.

### **PROJECT ADMINISTRATION & OVERHEAD**

The engineering and design efforts will be as documented in **Exhibit A**. Operator will at a minimum conduct and document monthly meetings during the planning and design phases of the Project. During construction, these meetings shall be a minimum of bi-weekly.

### **PAYMENT TERMS**

The payment terms of the Agreement provide monthly payments of a fixed management fee, allocated payments for maintenance, repair, and replacement work as well as for utility expenses with quarterly reconciliations for maintenance and utility expenses. As this Change Order involves services related to the design, permitting, and construction of a Capital Improvement, a specific alternative payment process is set forth herein.

The Operator has prepared an expected schedule of values for the work, which is attached as **Exhibit C**. On a monthly basis (at a minimum), Operator shall prepare an invoice for services provided and work completed in that month by both Operator and its subcontractors on a time and materials basis in accordance with the values in **Exhibit C**. Operator's invoice will include the hours of Operator's project manager for the Project. Operator's invoice will also include the agreed administrative overhead fee of 8% and profit at 4% authorized under the Agreement. The hourly billing rates for services of the Operator in the Schedule of Values above and beyond project administration will be billed in accordance with the Schedule of Billing Rates in **Exhibit D**.

Upon receipt of an invoice, the City agrees to pay the Operator within forty-five (45) days. Accordingly, Operator agrees to pay all subcontractors and suppliers within forty-five (45) days of receipt of payment. Both parties shall provide prompt payment certifications as required.

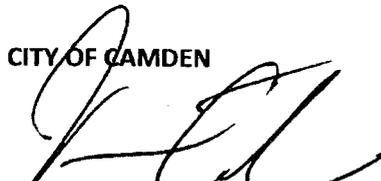
### **EXHIBITS ATTACHED**

- Exhibit A - Scope of Services for Project
- Exhibit B - Schedule for Project
- Exhibit C - Estimate Project Schedule of Values
- Exhibit D - Schedule of Billing Rates

[remainder of page blank]

IN WITNESS WHEREOF, the Parties have hereunto set their hands and fixed their seals, effective as of the date of the last signature below ("Effective Date").

CITY OF CAMDEN

  
\_\_\_\_\_  
Victor G. Carstarphen

\_\_\_\_\_  
Mayor  
Title

\_\_\_\_\_  
11/20/2023  
Date

AMERICAN WATER OPERATIONS AND MAINTENANCE, LLC

\_\_\_\_\_  
*Adam R. McDonough*

\_\_\_\_\_  
Senior Director Operations

Title

\_\_\_\_\_  
12/05/2023

Date

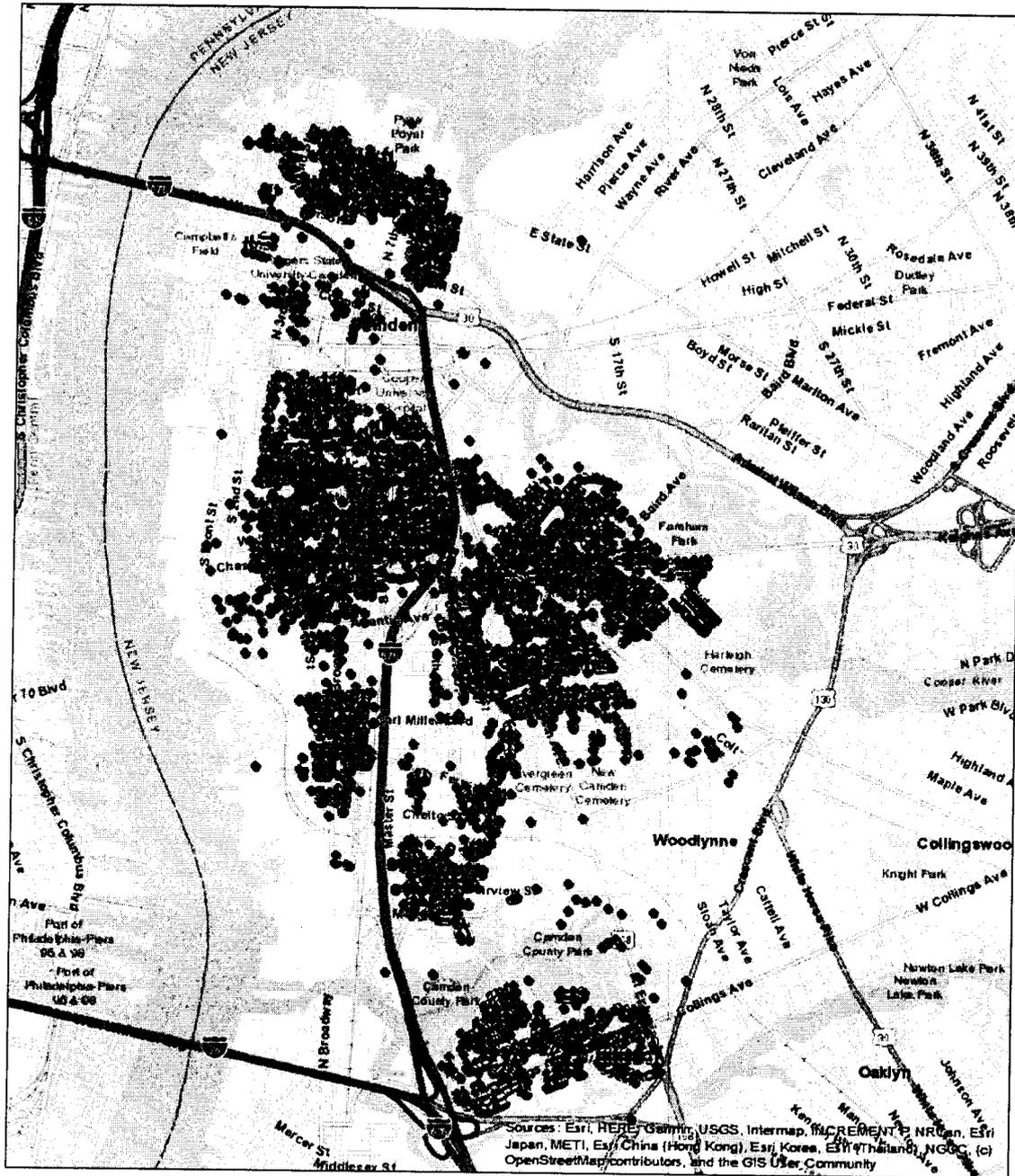
## EXHIBIT A

### Project Scope

1. Development of bid specifications for the LSL pilot replacement program and the full-scale replacement program.
2. Development of pilot project scope in conjunction with other capital projects and City initiatives.
3. Issuance of a request for proposals ("RFP") to secure competitive proposals in accordance with City guidelines, which will include evaluation of bids and providing a recommendation to the City for awarding the work to the successful bidder(s).
4. Coordinating, managing and scheduling the replacement of approximately 450 (four hundred fifty) lead service lines by the successful bidder(s) in the LSL pilot replacement program (including property owner and contractor scheduling and coordination), recording keeping (including updating the GIS data base with the LSL pilot replacement program activities) and working with the City to schedule the LSL replacements such that the LSL pilot replacement program activities do not conflict with other City projects such as paving and water main replacements;
5. All construction inspection, administration, and management for LSL pilot replacement program.
6. Developing a replacement budget and cost projections for the remaining LSLs to be replaced.

The service lines that will be replaced in this pilot project will be selected from the current inventory of service lines within the City's water system, which includes approximately 8,000 active service lines (i.e., service lines that are currently registered as having an active customer in the Operator's billing system) that contain lead or lead material as defined by the New Jersey Department of Environmental Protection ("NJDEP"), and the approximately 3,300 service lines that are still connected to a water main but are inactive service lines (i.e., service lines that are not currently registered as having an active customer in the Operator's billing system) that contain lead or lead material as defined by NJDEP.

The picture attached below is a map depicting the numerous service line locations within the Camden water system.



**Presumed Lead Services Lines**

- Lead
- Galvanized Steel Dull Grey
- Unidentified City List - Presumed Lead



**EXHIBIT B**

**Schedule for Project Scope as Defined in Exhibit A**

<b>Change Order #7 Lead Service Line Replacement Pilot Schedule</b>		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Item Description</b>																			
Change Order approval and Notice to Proceed ("NTP") to AWO&M																			
Development of Bid Specifications for the LSLR pilot and full-scale LSLR program																			
Development of LSLR Pilot project scope in conjunction with other capital project and City initiatives																			
Request for Proposals ("RFP") issuance, bid evaluation, recommendation to the City for award and NTP to LSLR contractors																			
Coordinating, managing and scheduling property owner in conjunction with contractor scheduling and coordination, recording keeping updates																			
LSLR Construction Activity																			
Construction Oversight and Inspection																			
Development of replacement budget update cost projections																			

**EXHIBIT C**

**Project Estimated Schedule of Values**

<b>Change Order #7 Lead Service Line Replacement Pilot Schedule of values</b>					
<b>Item Number</b>	<b>Item Description</b>	<b>Scope Item Cost</b>	<b>AWO&amp;M Project Management (8%)</b>	<b>AWO&amp;M Profit (4%)</b>	<b>Total Cost</b>
1	Development of Bid Specifications for the LSLR pilot and full-scale LSLR program (based on rate schedule in "Exhibit D").	\$ 97,500	\$ -	\$ -	\$ 97,500
2	Development of LSLR Pilot project scope in conjunction with other capital project and City initiatives (based on rate schedule in "Exhibit D").	\$ 54,250	\$ -	\$ -	\$ 54,250
3	Request for Proposals ("RFP") issuance, bid evaluation, recommendation to the City for award and NTP to LSLR contractors (based on rate schedule in "Exhibit D").	\$ 46,500	\$ -	\$ -	\$ 46,500
4	Coordinating, managing and scheduling property owner in conjunction with contractor scheduling and coordination, recording keeping updates.(based on rate schedule in "Exhibit D")	\$ 300,000	\$ -	\$ -	\$ 300,000
5	Lead Service Line Replacement Construction	\$ 4,445,000	\$ 355,600	\$ 177,800	\$ 4,978,400
6	Construction Oversight and Inspection (5% of Construction Costs)	\$ 222,250	\$ -	\$ -	\$ 222,250
7	Contingency (10% of construction costs)	\$ 444,500	\$ 35,560	\$ 17,780	\$ 497,840
	<b>Total Costs for Project Scope</b>	\$ 5,610,000	\$ 391,160	\$ 195,580	\$ 6,196,740

EXHIBIT D

Schedule of Billing Rates

<b>AWO&amp;M Program Management Hourly Rate Schedule</b>	
<b><u>Project Management Services</u></b>	<b><u>Hourly Rate *</u></b>
AW Senior Corporate Personnel	\$ 225.00
AWO&M Sr Director Operations	\$ 200.00
AWO&M Project Consultants	\$ 190.00
Senior Project Engineer	\$ 180.00
CSG General Manager	\$ 160.00
CSG Manager Operations Finance	\$ 160.00
AW Communication Manager/Specialist	\$ 155.00
CSG Operations Project Manager	\$ 145.00
Project Engineer	\$ 145.00
AW/CSG Accounting/Analyst	\$ 120.00
Scheduler/Expediter	\$ 100.00
GIS Technician	\$ 95.00
AW Corp Administrative Support	\$ 85.00
Other Administrative Support	\$ 75.00

**\*Hourly Rates to be reviewed and adjusted annually**

DB:dh  
12-09-25

R-6

**RESOLUTION AWARDING A CONTRACT TO COOPER UNIVERSITY HOSPITAL FOR THE  
EMPLOYEE ASSISTANCE PROGRAM, FOR A PERIOD OF ONE (1) YEAR**

WHEREAS, there exists a need to provide employee assistance for the City of Camden employees for a period of one (1) year; and

WHEREAS, pursuant to a Request for Proposals, #25-19, one proposal was received; and

WHEREAS, the lowest responsible bid was submitted by Cooper University Hospital, for an amount not to exceed FIFTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$15,750.00) based on six hundred (600) employees; 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 "5-01-E1-425-906", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

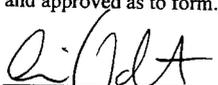
BE IT RESOLVED, by the City Council of the City of Camden, that the proper City Officers of the City of Camden are hereby authorized to execute a contract with Cooper University Hospital, for an amount not to exceed FIFTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$15,750.00), to provide employee assistance program for City of Camden employees for a period of one (1) year, 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.

Fifteen

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: December 9, 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: 12/9/2025

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

**TITLE OF ORDINANCE/RESOLUTION: Resolution Awarding A Contract To Cooper University Hospital For The Employee Assistance Program, For A Period Of One (1) Year.**

Point of Contact:

Name	Department-Division-Bureau	Phone	Email
------	----------------------------	-------	-------

## ENDORSEMENTS

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

Approved by:  
Business Administrator

  
Signature

11/25/25  
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 Awarding A Contract To Cooper University Hospital For The Employee Assistance Program, For A Period Of One (1) Year.

**FACTS/BACKGROUND:**

- Employee Assistance Program is a part of the employee health benefits
- The current agreement expired at the end of 2025

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

- The vendor provides a per employee per month fee. The current proposal is \$15,750 based on 600 employees.

**IMPACT STATEMENT:**

- The agreement is with the current EAP provider and nothing will change. No implementation issues.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

**COORDINATION:**

**Prepared by:**

---

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	<b>Professional Services</b>
Name of Vendor	<b>Cooper University Health Care Employee Assistance Program</b>
Purpose or Need for service:	<b>The service is a part of the City's health benefits package and is instrumental in the well-being of the City's employees.</b>
Contract Award Amount	<b>\$15,750</b>
Term of Contract	<b>1 yr.</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<u><b>RFP # 25-19</b></u>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Yes, Adventist Healthcare \$8,280

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 \_\_\_\_\_

AV  
12-09-25

R-7

**RESOLUTION SUPPORTING THE APPLICATION OF PARKSIDE BUSINESS &  
COMMUNITY IN PARTNERSHIP, INC. TO THE HOME HOUSING PRODUCTION  
INVESTMENT PROGRAM**

WHEREAS, Parkside Business & Community in Partnership, Inc. ("PBCIP") seeks to apply for and obtain funding from the New Jersey Department of Community Affairs' HOME Housing Production Investment Program to support the development of ten (10) new affordable for-sale homes, consisting of nine (9) newly constructed units across the Haddon, Princess, and Walnut Street sites, and one (1) rehabilitation project within the Parkside and Gateway neighborhoods of the City of Camden; and

WHEREAS, the City of Camden has determined that the proposed Housing Project will satisfy, in whole or in part, the City's low- and moderate-income housing obligations as identified in its Housing Element and Fair Share Plan; now, therefore

BE IT RESOLVED, that the Mayor and City Council of the City of Camden hereby express their support for PBCIP's application to the New Jersey Department of Community Affairs' HOME Housing Production Investment Program and acknowledge that the Project is located within an eligible municipality in accordance with N.J.A.C. 5:43-1.3(a). The City of Camden also requests that PBCIP, as permitted under N.J.A.C. 5:43-1.3(a), contract directly with the New Jersey Department of Community Affairs for this 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: December 9, 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: DECEMBER 9, 2025

TO: Business Administrator  
FROM: City Attorney

TITLE: RESOLUTION SUPPORTING PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP, INC. APPLICATION TO THE HOME INVESTMENT PARTNERSHIP PROGRAM

Point of Contact:	Name	Department-Division-Bureau	Phone	Email
	Daniel Blackburn	City Attorney	X 7170	

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
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:** RESOLUTION SUPPORTING PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP, INC. APPLICATION TO THE HOME INVESTMENT PARTNERSHIP PROGRAM

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

- Mayors' letter of support is requested for PBCIP's application to NJDCA's HOME Housing Production Investment Program for the development subsidy to support 10 new for-sale affordable homes, which includes nine newly constructed units across the Haddon, Princess, and Walnut Street sites, along with one rehabilitation.

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

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Timothy Cunningham, Business Administrator
- Daniel Blackburn, City Attorney

**COORDINATION:**

Prepared by: Dionne Hicks-Giles

856-757-7175 dihicks@ci.camden.nj.us

---

Name

Phone/Email

# Resolution #8

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Resolution Authorizing A Contract To Main Access  
Systems For Access Control Systems

## **RESOLUTION**

**NOT available at time of print on  
Wednesday, November 26, 2025.**

# Resolution #9

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Resolution Appointing Members To The Community Advisory  
Board Established Pursuant To A Memorandum Of  
Understanding Between EMR And The City Of Camden

## **RESOLUTION**

**NOT available at time of print on  
Wednesday, November 26, 2025.**

# Resolution #10

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Resolution Authorizing **The Purchase Of Vehicle Safety Devices**  
**From At&T First Net Via New Jersey State Contract**

## **RESOLUTION**

**NOT available at time of print on  
Wednesday, November 26, 2025.**

DB:dh  
12-09-25

R-11

**RESOLUTION AWARDING A CONTRACT TO DSI MEDICAL  
TO PROVIDE DRUG AND ALCOHOL TESTING**

WHEREAS, the City issued RFP# 25-18, for vendor to provide Random Drug and Alcohol Testing to City of Camden Employees in order to comply with the City's Drug and Alcohol Policy; and

WHEREAS, in response to RFP# 25-18, DSI MEDICAL submitted a Bid and Proposal to provide Drug and Alcohol Testing at the following rates: \$49.50 per test for DOT and Non DOT Testing; \$35.00 per Onsite Breath Alcohol Test; \$250.00 per Emergency Testing, \$49.50 Post Accident Testing and \$199.00 per Split Specimen Testing, for a period of One (1) year; and

WHEREAS, the Purchasing Agent and the Business Administrator recommend to Council of the City of Camden that the contract for Drug and Alcohol Testing be awarded to DSI Medical for an amount not to exceed TWENTY THOUSAND DOLLARS (\$20,000.00).

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 trust account budget of the City of Camden under line item "T-35-900-103", 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 Council of the City of Camden, that the proper City Officials are hereby authorized to execute a contract with DSI MEDICAL to provide Random Drug and Alcohol Testing to City of Camden Employees, which is essential to comply with the City's Drug and Alcohol Policy, for an amount not to exceed TWENTY THOUSAND DOLLARS (\$20,000.00), 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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDDING CONTRACT TO DSI MEDICAL IN THE AMOUNT NOT TO EXCEED \$20,000 FOR THE PROVISION OF RANDOM DRUG AND ALCOHOL TESTING**

Point of Contact:	Damon Burke	Risk Management	856 757 7578	daburke@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

11/25/25

Signature

Date

Attachments (list and attach all available):

1. RFP 25-18
- 2.
- 3.

***"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 AWARDING CONTRACT TO DSI MEDICAL IN THE AMOUNT NOT TO EXCEED \$20,000 FOR THE PROVISION OF RANDOM DRUG AND ALCOHOL TESTING

**FACTS/BACKGROUND:**

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$20,000

**IMPACT STATEMENT:** DSI currently performs our random drug and alcohol testing on site for the Fire Department. They are positioned well to continue the service for 2026

**SUBJECT MATTER EXPERTS/ADVOCATES:**

**COORDINATION:**

**Prepared by:**

---

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	Random drug testing
Name of Vendor	DSI Medical
Purpose or Need for service:	Provides random drug and alcohol testing
Contract Award Amount	\$20,000
Term of Contract	01/01/2026 to 12/31/2026
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.)	RFP 25-18
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Yes, Dear Jaffa LLC \$31,500 Occupational Health Centers \$19,800

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 \_\_\_\_\_

DB:dh  
12-09-25

R-12

**RESOLUTION AWARDING A CONTRACT TO SCIBAL ASSOCIATES AKA  
QUAL-LYNX, 100 DECADON DRIVE, EGG HARBOR TOWNSHIP, NJ 08234 TO PROVIDE  
THIRD-PARTY ADMINISTRATION SERVICES  
OF THE CITY'S GENERAL LIABILITY AND WORKERS' COMPENSATION CLAIMS**

WHEREAS, there exists a need to provide Third- Party Administration Services to the City of Camden for the City's Self-Insured Liability and Workers' Compensation Program, Managed Care Services; and

WHEREAS, pursuant to Request for Proposal #25-21, the lowest responsible proposal was submitted by Scibal Associates aka Qual Lynx, 100 Decadon Drive, Egg Harbor Township, NJ, 08234, for an amount not to exceed ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00), for a term of one (1) year; 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 trust account budget of the City of Camden under line item(s) "T-35-900-101 and T-35-900-103", 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 Council of the City of Camden, that a contract be awarded to QUAL-LYNX for an amount not to exceed ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00) to provide Third-Party Administration Services to the City of Camden for the City's Self-Insured Liability and Workers' Compensation Program, Managed Care Services, 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.

Dated: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDING CONTRACT TO SCIBAL ASSOCIATES AKA QUAL-LYNX IN THE AMOUNT NOT TO EXCEED \$130,000 FOR THE PROVISION OF THIRD PARTY CLAIMS ADMINISTRATION SERVICES**

Point of Contact:	Damon Burke	Risk Management	856 757 7578	daburke@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

11/25/25

Date

Attachments (list and attach all available):

1. RFP 25-21
- 2.
- 3.

***“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 AWARDING CONTRACT TO SCIBAL ASSOCIATES AKA QUAL-LYNX IN THE AMOUNT NOT TO EXCEED \$130,000 FOR THE PROVISION OF THIRD PARTY CLAIMS ADMINISTRATION SERVICES**

**FACTS/BACKGROUND:**

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$130,000**

**IMPACT STATEMENT:** The TPA manages claim handling under our workers compensation, general liability, and property insurance coverages.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

**COORDINATION:**

**Prepared by:**

---

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	Third Party Administration Services
Name of Vendor	Scibal Associates AKA Qual-Lynx
Purpose or Need for service:	Third party administration of workers compensation, auto/general liability and 1 <sup>st</sup> party property claims.
Contract Award Amount	\$130,000
Term of Contract	01/01/2026 to 12/31/2026
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.)	RFP 25-21
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Yes PMA Mgt \$222,150 Claims Resolution \$99,000 Inservco \$144,000

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 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 \_\_\_\_\_

R-13

AV:dh  
12-09-25

**RESOLUTION AWARDING A CONTRACT TO CONCENTRA MEDICAL TO PERFORM  
OCCUPATIONAL HEALTH CARE SERVICES**

WHEREAS, the City has identified a need for occupational health services, including drug testing and return-to-work examinations for work-related injuries; and

WHEREAS, pursuant to Request for Proposals #25-17, the lowest responsible proposal was submitted by Concentra Medical; and

WHEREAS, the City desires to enter into a contract with Concentra to provide the aforementioned services for a period of one (1) for an amount not to exceed TEN THOUSAND DOLLARS (\$10,000.00); 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 trust account of the City of Camden under line item "T-35-900-103", 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 Mayor, Business Administrator or their designee is hereby authorized to execute a contract with Concentra Medical for one (1) year for an amount not to exceed TEN THOUSAND DOLLARS (\$10,000.00), to provide occupational health services including drug testing and return-to-work examinations for work-related injuries for City of Camden employees for a period of one year, according to Public Contracts Law, P.L. 1971, Chapter 198.

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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn

**TITLE OF ORDINANCE/RESOLUTION: PROFESSIONAL SERVICES: OCCUPATIONAL HEALTH CARE**

Point of Contact:	Damon Burke	Risk Management	856 757 7578	daburke@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

11/25/25  
Date

Attachments (list and attach all available):

1. RFP 25-17
2. DCA
- 3.

***“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: PROFESSIONAL SERVICES: OCCUPATIONAL HEALTH CARE FOR RETURN TO WORK EVALUATIONS FOR WORK-RELATED INJURIES. POST ACCIDENT DRUG TESTING AND REASONABLE SUSPICION DRUG TESTING**

**FACTS/BACKGROUND:**

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$10,000**

**IMPACT STATEMENT:**

- The vendor handles post accident drug screens and return to work physical examinations for work related injuries.
- Risk Management requires access to these services for workers compensation and loss control/safety efforts.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

**COORDINATION:**

**Prepared by:**

---

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	Occupational health medical facility
Name of Vendor	Concentra Medical
Purpose or Need for service:	Provides post accident drug screens, return to work physicals for work related injuries.
Contract Award Amount	\$10,000
Term of Contract	01/01/2026 to 12/31/2026
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.)	RFP 25-17
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Yes, DSI \$11,790

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 \_\_\_\_\_

AV:dh  
12-09-25

R-14

**RESOLUTION AUTHORIZING A DONATION FROM CONSOLIDATED RAIL CORPORATION IN THE AMOUNT OF \$19,800.00 TO CONTRIBUTE TO THE COSTS OF MAINTAINING CLEAN AND SAFE CONDITIONS IN THE CITY**

WHEREAS, Consolidated Rail Corporation ("CONRAIL") has agreed to donate the sum of \$19,800.00 for the installation of City-owned security cameras to monitor CONRAIL-owned property in the City; and

WHEREAS, CONRAIL has experienced multiple incidents of illegal dumping on their property and has been cited by the City for violations; and

WHEREAS, the donation is intended to create more robust surveillance of CONRAIL property to prevent the illegal accumulation of garbage and to reduce further violations from the City; and

WHEREAS, the City will work with the Camden County Police Department ("CCPD") to procure and install the cameras upon receipt of the donation; and

WHEREAS, the City of Camden is authorized to enter into a Vandalism and Dumping Control Agreement with CONRAIL which establishes the terms and conditions of the use of said City property; 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 accept said monetary donation and to enter into the Vandalism and Dumping Control Agreement; 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 authorized to accept the donation in the amount of \$19,800 for the installation of City owned security cameras to monitor CONRAIL property and to enter into a Vandalism and Dumping Control Agreement with CONRAIL.

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: December 9, 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: NOVEMBER, 13, 2025

TO: City Council  
FROM: City Attorney

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A DONATION FROM CONSOLIDATED RAIL CORPORATION IN THE AMOUNT OF \$19,800 TO CONTRIBUTE TO THE COSTS OF MAINTAINING CLEAN AND SAFE CONDITIONS IN THE CITY**

Point of Contact:

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

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

Approved by:  
Business Administrator

  
Signature

11/23/25  
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 A DONATION FROM CONSOLIDATED RAIL CORPORATION IN THE AMOUNT OF \$19,800 TO CONTRIBUTE TO THE COSTS OF MAINTAINING CLEAN AND SAFE CONDITIONS IN THE CITY**

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

- Consolidated Rail Corporation (CONRAIL) has agreed to donate \$19,800 for the installation of City owned security cameras to monitor CONRAIL property.
- CONRAIL has experienced multiple incidents of illegal dumping on their property. Conrail has also been cited by the city's public works waste inspector for violations of city ordinances.
- This donation is intended to create more robust surveillance of CONRAIL property to prevent the illegal accumulation of garbage and reduce further violations of city ordinances.
- Upon receipt of the donation, the city will work with CCPD to procure and install the cameras.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$19,800**

### **IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - The City will receive \$19,800, procure cameras, and coordinate with CCPD and CONRAIL to install.
- What changes and by how much if the City Council approves this proposal?
  - CCPD will increase the overall surveillance capability on CONRAIL property and, hopefully, discourage illegal dumping.
- Why Should the City Council approve this legislation? T
  - This legislation will create greater surveillance capacity to catch illegal dumping and build a partnership with CONRAIL.
- What will happen if the City Council does not approve this legislation?
  - CONRAIL will not make a donation and the City will not benefit from the installation of the surveillance cameras.

### **SUBJECT MATTER EXPERTS/ADVOCATES:**

- Dan Blackburn

**COORDINATION:** (Who is impacted by this legislation).

Prepared by: Dan Blackburn

856-757-7170

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**VANDALISM AND DUMPING CONTROL AGREEMENT  
THE CITY OF CAMDEN  
AND CONSOLIDATED RAIL CORPORATION**

This **Vandalism and Dumping Control Agreement** ("Agreement") is entered into as of October 1, 2025 ("Effective Date") between and among the City of Camden, a New Jersey municipal corporation, (the "City") and Consolidated Rail Corporation, a Pennsylvania corporation registered to lawfully conduct business in the state of New Jersey, with a mailing address of 330 Fellowship Road, Suite 300, Mount Laurel, New Jersey, 08054 ("Conrail"), each a "Party" and collectively the "Parties."

**RECITALS**

1. The City is a New Jersey Municipal Corporation with a business address of 520 Market Street, Camden, New Jersey 08102 that exercises all powers of such a corporation in the City of Camden, New Jersey.
2. The City of Camden's Police Services are provided by the Camden County Police Department (CCPD) via a long-term contract formed pursuant to and in accordance with *N.J.S.A. 40A:14-118*.
3. CCPD performs the following services for the City: a) preserves the public peace; b) protects life and property; c) detects, arrests and assists in the prosecution of offenders of the laws of New Jersey and the ordinances of the City of Camden; d) manages the traffic conditions within the City; e) and provide attendance and protection during emergencies; e) provides training for the efficiency of its members and officers, and; f) enforces the City of Camden's Property Code and other code sections addressing grass, weeds and debris.
4. Conrail is a Pennsylvania corporation and a Class III Railroad as defined by 49 C.F.R. § 1201.
5. Conrail provides terminal and switching services for its owners, CSX Transportation, Inc. and Norfolk Southern Railway Co., in various locations including Camden County, New Jersey.
6. The City and Conrail intend to cooperate in the reduction of violations and enforcement of the ordinances and regulations of the City and Camden County regarding maintenance of property and the disposition of grass, weeds and debris on Conrail's and others' property.

Therefore, the Parties, intending to be legally bound, agree as follows:

**TERMS**

1. **Recitals:** The foregoing Recitals are incorporated it these Terms as though stated at length.

2. **Conrail's Responsibilities:**

- a. Within ten business days of execution of this Agreement, Conrail shall make a donation to the City of Camden in the amount of \$19,800 ("the Donation") to contribute to the costs of maintaining clean and safe conditions in the City.
- b. Conrail shall permit the City and/or the CCPD to install surveillance cameras on their properties located at 626 N. 27<sup>th</sup> Street and 1516 River Avenue in the City of Camden to contribute to maintaining clean and safe conditions in the City.
- c. Conrail will provide the City, through its Law Department, reasonably timely and adequate notice of all instances of dumping or other trespasses on Conrail real property located in the County of Camden. Further, Conrail will reasonably cooperate with the City and the City's designees to resolve and/or mitigate any such trespasses.

3. **The City's Responsibilities:**

a. Within a reasonable amount of time, following the execution of this Agreement, the City will provide sufficient funds to the CCPD to purchase three Cameras for use by the City and/or CCPD to detect, stop, and deter future Property Crime at Conrail's premises and elsewhere in the City.

b. The City shall hold Conrail harmless of any liability for dumping or the disposition of grass, weeds and debris on Conrail's and others' property or other such related conditions that existed on or prior to the Effective Date.

c. The City will coordinate under the terms of its Police Services Contract with CCPD to provide Conrail with reasonably timely notifications of the occurrence of Property Crime on or at Conrail premises. Notification shall be provided in writing or electronic mail to:

Consolidated Rail Corporation  
330 Fellowship Road, Suite 300  
Mt. Laurel, New Jersey 08054  
Attn: David Murdza, Associate General Counsel  
Mobile: 609-491-5026  
[david.murdza@conrail.com](mailto:david.murdza@conrail.com)  
[publicrelations@conrail.com](mailto:publicrelations@conrail.com)

d. The City will coordinate with CCPD to provide Conrail with reasonable access to any video evidence of dumping, vandalism or other crimes generated by the cameras identified in Section 3(a).

e. During the Term of this Agreement, the City will not issue or pursue any new citations or summonses for violations of any local ordinance related to dumping, maintenance of property and/or the disposition of grass, weeds and debris on Conrail's and others' property without first giving Conrail written notice as provided in para. 3(b), above, and twenty days opportunity to reasonably cure the conditions giving rise to the citation or summons.

f. During the term of this agreement, the City agrees to coordinate with the CCPD to provide written notice as provided in para. 3(b) above, and twenty days opportunity to cure prior to issuing a summons or citation for violations any local ordinance related to dumping, maintenance of property and/or the disposition of grass, weeds and debris on Conrail's and others' property.

5. **Term:** This Agreement will become effective on the Effective Date and shall remain in effect for a period of 60 months from the Effective Date (the "Initial Term").

6. **Authority:** All Parties agree and warrant that each Party and individual signatory below are authorized to enter into this Agreement on behalf of their entity and that this Agreement is binding on each Party in accordance with its terms.

7. **Governing Law:** This Agreement shall be governed by the laws of the State of New Jersey.

8. **Non-Discrimination:** Conrail affirms that it is an Equal Opportunity Employer. Conrail does not discriminate in any employment or personnel practice against any employee or applicant on the basis of race, color, creed, religion, sex, national origin, sexual orientation, gender identity, disability or protected veteran status or any other status protected by law.

9. **Severability:** If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of the State of New Jersey or the United States by a court of competent jurisdiction, that provision or those provisions shall be deemed to be null and void and shall be deemed severed from the 9. Agreement, and the validity, legality and enforceability of the remaining provisions of the Agreement shall not in any way be affected or impaired thereby.

10. **Integration:** This Agreement constitutes the entire understanding between the Parties with respect to the subject matter and supersedes all prior discussions.

11. **Amendments:** This Agreement may only be amended in writing signed by both Parties.

12. **Counterparts:** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

City of Camden

Consolidated Rail Corporation

By: \_\_\_\_\_  
Victor G. Carstarphen  
Mayor,  
City of Camden

By: \_\_\_\_\_  
Daniel P. Dwyer, Esq.  
General Counsel  
Consolidated Rail Corporation

AV  
12-09-25

R-15

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO  
CONNOR STRONG & BUCKELEW COMPANIES, LLC TO PROVIDE RISK MANAGEMENT  
CONSULTING SERVICES**

WHEREAS, the City of Camden ("City") has identified the need to retain a Risk Management Consultant; and

WHEREAS, in response to Request for Proposals #25-20, Connor Strong & Buckelew Companies, LLC submitted a proposal to provide such services to the City; and

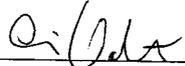
WHEREAS, there is no direct cost to the City for this contract, as the expense is included in the City's yearly insurance assessment with the Camden County Municipal Joint Insurance Fund; now, therefore,

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor, Business Administrator or their designee is hereby authorized to execute a contract with Connor Strong & Buckelew Companies, LLC to provide Risk Management Consulting Services for a period of one (1) year in accordance with the provisions of the New Jersey Local Public Contracts Law, P.L. 1971, Chapter 198.

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: December 9, 2025

The above has been reviewed  
and approved as to form.

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

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

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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: **DECEMBER 9, 2025**

TO: **City Council**  
FROM: **Daniel S. Blackburn, City Attorney**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution awarding a contract to Connor Strong & Buckelew to provide Risk Management Consultation Services to the City of Camden for 2026.

Point of Contact:	<b>Daniel S. Blackburn</b>	<b>Law Department</b>	<b>856-757-7170</b>	<b>DaBlackb@ci.camden.nj.us</b>
	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	N			
Qualified Purchasing Agent	N			
Director of Finance	Y			

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:** Resolution Authorizing the Contract for the Risk Management Consultant

**FACTS/BACKGROUND:**

- The Risk Management Consultant essentially operates as the point of contact between the City and the JIF in all matters. Insurance applications, changes in coverage run through the Risk Management Consultant.
- RFP 25-20.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** The cost is included in our yearly insurance assessments with the Camden County Municipal Joint Insurance Fund

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Damon Burke, Risk Manager

**COORDINATION:**

- 

**Prepared by:** Damon Burke, Risk Manager

**DaBurke@CamdenNJ.gov /856-757-7170**

---

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 Services
Name of Vendor	Connor Strong & Buckelew
Purpose or Need for service:	Risk Management Consultant Services
Contract Award Amount	\$0- Payment is included in the JIF assessments
Term of Contract	1 year
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.)	RFP #25-20
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 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 — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: **DECEMBER 9, 2025**

TO: **City Council**  
FROM: **Daniel S. Blackburn, City Attorney**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution awarding a contract to Connor Strong & Buckelew to provide Risk Management Consultation Services to the City of Camden for 2026.

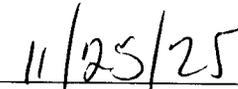
Point of Contact:	<b>Daniel S. Blackburn</b>	<b>Law Department</b>	<b>856-757-7170</b>	<b>DaBlackb@ci.camden.nj.us</b>
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

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

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:** Resolution Authorizing the Contract for the Risk Management Consultant

**FACTS/BACKGROUND:**

- The Risk Management Consultant essentially operates as the point of contact between the City and the JIF in all matters. Insurance applications, changes in coverage run through the Risk Management Consultant.
- RFP 25-20.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** The cost is included in our yearly insurance assessments with the Camden County Municipal Joint Insurance Fund

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Damon Burke, Risk Manager

**COORDINATION:**

- 

Prepared by: Damon Burke, Risk Manager

DaBurke@CamdenNJ.gov /856-757-7170

---

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 Services
Name of Vendor	Connor Strong & Buckelew
Purpose or Need for service:	Risk Management Consultant Services
Contract Award Amount	\$0- Payment is included in the JIF assessments
Term of Contract	1 year
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.)	RFP #25-20
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 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 \_\_\_\_\_

MBS:dh  
12-09-25

R-16

**RESOLUTION AWARDING A CONTRACT TO CARLIN, WARD, ASH & HEIART,  
OBERMAYER REBMANN MAXWELL & HIPPEL LLP AND  
BROWN & CONNERY, LLP TO SERVE AS SPECIAL COUNSEL  
TO PERFORM EMINENT DOMAIN SERVICES**

WHEREAS, there exists a need to acquire special counsel for eminent domain-related matters for the City of Camden for a period of one (1) year; and

WHEREAS, pursuant to Request for Proposal, a proposal was submitted by CARLIN, WARD, ASH & HEIART for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, pursuant to Request for Proposal, a proposal was submitted by OBERMAYER REBMANN MAXWELL & HIPPEL LLP for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, pursuant to Request for Proposal, a proposal was submitted by BROWN & CONNERY, LLP for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to CARLIN, WARD, ASH & HEIART, OBERMAYER REBMANN MAXWELL & HIPPEL LLP and BROWN & CONNERY, LLP to provide eminent domain related matters for the City of Camden in an amount not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) each; 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-E0-200-906", 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 officers of the City of Camden are hereby authorized to execute a contract with BROWN & CONNERY, LLP for an amount not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for a period of one (1) year to perform eminent domain related matters in the City of Camden, 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

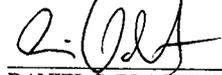
BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that the proper officers of the City of Camden are hereby authorized to execute a contract with CARLIN, WARD, ASH & HEIART for an amount not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for a period of one (1) year to perform eminent domain related matters in the City of Camden, 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, by the City Council of the City of Camden, that the proper officers of the City of Camden are hereby authorized to execute a contract with OBERMAYER REBMANN MAXWELL & HIPPEL LLP for an amount not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for a period of one (1) year to perform eminent domain related matters in the City of Camden, 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: December 9, 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:** DECEMBER 9, 2025

**TO:** City Council  
**FROM:** Daniel Blackburn, City Attorney

**TITLE:** RESOLUTION AWARDING A CONTRACT TO CARLIN, WARD, ASH & HEIART, LLC, OBERMAYER REBMANN MAXWELL & HIPPEL LLP, AND BROWN & CONNERY, LLC AS SPECIAL COUNSEL TO PERFORM EMINENT DOMAIN

Point of Contact:	Name	Department-Division- Bureau	Phone	Email
	Daniel Blackburn	Law Dept.	X 7467	dblackb@ci.camden.nj.us

## ENDORSEMENTS

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

**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:** RESOLUTION AWARDING A CONTRACT TO CARLIN, WARD, ASH & HEIART, LLC, OBERMAYER REBMANN MAXWELL & HIPPEL LLP, AND BROWN & CONNERY, LLC AS SPECIAL COUNSEL TO PERFORM EMINENT DOMAIN

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

- This resolution is necessary to have special counsel perform eminent domain services in the City of Camden.
- Under RFP #25-27 all vendors submitted proposals to perform the services.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$75,000

Carlin, Ward, Ash & Heiart, LLC - \$25,000

Obermayer Rebmann Maxwell & Hippel LLP - \$25,000

Brown & Connery, LLC - \$25,000

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel Blackburn, City Attorney

**COORDINATION:**

Prepared by: Dionne Hicks-Giles

856-757-7175 dihicks@ci.camden.nj.us

---

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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Carlin, Ward, Ash &amp; Heiart</b>
Purpose or Need for service:	<b>Eminent Domain Legal Services</b>
Contract Award Amount	<b>\$25,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-27</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes. Obermayer Rebmann Maxwell &amp; Hippel LLP and Brown &amp; Connery, LLC</b>

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 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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Obermayer Rebmann Maxwell &amp; Hippel LLP</b>
Purpose or Need for service:	<b>Eminent Domain Legal Services</b>
Contract Award Amount	<b>\$25,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-27</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes. Carlin, Ward, Ash &amp; Heiart and Brown &amp; Connery, LLC</b>

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 \_\_\_\_\_

**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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Brown &amp; Connery, LLC</b>
Purpose or Need for service:	<b>Eminent Domain Legal Services</b>
Contract Award Amount	<b>\$25,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-27</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes. Obermayer Rebmann Maxwell &amp; Hippel LLP and Carlin, Ward, Ash &amp; Heiart</b>

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



## New Jersey Request for Proposal

**RFP #25-27  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL – EMINENT DOMAIN**

**SITE VISIT:**

**DATE AND TIME FOR RECEIPT OF PROPOSALS:**

**THURSDAY, OCTOBER 16, 2025 @ 11:00 AM  
PROPOSALS WILL NOT BE ACCEPTED AFTER THE TIME SPECIFIED**

Questions are due by 9:00 am on October 9, 2025

**LOCATION:**

**CITY COUNCIL CHAMBERS  
SECOND FLOOR, CITY HALL  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
856-757-7159 PHONE / FAX**

**CITY OF CAMDEN  
ADVERTISEMENT: REQUEST FOR PROPOSALS**

The City of Camden's Office of the City Attorney intends to acquire the services of qualified firms for the following:

**RFP#25-24  
SPECIAL COUNSEL – GENERAL LITIGATION &  
OTHER LEGAL SERVICES**

**RFP#25-25  
SPECIAL COUNSEL – LABOR & EMPLOYMENT**

**RFP#25-26  
SPECIAL COUNSEL – FORECLOSURE**

**RFP#25-27  
SPECIAL COUNSEL – EMINENT DOMAIN**

The Purchasing Agent is hereby authorized to receive electronic RFP Submissions on October 16, 2025 @ 11:00 a.m. via the City's E-Procurement Portal, Bids &Tenders. Only electronic RFPs shall be accepted.

GUIDELINES may be obtained online at <https://camden.bidsandtenders.net/Module/Tenders/en>

The City will open the RFP at 11:00 am on October 16, 2025 in City Council Chambers, Second Floor, City Hall, 520 Market Street, Camden, New Jersey 08102. Respondents can also log in to their registered account at this time for the RFP results.

The City encourages prospective respondents to submit their RFPs before the designated date and time of the opening via the City's Bidding System.

No Respondent may submit more than one RFP. Any RFP received after 11:00 am shall not be accepted in the Bids &Tenders system.

The submitting person/agency must be qualified and experienced to conduct the services in the Proposal. Those not providing written proof of required qualifications and experience will be disqualified.

If awarded a contract, your company/firm shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.

This proposal is being solicited through a fair and open process in accordance with the N.J.S.A. 19:44a-20.5 et seq.

Any questions concerning technical issues with the City's Bids & Tenders electronic bidding system contact [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).

Lateefah Chandler  
Purchasing Agent  
856-757-7159  
September 25, 2025..cc

**CITY OF CAMDEN  
REQUEST FOR PROPOSALS #25-27  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL - EMINENT DOMAIN**

The City of Camden desires to appoint up to five (5) attorneys or firms to perform eminent domain legal services on behalf of the City and any appeals that arise from these matters.

The City of Camden desires to acquire real properties by eminent domain. The exact number is not known at this time.

**1.0 PURPOSE AND INTENT**

Pursuant to the Fair and Open Process established by "New Jersey Local Pay to Play Laws", N.J.S.A. 19:44A-1 et seq., and City Ordinance MC-4588 the City of Camden seeks Requests for Proposals ("RFPs") from attorneys or law firms licensed to practice law in the State of New Jersey that wish to serve as Special Counsel for Eminent Domain actions. The City has structured this Request for Proposals to ensure a competitive process in which each person and/or firm is provided an equal opportunity to submit a proposal in response to the RFP. Proposals will be evaluated in accordance with the criteria set forth within this RFP which will be applied in the same manner to each proposal received. By this RFP, the City is seeking to establish a pool of up to five (5) attorneys or firms to handle eminent domain cases and any appeals that may arise from these matters on behalf of the City.

The City is subject to the provisions of the Municipal Rehabilitation and Economic Recovery Act, P.L.2002, c.43 ("MRERA").

The successful attorneys or firms must have significant experience in representing public entities in eminent domain matters, including those authorized under the Abandoned Property Rehabilitation Act

**2.0 RFP SCOPE OF SERVICES**

The City of Camden seek proposals from qualified law firms to provide the following services:

1. Order the necessary title reports from a title company approved in writing by the City Attorney.
2. Engage an appraiser approved in writing by the City Attorney to value the properties using the valuation method outlined in the N.J.S.A. 55:19 et seq. or other applicable statutes.
3. Prepare offer letters, certified mail receipts and all back up documentation that shows either good faith negotiations and/or attempts to locate the property owner.
4. Preparation and/or filing of all documents necessary to obtain a good title including, but not limited to the following:
  - a. Notice of Lis Pendens
  - b. Verified Complaint

- c. Case Information Statement
  - d. Declaration of Taking
  - e. Order To Show Cause
  - f. All necessary motions
  - g. All related exhibits
  - h. Newspaper notifications
  - i. Posting notifications, owner and property where necessary
  - j. Provide a copy of the pleadings to the City Attorney's Office for review before filing with the court.
- 5. Court appearance(s).
  - 6. Attendance at commissioner hearing, when necessary

### **3.0 REQUIRED COMPONENTS OF THE RFP PROPOSAL**

Proposals must respond to each of the following requests in the order indicated. Please provide the information requested below for all counsel who may perform any of the requested services. In addition to the information required as described below, the proposal may include supplemental information that may be useful in evaluating the proposal. Respondents are encouraged to be clear, factual, and concise in their presentation of information.

#### **3.1 FIRM PROFILE AND EXPERIENCE**

- A. Indicate the date your firm was established.
- B. Describe the legal services provided by you or your firm. Include web site reference.
- C. Provide a statement of qualifications detailing you or your firm's professional experience. Assigned attorney should have at least four (4) years' experience handling eminent domain and condemnation actions.
- D. Identify the number of employees in your firm (licensed attorneys; legal support staff; other support staff).
- E. Indicate whether you are a small firm. For the purposes of this RFP, a small firm has less than twenty (20) full- or part-time attorneys.
- F. Describe the participation of women and minorities in your firm. Please note the number of women partners and associates and minority partners and associates and indicate the percentage of your firm that is owned by women and by minorities.
- G. Describe any special training or experience members of your firm possess that may assist in providing the requested legal services.
- H. Provide a description of your firm's presence in New Jersey. Note the location of each office, the number of attorneys resident in each office, whether they are partners or associates and whether attorneys not licensed in the State of New Jersey will be assigned to provide any of the requested legal services if your firm receives

a designation pursuant to this RFP.

- I. Identify any public agencies represented by you or your firm during the last five (5) years. For each matter, provide the name of the public agency, a description of the matter, the name and contact information of the public agency employee responsible for overseeing the work of the firm on that matter. Include the time period during which the firm represented each such agency and the nature of the work performed.
- J. Identify any City of Camden agencies or departments before or against which you or your firm has appeared on behalf of other clients. Please note that the City of Camden, as a public entity, is precluded by the Rules of Professional Conduct from waiving conflicts of interest for current conflicts. See RPC 1.7.
- K. You or your firm must maintain responsive communication with the Office of the City Attorney to keep the City of Camden informed of problems and progress. This approach may include oral communications and/or memoranda.
- L. Provide a representative listing of your or your firm's major private and public sector clients in the practice areas of Eminent Domain and condemnation.
- M. Provide a list of present municipal or government authorities to be used as references, and include a contact name, position and phone number.
- N. Provide the name, address, telephone number, e-mail address, and facsimile number for the contact person.

### 3.2 QUALIFICATIONS AND EXPERIENCE

- A. Identify and give the office location of each attorney in your firm who practices in the areas of Eminent Domain and condemnation. Please indicate what percentage of your practice or your firm's practice is in these practice areas.
- B. List all attorneys in your firm that have at least five (5) years of experience in Eminent Domain and condemnation actions.
- C. Describe your experience or your firm's experience in Eminent Domain and condemnation actions.
- D. State the qualifications and experience of the particular attorneys proposed to staff these types of matters. For each member of the firm that would be involved in Eminent Domain and condemnation action as special counsel on behalf of the City of Camden, provide a detailed resume including information as to:
  - a. Education, including advanced degrees;
  - b. Years and jurisdictions of admission to practice;
  - c. Number of years engaged in Eminent Domain and condemnation actions;

- d. General work experience;
  - e. Any professional distinctions (e.g., certifications; teaching experience);
  - f. Area(s) of specialization
  - g. Office location of the attorney; and
  - h. Evidence of licensure to practice as a NJ Attorney
- E. As to the members of your firm who would be involved in handling Eminent Domain and condemnation actions as special counsel, describe the role each would play and the approximate percentage of the work that each would perform. Percentages for junior lawyers may be listed separately or in the aggregate.
- F. Identify significant experts your firm has used in past Eminent Domain and condemnation actions. Include their area of expertise and generally the areas on which they testified.

### 3.3 OTHER QUALIFICATION INFORMATION

- A. Identify all adverse determinations against you or your firm or any of its partners, associates or employees or persons acting on its behalf, with respect to actions, proceedings, claims or complaints of any kind under any local, State or Federal laws, regulations, court rules, or Rules of Professional Conduct.
- B. Identify and describe in detail any indictments, convictions or civil offenses arising directly or indirectly from the conduct of business by you or your firm or any of its partners, associates, employees, or agents.
- C. Identify any pending civil or criminal investigations being conducted arising directly or indirectly from the conduct of business by you or your firm or any of its partners, associates, employees or agents and the status of any such investigation.
- D. Identify any material arrangements, relationships, associations, employment or other contacts that may cause a conflict of interest or the appearance of a conflict of interest if you or your firm acts as special counsel to the City of Camden and its officials under this RFP.
- E. Identify your firm's malpractice insurer and describe the insurance limits.
- F. Confirm that your firm covers all costs in advance of payment.
- G. Confirm that upon selection as special counsel your firm will provide all vendor certifications required by N.J.S.A. 19:44A-20.26-20.27.

The bidder as a member of a profession that is subject to suit for professional malpractice shall provide documentation for professional liability/malpractice insurance acceptable to the City of Camden.

#### 4.0 SELECTION PROCESS

All proposals will be reviewed to determine responsiveness. The City Attorney may reject non-responsive proposals without evaluation, but may waive minor non-compliance. An Evaluation Committee will evaluate responsive proposals. The Evaluation Committee will have a minimum of three members. The Evaluation Committee may request interviews as part of the selection process. The City shall not be obligated to explain the results of the evaluation process to any Respondent.

The following evaluation criteria categories, separate or combined in some manner, and not necessarily listed in order of significance, will be used to evaluate proposals received in response to this RFP:

Qualifications -- The Total Score will be based on the following areas:

- Does the firm's proposal demonstrate an understanding of the scope of the work and related objectives?
- Does the firm have the expertise to undertake the work?
- Does the firm have experience with urban municipalities and collective bargaining agreements?
- Has the firm undertaken similar work in the past?
- Does the firm have knowledge and experience with the laws, rules and regulations governing collective bargaining agreements?
- Does the firm have the resources to accomplish the work?
- Does the firm "key personnel" have sufficient education and experience to properly accomplish the work?
- Is the firm's management approach clear and easily understandable?
- Does the proposed timeline meet the requirements of the RFP?
- Is both the firm's technical and management approach flexible enough to meet the City's needs?

#### 5.0 TERM OF CONTRACT

The term of the contract shall be for one (1) year, effective January 1, 2026 – December 31, 2027

## **Statutory and Other Requirements**

### **a. Acknowledgement of Receipt of Notices Revisions or Addenda to RFP Documents**

Proposers shall acknowledge receipt of any addenda through the Bidding System by checking a box for each addenda and any applicable attachment.

It is the responsibility of the Bidder to have received all Addenda that are issued. Proposers should check online at <https://camden.bidsandtenders.net> prior to submitting their RFP and up until the RFP closing time and date in the event additional addendum are issued.

If a Proposer submits their RFP prior to the RFP closing time and date and an addenda have been issued, the Bidding System shall WITHDRAW the RFP submission and the RFP status will change to an INCOMPLETE STATUS and Withdraw the RFP. Proposers can view the status change in the "MY BIDS" section of the Bidding System.

The Proposer is solely responsible to:

- Make required adjustments to their RFP; and
- Acknowledge the addenda; and
- Ensure the re-submitted RFP is RECEIVED by the Bidding System no later than the stated RFP closing time and date.

### **b. Compliance with Laws**

Any contract entered into between the contractor and the City must be in accordance with and subject to compliance by both parties with the New Jersey Local Public Contracts Law. The contractor must agree to comply with the non-discrimination provisions and all other laws and regulations applicable to the performance of services there under. The respondent shall sign and acknowledge such forms and certificates as may be required by this section.

### **c. Public Emergency**

In the event of a Public Emergency declared at the Local, State or Federal Level, if the City opts to extend terms and conditions of this RFP, the contractor agrees to extend the terms and conditions of this RFP, whether existing, expiring or expired no longer than six months, for goods and/or services for the duration of the emergency. In the event the original contractor cannot meet this requirement, the City may solicit the goods and/or services from any respondent of this contract.

AV:dh  
12-09-25

R-17

**RESOLUTION AWARDING A CONTRACT TO KLUGER HEALEY, LLC AND BROWN & CONNERY, LLP TO SERVE AS SPECIAL COUNSEL TO PROVIDE LABOR & EMPLOYMENT LEGAL SERVICES**

WHEREAS, there exists a need to provide professional legal services to the City of Camden for labor & employment services; and

WHEREAS, pursuant to a Request for Proposal #25-25, a proposal was submitted by Brown & Connery, LLP, 360 Haddon Avenue, Westmont, NJ, 08108, at the rate of \$200 per hour for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) for a period of one year; and

WHEREAS, in response to the aforementioned RFP, Kluger Healey, LLC, 26 Park Street, Suite 100B, Montclair, NJ, 07042, submitted a proposal at the rate of \$200 per hour for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) for a period of one year; 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-E0-200-906" and "5-01-E1-425-906"; and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

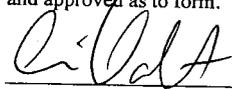
BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor, Business Administrator, or their designee is hereby authorized to execute a contract with Kluger Healey, LLC, to serve as Special Counsel to provide labor and employment legal services at a rate of \$200 per hour for a total contract amount not to exceed One Hundred Thousand Dollars (\$100,000.00) in accordance with the Public Contracts Law, P.L. 1971, c.198; and

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor, Business Administrator, or their designee is hereby authorized to execute a contract with Brown & Connery, LLP, to serve as Special Counsel to provide labor and employment legal services at a rate of \$200 per hour for a total contract amount not to exceed One Hundred Thousand Dollars (\$100,000.00) in accordance with the Public Contracts Law, P.L. 1971, c.198.

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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

TITLE: RESOLUTION AUTHORIZING A CONTRACT TO BROWN & CONNERY, LLC AND CAPEHART & SCATCHARD TO SERVE AS SPECIAL COUNSEL TO PROVIDE GENERAL LITIGATION SERVICES

Point of Contact:	Name	Department-Division-Bureau	Phone	Email
	Daniel Blackburn	Law Dept.	X 7467	dblackb@ci.camden.nj.us

## ENDORSEMENTS

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

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. Additional 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:** RESOLUTION AUTHORIZING A CONTRACT TO BROWN & CONNERY, LLC AND CAPEHART & SCATCHARD TO SERVE AS SPECIAL COUNSEL TO PROVIDE GENERAL LITIGATION SERVICES

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

- Brown & Connery, LLP and Capehart & Scatchard under the RFP# 25-24 submitted proposals to serve as special counsel to provide general litigation services for the City of Camden.
- Brown & Connery, LLP and Capehart & Scatchard will handle certain general legal services, and conflict matters for the City of Camden.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$200,000

5-01-E0-200-906 \$100,000 Brown & Connery, LLC

5-01-E0-200-906 \$100,000 Capehart & Scatchard

**IMPACT STATEMENT:**

- Members of City Council should consider the approval of this resolution in order to allow the continuance of representation for the City in certain legal matters and its ongoing litigation matters along with any new matters that should arise.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel Blackburn, City Attorney

**COORDINATION:**

- Scoring Sheet Team

Prepared by: Dionne Hicks-Giles

856-757-7175/dihicks@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	<b>Camden</b>
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Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Brown &amp; Connery, LLP</b>
Purpose or Need for service:	<b>To provide general litigation services to the City of Camden.</b>
Contract Award Amount	<b>\$100,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-24</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes Litigation: Capehart &amp; Scatchard , Marmero Law, LLC, Obermayer Rebmann Maxwell &amp; Hippel LLP and The Antoine Law Firm, LLC</b>

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 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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Capehart &amp; Scatchard</b>
Purpose or Need for service:	<b>To provide general legal services to the City of Camden</b>
Contract Award Amount	<b>\$100,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-24</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes</b>  <b>Brown &amp; Connery, LLP; The Antoine Law Firm, LLC; Marmero Law, LLC, and Obermayer Rebmann Maxwell &amp; Hippel LLP</b>

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 \_\_\_\_\_

# RFP 25-24 - SPECIAL COUNSEL – GENERAL LITIGATION & OTHER LEGAL SERVICES

Opening Date: September 26, 2025 2:30 PM

Closing Date: October 16, 2025 11:00 AM

## Vendor Details

Company Name: Obermayer Rebmann Maxwell & Hippel LLP  
Address: 1120 Route 73, Suite 420  
Mt. Laurel, NJ 08054  
Contact: Brett Wiltsey  
Email: maggie.woodward@obermayer.com  
Phone: 856-532-0765  
Fax: 856-482-0504  
HST#: 23-0549120

## Submission Details

Created On: Wednesday October 15, 2025 12:03:18  
Submitted On: Wednesday October 15, 2025 12:15:43  
Submitted By: Brett Wiltsey  
Email: maggie.woodward@obermayer.com  
Transaction #: 9ba3d8c2-44a4-4e78-9fbc-d3a30875de08  
Submitter's IP Address: 147.243.252.134

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AV:dh  
12-09-25

R-18

**RESOLUTION AWARDING A CONTRACT TO BROWN & CONNERY, LLP AND CAPEHART SCATCHARD TO SERVE AS SPECIAL COUNSEL TO PROVIDE GENERAL LITIGATION & OTHER LEGAL SERVICES**

WHEREAS, there exists a need to obtain professional legal services to provide general litigation support for the City of Camden; and

WHEREAS, pursuant to a Request for Proposal #25-24, a proposal was submitted by Brown & Connery, LLP, 360 Haddon Avenue, Westmont, NJ 08108 at the rate of \$200 per hour for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) for a period of one year; and

WHEREAS, in response to the aforementioned RFP, Capehart Scatchard, 8000 Midlantic Drive, Suite 300S, Mount Laurel, NJ 08054, submitted a proposal to provide general litigation services at the rate of \$200 per hour for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) for a period of one year; 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 "5-01-E0-200-906" 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 Mayor, Business Administrator, or their designee is hereby authorized to execute a contract with Brown & Connery, LLP, to serve as Special Counsel for general litigation and other legal services at a rate of \$200 per hour for a total contract amount not to exceed One Hundred Thousand Dollars (\$100,000.00) in accordance with the Public Contracts Law, P.L. 1971, c.198; and

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that the Mayor, Business Administrator, or their designee is hereby authorized to execute a contract with Capehart Scatchard to serve as Special Counsel for general litigation and other legal services at a rate of \$200 per hour for a total contract amount not to exceed One Hundred Thousand Dollars (\$100,000.00) in accordance with the Public Contracts Law, P.L. 1971, c.198.

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: December 9, 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

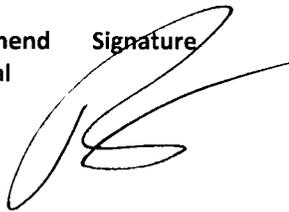
COUNCIL MEETING DATE: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

TITLE: RESOLUTION AUTHORIZING A CONTRACT TO KLUGER HEALEY, LLC AND BROWN & CONNERY, LLC TO SERVE AS SPECIAL COUNSEL TO PROVIDE LABOR & EMPLOYMENT SERVICES

Point of Contact:	Name	Department-Division- Bureau	Phone	Email
	Daniel Blackburn	Law Dept.	X 7467	dblackb@ci.camden.nj.us

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
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. Additional 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:** RESOLUTION AUTHORIZING A CONTRACT TO KLUGER HEALEY, LLC AND BROWN & CONNERY, LLC TO SERVE AS SPECIAL COUNSEL TO PROVIDE LABOR & EMPLOYMENT SERVICES

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

- Brown & Connery, LLP and Kluger Healey, LLC under the RFP# 25-25 submitted proposals to serve as special counsel to provide labor & employment services for the City of Camden.
- Brown & Connery, LLP and Kluger Healey, LLC will handle certain labor and employment matters for the City of Camden.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$200,000

5-01-E0-200-906 \$100,000.00 Kluger Healey, LLC

5-01-E1-425-906 \$100,000.00 Brown & Connery, LLC

**IMPACT STATEMENT:**

- Members of City Council should consider the approval of this resolution in order to allow the continuance of representation for the City in certain ongoing labor matters along with any new matters that should arise.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel Blackburn, City Attorney

**COORDINATION:**

- Scoring Sheet Team

Prepared by: Dionne Hicks-Giles

856-757-7175/dihicks@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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Kluger Healey, LLC</b>
Purpose or Need for service:	<b>To provide general labor &amp; employment services to the City of Camden.</b>
Contract Award Amount	<b>\$100,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-25</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes: Brown &amp; Connery, LLP Lenox Law Firm, and DeCottis, FitzPatrick, Cole &amp; Giblin, LLP</b>

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 \_\_\_\_\_

**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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Brown &amp; Connery, LLP</b>
Purpose or Need for service:	<b>To provide general labor &amp; employment services to the City of Camden.</b>
Contract Award Amount	<b>\$100,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-25</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes: Lenox Law Firm, Kluger Healey, LLC and DeCottis, FitzPatrick, Cole &amp; Giblin, LLP</b>

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 \_\_\_\_\_

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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



## New Jersey Request for Proposal

**RFP #25-25  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL – LABOR & EMPLOYMENT**

**SITE VISIT:**

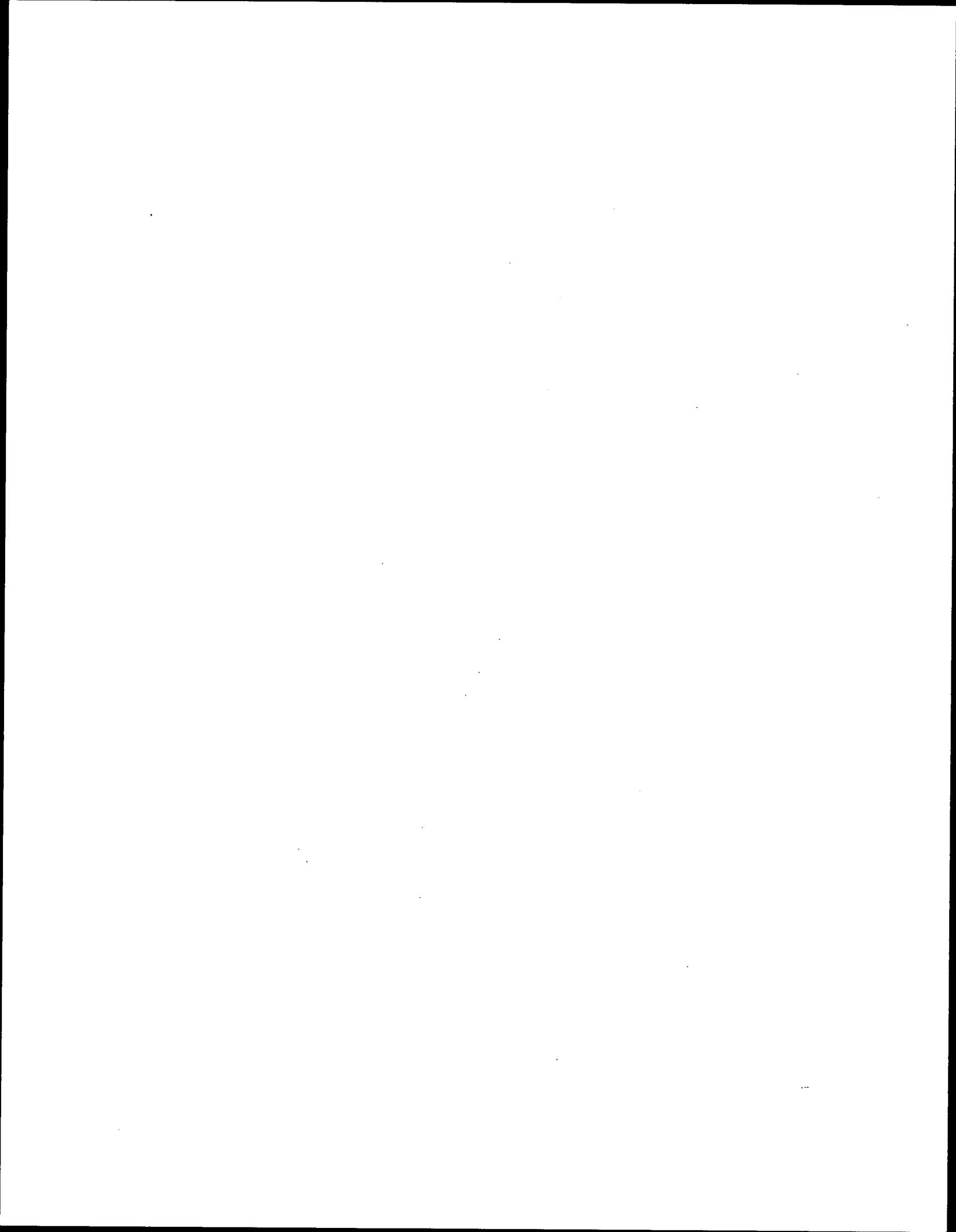
**DATE AND TIME FOR RECEIPT OF PROPOSALS:**

**THURSDAY, OCTOBER 16, 2025 @ 11:00 AM  
PROPOSALS WILL NOT BE ACCEPTED AFTER THE TIME SPECIFIED**

Questions are due by 9:00 am on October 9, 2025

**LOCATION:**

**CITY COUNCIL CHAMBERS  
SECOND FLOOR, CITY HALL  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
856-757-7159 PHONE / FAX**



**CITY OF CAMDEN  
ADVERTISEMENT: REQUEST FOR PROPOSALS**

The City of Camden's Office of the City Attorney intends to acquire the services of qualified firms for the following:

**RFP#25-24  
SPECIAL COUNSEL – GENERAL LITIGATION &  
OTHER LEGAL SERVICES**

**RFP#25-25  
SPECIAL COUNSEL – LABOR & EMPLOYMENT**

**RFP#25-26  
SPECIAL COUNSEL – FORECLOSURE**

**RFP#25-27  
SPECIAL COUNSEL – EMINENT DOMAIN**

The Purchasing Agent is hereby authorized to receive electronic RFP Submissions on October 16, 2025 @ 11:00 a.m. via the City's E-Procurement Portal, Bids &Tenders. Only electronic RFPs shall be accepted.

GUIDELINES may be obtained online at <https://camden.bidsandtenders.net/Module/Tenders/en>

The City will open the RFP at 11:00 am on October 16, 2025 in City Council Chambers, Second Floor, City Hall, 520 Market Street, Camden, New Jersey 08102. Respondents can also log in to their registered account at this time for the RFP results.

The City encourages prospective respondents to submit their RFPs before the designated date and time of the opening via the City's Bidding System.

No Respondent may submit more than one RFP. Any RFP received after 11:00 am shall not be accepted in the Bids &Tenders system.

The submitting person/agency must be qualified and experienced to conduct the services in the Proposal. Those not providing written proof of required qualifications and experience will be disqualified.

If awarded a contract, your company/firm shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.

This proposal is being solicited through a fair and open process in accordance with the N.J.S.A. 19:44a-20.5 et seq.

Any questions concerning technical issues with the City's Bids & Tenders electronic bidding system contact [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).

Lateefah Chandler  
Purchasing Agent  
856-757-7159  
September 25, 2025 .lc

**CITY OF CAMDEN  
REQUEST FOR PROPOSALS #25-25  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL – LABOR & EMPLOYMENT**

The City of Camden desires to appoint up to five (5) attorneys or firms to provide Labor, Employment and other representation services to the City. Applicants should demonstrate knowledge of general New Jersey employment law and specific knowledge of the New Jersey Public Employment Relations Commission, their rules, regulations and decisions. Any experience or knowledge of matters that directly affect the City of Camden should be addressed.

**1.0 PURPOSE AND INTENT**

Pursuant to the Fair and Open Process established by “New Jersey Local Pay to Play Laws”, N.J.S.A. 19:44A-1 et seq., and City Ordinance MC-4588 the City of Camden seeks Requests for Proposals (“RFPs”) from law firms licensed to practice law in the State of New Jersey that wish to serve as Special Counsel for Labor & Employment Counsel to the City as directed by the City Attorney, Business Administrator or other designated official within the City. The City has structured this Request for Proposals to ensure a competitive process in which each person and/or firm is provided an equal opportunity to submit a proposal in response to the RFP. Proposals will be evaluated in accordance with the criteria set forth within this RFP which will be applied in the same manner to each proposal received.

The City is subject to the provisions of the Municipal Rehabilitation and Economic Recovery Act, P.L.2002, c.43 (“MRERA”).

The City of Camden has approximately 660 employees. There are collective bargaining units, including those representing the fire department.

**The successful firm(s) must have significant experience in labor and employment matters such as grievance and interest arbitrations, OAL cases, and PERC matters.**

**2.0 RFP SCOPE OF SERVICES**

The City of Camden and the Office of the City Attorney seeks counsel with substantial experience in the practice area that is the subject of this RFP. Counsel must also have resources sufficient to advance all costs, including the costs of any experts needed and the costs of any preparatory work. Note that the engagement of any expert must be pre-approved in writing by the City. Counsel must also be free of any conflict of interest and must comply with the conflicts policy referred to in section 3.1.

**The person/firm contracted by the City shall:**

1. Represent the City, as directed by the City Attorney, in employment contract negotiations, mediations, binding arbitrations, grievance arbitrations hearings before the Office of Administrative Law, the Public Employment Relations Commission (PERC) and before the trial or appellate court, if necessary, as related to labor and

- employment matters; and
2. Provide guidance, periodic updates and make recommendations to the City Attorney and City, as directed by the City Attorney; and
  3. Attend meetings as requested and other such actions related to labor and employment matters.

Retention for a particular matter may include significant evaluative and investigative preparatory work and may also include drafting documents, filing documents, participating in hearings, conducting discovery, instituting or responding to motion practice, conducting settlement negotiations, and appearing before mediators, arbitrators, PERC and Administrative Law Judges.

### **3.0 REQUIRED COMPONENTS OF THE RFP PROPOSAL**

Proposals must respond to each of the following requests in the order indicated. Please provide the information requested below for all counsel who may perform any of the requested services. In addition to the information required as described below, the proposal may include supplemental information that may be useful in evaluating the proposal. Respondents are encouraged to be clear, factual, and concise in their presentation of information.

#### **3.1 FIRM PROFILE AND EXPERIENCE**

- A. Indicate the date your firm was established.
  - Provide a fully completed W-9
- B. Describe the legal services provided by your firm. Include web site reference.
- C. Describe your firm's specialty and/or area(s) of expertise.
- D. Identify the number of employees in your firm (licensed attorneys; legal support staff; other support staff).
- E. Indicate whether you are a small firm. For the purposes of this RFP, a small firm has less than twenty (20) full- or part-time attorneys.
- F. Describe the participation of women and minorities in your firm. Please note the number of women partners and associates and minority partners and associates and indicate the percentage of your firm that is owned by women and by minorities.
- G. Describe any special training or experience members of your firm possess that may assist in providing the requested legal services.
- H. Provide a description of your firm's presence in New Jersey. Note the location of each office, the number of attorneys resident in each office, whether they are partners or associates and whether attorneys not licensed in the State of New Jersey will be assigned to provide any of the requested legal services if your firm receives a designation pursuant to this RFP.

- I. Identify any public agencies represented by the firm during the last five (5) years. For each matter, provide the name of the public agency, a description of the matter, the name and contact information of the public agency employee responsible for overseeing the work of the firm on that matter. Include the time period during which the firm represented each such agency, and the nature of the work performed.
- J. Identify any City of Camden agencies or departments before or against which the firm has appeared on behalf of other clients. Please note that the City of Camden, as a public entity, is precluded by the Rules of Professional Conduct from waiving conflicts of interest for current conflicts. See RPC 1.7.
- K. The firm must maintain responsive communication with the Office of the City Attorney to keep the City of Camden informed of problems and progress. This approach may include oral communications and/or memoranda.
- L. Provide a representative listing of the firm's major private and public sector clients in the practice area of collective bargaining agreements and employment law.
- M. Provide a list of present municipal or government authorities to be used as references, and include a contact name, position and phone number.
- N. Provide the name, address, telephone number, e-mail address, and facsimile number for the contact person in your firm.

### 3.2 QUALIFICATIONS AND EXPERIENCE

- A. Identify and give the office location of each attorney who practices in the area of Labor and Employment. Please indicate what percentage of your firm's practice is in this practice area. Also indicate which type of contract negotiations (white collar, blue collar, fire, and police) engaged in by these identified attorneys.
- B. List all attorneys in your firm that have at least five (5) years of experience in Labor and Employment. Include the area of expertise if any.
- C. Describe your firm's experience in Labor and Employment since 2017, including the public entity represented, type of contract negotiated (White collar, blue collar, police, fire, other), interest arbitrations, trial/appellate appearances and outcomes of each. Please provide the case cite for any interest arbitrations and/or court appearances if reported.
- D. State the qualifications and experience of the particular attorneys proposed to staff the City's negotiations. For each member of the firm that would be involved in handling Labor and Employment matters as special counsel on behalf of the City of Camden, provide a detailed resume including information as to:
  - a. Education, including advanced degrees;
  - b. Years and jurisdictions of admission to practice;
  - c. Number of years engaged in labor negotiations;
  - d. General work experience;

- e. Any professional distinctions (e.g., certifications; teaching experience);
  - f. Area(s) of specialization; and
  - g. Office location of the attorney
  - h. Evidence of licensure to practice as a NJ Attorney
- E. As to the members who would be involved in handling labor negotiations as special counsel, describe the role each would play and the approximate percentage of the work that each would perform. Percentages for junior lawyers may be listed separately or in the aggregate.
- F. Identify experts your firm has used in past labor negotiations, mediations, interest arbitrations, or courts cases. Include their area of expertise and generally the areas on which they testified.
- G. Identify the mediators and interest arbitrators before whom your labor attorney(s) have appeared within the past five (5) years.

### **3.3 OTHER QUALIFICATION INFORMATION**

- A. Identify all adverse determinations against your firm or any of its partners, associates or employees or persons acting on its behalf, with respect to actions, proceedings, claims or complaints of any kind under any local, State or Federal laws, regulations, court rules, or Rules of Professional Conduct.
- B. Identify and describe in detail any indictments, convictions or civil offenses arising directly or indirectly from the conduct of business by your firm or any of its partners, associates, employees, or agents.
- C. Identify any pending civil or criminal investigations being conducted arising directly or indirectly from the conduct of business by your firm or any of its partners, associates, employees or agents and the status of any such investigation.
- D. Identify any material arrangements, relationships, associations, employment or other contacts that may cause a conflict of interest or the appearance of a conflict of interest if your firm acts as labor counsel to the City of Camden.
- E. Identify your firm's malpractice insurer and describe the insurance limits.
- F. Confirm that your firm covers all costs in advance of payment.
- G. Confirm that upon selection as special counsel your firm will provide all vendor certifications required by N.J.S.A 19:44A-20.26-20.27.

### **4.0 SELECTION PROCESS**

All proposals will be reviewed to determine responsiveness. The City Attorney may reject non-responsive proposals without evaluation, but may waive minor non-compliance. An Evaluation Committee will evaluate responsive proposals. The Evaluation Committee will have a minimum

of three members. The Evaluation Committee may request interviews as part of the selection process. The City shall not be obligated to explain the results of the evaluation process to any Respondent.

The following evaluation criteria categories, separate or combined in some manner, and not necessarily listed in order of significance, will be used to evaluate proposals received in response to this RFP:

**Qualifications -- The Total Score will be based on the following areas:**

- Does the firm's proposal demonstrate an understanding of the scope of the work and related objectives?
- Does the firm have the expertise to undertake the work?
- Does the firm have experience with urban municipalities and collective bargaining agreements?
- Has the firm undertaken similar work in the past?
- Does the firm have knowledge and experience with the laws, rules and regulations governing collective bargaining agreements?
- Does the firm have the resources to accomplish the work?
- Does the firm "key personnel" have sufficient education and experience to properly accomplish the work?
- Is the firm's management approach clear and easily understandable?
- Does the proposed timeline meet the requirements of the RFP?
- Is both the firm's technical and management approach flexible enough to the meet the City's needs?

**5.0 TERM OF CONTRACT**

The term of the contract shall be for one (1) year, effective January 1, 2026 – December 31, 2027.

MBS:dh  
12-09-25

R-19

**RESOLUTION AWARDING A CONTRACT OBERMAYER REBMAN MAXWELL & HIPPEL LLP AND AFONSO ARCHIE LAW, P.C. TO SERVE AS SPECIAL COUNSEL TO PERFORM FORECLOSURE SERVICES**

WHEREAS, there exists a need to acquire legal services to perform foreclosures in the City of Camden for a period of one (1) year; and

WHEREAS, pursuant to a Request for Proposal, a proposal was submitted by Obermayer Rebmann Maxwell & Hippel LLP, for an amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000.00); and

WHEREAS, pursuant to a Request for Proposal, a proposal was submitted by Afonso Archie Law, P.C. for an amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000.00); 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 "5-01-E0-200-906", 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 officers of the City of Camden are hereby authorized to execute a contract with Obermayer Rebmann Maxwell & Hippel LLP for an amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000.00) for a period of one (1) year to perform foreclosures in the City of Camden, 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, by the City Council of the City of Camden, that the proper officers of the City of Camden are hereby authorized to execute a contract with Alfonso Archie Law for an amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000.00) for a period of one (1) year to perform foreclosures in the City of Camden, 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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

TITLE: RESOLUTION AWARDING A CONTRACT TO OBERMAYER REBMANN MAXWELL & HIPPEL LLP AND AFONSO ARCHIE LAW, P.C. TO SERVE AS SPECIAL COUNSEL TO PERFORM FORECLOSURE SERVICES

Point of Contact:	Name	Department-Division-Bureau	Phone	Email
	Daniel Blackburn	Law Dept.	X 7467	dblackb@ci.camden.nj.us

## 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:** RESOLUTION AWARDING A CONTRACT TO OBERMAYER REBMANN MAXWELL & HIPPEL LLP AND AFONSO ARCHIE LAW, P.C. TO SERVE AS SPECIAL COUNSEL TO PERFORM FORECLOSURE SERVICES

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

- This resolution is necessary to have special counsel perform Foreclosures services in the City of Camden.
- Under RFP #25-26 both vendors submitted a proposal to perform the services.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$100,000  
Obermayer Rebmann Maxwell & Hippel LLP -\$50,000  
Afonso Archie Law, P.C. -\$50,000

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel Blackburn, City Attorney

**COORDINATION:**

**Prepared by:** Dionne Hicks-Giles

**856-757-7175** [dihicks@ci.camden.nj.us](mailto:dihicks@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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>OBERMAYER REBMANN MAXWELL &amp; HIPPEL LLP</b>
Purpose or Need for service:	<b>Foreclosure Legal Services</b>
Contract Award Amount	<b>\$50,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-26</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes. Afonso Archie Law, PC</b>

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 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	<b>Camden</b>
--------------	---------------

Professional Service or EUS Type	<b>Professional Service</b>
Name of Vendor	<b>Afonso Archie Law, PC</b>
Purpose or Need for service:	<b>Foreclosure Legal Services</b>
Contract Award Amount	<b>\$50,000</b>
Term of Contract	<b>1 Year</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	<b>Advertised RFP #25-26</b>
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>Yes. Obermayer Rebmann Maxwell &amp; Hippel LLP</b>

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 \_\_\_\_\_

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The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

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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



## New Jersey Request for Proposal

**RFP #25-26  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL – FORECLOSURE**

### **SITE VISIT:**

### **DATE AND TIME FOR RECEIPT OF PROPOSALS:**

**THURSDAY, OCTOBER 16, 2025 @ 11:00 AM  
PROPOSALS WILL NOT BE ACCEPTED AFTER THE TIME SPECIFIED**

Questions are due by 9:00 am on October 9, 2025

### **LOCATION:**

**CITY COUNCIL CHAMBERS  
SECOND FLOOR, CITY HALL  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
856-757-7159 PHONE / FAX**

**CITY OF CAMDEN  
ADVERTISEMENT: REQUEST FOR PROPOSALS**

The City of Camden's Office of the City Attorney intends to acquire the services of qualified firms for the following:

**RFP#25-24  
SPECIAL COUNSEL – GENERAL LITIGATION &  
OTHER LEGAL SERVICES**

**RFP#25-25  
SPECIAL COUNSEL – LABOR & EMPLOYMENT**

**RFP#25-26  
SPECIAL COUNSEL – FORECLOSURE**

**RFP#25-27  
SPECIAL COUNSEL – EMINENT DOMAIN**

The Purchasing Agent is hereby authorized to receive electronic RFP Submissions on October 16, 2025 @ 11:00 a.m. via the City's E-Procurement Portal, Bids &Tenders. Only electronic RFPs shall be accepted.

GUIDELINES may be obtained online at <https://camden.bidsandtenders.net/Module/Tenders/en>

The City will open the RFP at 11:00 am on October 16, 2025 in City Council Chambers, Second Floor, City Hall, 520 Market Street, Camden, New Jersey 08102. Respondents can also log in to their registered account at this time for the RFP results.

The City encourages prospective respondents to submit their RFPs before the designated date and time of the opening via the City's Bidding System.

No Respondent may submit more than one RFP. Any RFP received after 11:00 am shall not be accepted in the Bids &Tenders system.

The submitting person/agency must be qualified and experienced to conduct the services in the Proposal. Those not providing written proof of required qualifications and experience will be disqualified.

If awarded a contract, your company/firm shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.

This proposal is being solicited through a fair and open process in accordance with the N.J.S.A. 19:44a-20.5 et seq.

Any questions concerning technical issues with the City's Bids & Tenders electronic bidding system contact [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).

Lateefah Chandler

Purchasing Agent

856-757-7159

September 26, 2025 .cc

**CITY OF CAMDEN  
REQUEST FOR PROPOSALS #25-26  
PROFESSIONAL SERVICES:  
SPECIAL COUNSEL – FORECLOSURES**

The City of Camden desires to appoint up to five (5) attorneys or firms to represent the City for *in rem* and *in personam* tax foreclosure actions. Applicants should demonstrate knowledge of New Jersey tax foreclosure law and all applicable state and federal laws.

**1.0 PURPOSE AND INTENT**

Pursuant to the Fair and Open Process established by “New Jersey Local Pay to Play Laws”, N.J.S.A. 19:44A-1 et seq., and City Ordinance MC-4588 the City of Camden seeks Requests for Proposals (“RFPs”) from attorneys or law firms licensed to practice law in the State of New Jersey that wish to serve as Special Tax Foreclosure Counsel. The City has structured this Request for Proposals to ensure a competitive process in which each person and/or firm is provided an equal opportunity to submit a proposal in response to the RFP. Proposals will be evaluated in accordance with the criteria set forth within this RFP which will be applied in the same manner to each proposal received. By this RFP, the City is seeking to establish a pool of up to five (5) attorneys or firms to handle tax foreclosure cases, any appeals that arise from these matters on behalf of the City and to provide legal counsel respecting tax foreclosures.

The City is subject to the provisions of the Municipal Rehabilitation and Economic Recovery Act, P.L.2002, c.43 (the “Act”).

**The successful attorneys or firms must have significant experience in representing public entities in tax foreclosure matters.**

**2.0 RFP SCOPE OF SERVICES**

The City of Camden and the Office of the City Attorney seeks counsel with substantial experience in the practice area that is the subject of this RFP. Counsel must also have resources sufficient to advance all costs, including the costs of any title insurance companies or foreclosure review and abstracting service needed and the costs of any preparatory work. Note that the engagement of any title insurance company or foreclosure review and abstracting service must be pre-approved in writing by the City. Counsel must also be free of any conflict of interest, and must comply with the conflicts policy referred to in section 5.1.

**The person/firm contracted by the City shall:**

1. Represent the City, as directed by the City Attorney, in tax foreclosure matters and matters arising out of such foreclosure matters, including appeals thereof and bankruptcy challenges;
2. Appear in state and/or federal court;
3. Provide guidance, periodic updates and make recommendations to the City Attorney and the City, as directed by the City Attorney; and

4. Attend meetings as requested and other such actions related to foreclosure actions.
5. Obtain final judgment in foreclosure insurable by a title company licensed to do business in the State of New Jersey and a Certificate of Regularity from a reputable foreclosure review and abstracting service.

**The City of Camden seeks counsel with experience in the following area:**

**Representation of the City for in rem and in personam tax foreclosure matters.**

Retention for a particular matter may include significant evaluative and investigative preparatory work and may also include drafting documents, filing documents, participating in court conferences and trials, conducting discovery, instituting or responding to motion practice, conducting settlement negotiations, and appearing in court.

**3.0 COST PROPOSAL**

Provide the cost of performing the work on a per property basis, assuming a minimum of 30 properties. If there are additional costs for the following services or work, please specify the amount of such additional costs:

1. The cost of title reports/commitments.
2. The cost of handling complaints for which contesting answers have been filed.
3. The cost of handling matters on which there are federal liens.
4. The cost of handling matters for which properties are required to be sold at judicial sale.

Provide your hourly rate and the hourly rate of all other attorneys and staff expected do the work in the Scope of Services described in Section 2 above.

**4.0 BILLING**

Counsel shall not bill more frequently than once per month, including all out-of-pocket costs. Which out- of- pocket costs may include: title searches, the cost of mailing the Notices of Foreclosure by certified and regular mail, the filing of the complaint with the Clerk of the Superior Court, the filing of the Complaint with the County Clerk as a Lis Pendens, the publication of the Notice of Foreclosure in the Courier Post, the publication of the Notice to Absent Defendants in the Courier Post, the cost of obtaining a Certificate of Regularity, the recording of the Final Judgment in the Office of the County Clerk and the cost of title insurance, if requested and such other reasonable costs.

The City will not pay for in-house communications of Counsel such as but not limited to, conferences, meetings, phone calls, e-mails, and text messages between Counsel's agents, employees and/or other representatives; phone calls/ bills; photocopying (in-house or not); communications between the City and Counsel including, but not limited to, phone calls, email,

text messages, meetings written correspondence and meals. The City will pay for travel-time related to a Court hearing or other event requiring mandatory attendance.

## **5.0 REQUIRED COMPONENTS OF THE RFP PROPOSAL**

Proposals must respond to each of the following requests in the order indicated. Please provide the information requested below for all counsel who may perform any of the requested services. In addition to the information required as described below, the proposal may include supplemental information that may be useful in evaluating the proposal. Respondents are encouraged to be clear, factual, and concise in their presentation of information.

### **5.1 FIRM PROFILE AND EXPERIENCE**

- A. Indicate the date your firm was established.
  - Provide a fully completed W-9
- B. Describe the legal services provided by you or your firm. Include website reference.
- C. Describe your or your firm's specialty and/or area(s) of expertise.
- D. Identify the number of employees in your firm (licensed attorneys; legal support staff; other support staff).
- E. Indicate whether you are a small firm. For the purposes of this RFP, a small firm has less than twenty (20) full- or part-time attorneys.
- F. Describe the participation of women and minorities in your firm. Please note the number of women partners and associates and minority partners and associates and indicate the percentage of your firm that is owned by women and by minorities.
- G. Describe any special training or experience members of your firm possess that may assist in providing the requested legal services.
- H. Provide a description of your firm's presence in New Jersey. Note the location of each office, the number of attorneys resident in each office, whether they are partners or associates and whether attorneys not licensed in the State of New Jersey will be assigned to provide any of the requested legal services if your firm receives a designation pursuant to this RFP.
- I. Identify any public agencies represented by you or your firm during the last five (5) years. For each matter, provide the name of the public agency, a description of the matter, the name and contact information of the public agency employee responsible for overseeing the work of the firm on that matter. Include the time period during which the firm represented each such agency and the nature of the work performed.
- J. Identify any City of Camden agencies or departments before or against which you or your firm has appeared on behalf of other clients. Please note that the City of

Camden, as a public entity, is precluded by the Rules of Professional Conduct from waiving conflicts of interest for current conflicts. See RPC 1.7.

- K. You or your firm must maintain responsive communication with the Office of the City Attorney to keep the City of Camden informed of problems and progress. This approach may include oral communications and/or memoranda.
- L. Provide a representative listing of your or your firm's major private and public sector clients in the practice area of state and/or federal employment discrimination litigation matters.
- M. Provide a list of present municipal or government authorities to be used as references, and include a contact name, position and phone number.
- N. Provide the name, address, telephone number, e-mail address, and facsimile number for the contact person.

## 5.2 QUALIFICATIONS AND EXPERIENCE

- A. Identify and give the office location of each attorney in your firm who practices in the area of tax foreclosure matters. Please indicate what percentage of your practice or your firm's practice is in this practice area.
- B. List all attorneys in your firm that have at least five (5) years experience in tax foreclosure matters. Include the area of expertise if any.
- C. Describe your experience or your firm's experience in tax foreclosure matters.
- D. State the qualifications and experience of the particular attorneys proposed to staff these types of matters. For each member of the firm that would be involved in foreclosure matters as special counsel on behalf of the City of Camden, provide a detailed resume including information as to:
  - a. Education, including advanced degrees;
  - b. Years and jurisdictions of admission to practice;
  - c. Number of years engaged in tax foreclosure matters;
  - d. General work experience;
  - e. Any professional distinctions (e.g., certifications; teaching experience);
  - f. Area(s) of specialization; and
  - g. Office location of the attorney.
- E. As to the members of your firm who would be involved in handling tax foreclosure matters as special counsel, describe the role each would play and the approximate percentage of the work that each would perform. Percentages for junior lawyers may be listed separately or in the aggregate.
- F. Identify title insurance companies or other contractors your firm has used in tax

foreclosure matters. Include their area of expertise.

### 5.3 OTHER QUALIFICATION INFORMATION

- A. Identify all adverse determinations against you or your firm or any of its partners, associates or employees or persons acting on its behalf, with respect to actions, proceedings, claims or complaints of any kind under any local, State or Federal laws, regulations, court rules, or Rules of Professional Conduct.
- B. Identify and describe in detail any indictments, convictions or civil offenses arising directly or indirectly from the conduct of business by you or your firm or any of its partners, associates, employees, or agents.
- C. Identify any pending civil or criminal investigations being conducted arising directly or indirectly from the conduct of business by you or your firm or any of its partners, associates, employees or agents and the status of any such investigation.
- D. Identify any material arrangements, relationships, associations, employment or other contacts that may cause a conflict of interest or the appearance of a conflict of interest if you or your firm acts as special counsel to the City of Camden and its officials under this RFP.
- E. Identify your firm's malpractice insurer and describe the insurance limits.
- F. Confirm that your firm covers all costs in advance of payment.
- G. Confirm that upon selection as special counsel, you or your firm will provide all vendor certifications required by N.J.S.A 19:44A-20.26-20.27.

### 6.0 SELECTION PROCESS

All proposals will be reviewed to determine responsiveness. The City Attorney may reject non-responsive proposals without evaluation, but may waive minor non-compliance. An Evaluation Committee will evaluate responsive proposals. The Evaluation Committee will have a minimum of three members. The Evaluation Committee may request interviews as part of the selection process. The City shall not be obligated to explain the results of the evaluation process to any Respondent.

The following evaluation criteria categories, separate or combined in some manner, and not necessarily listed in order of significance, will be used to evaluate proposals received in response to this RFP:

#### **Qualifications -- The Total Score will be based on the following areas:**

- Does your proposal or your firm's proposal demonstrate an understanding of the scope of the work and related objectives?

- Do you or your firm have the expertise to undertake the work?
- Do you or your firm have experience with public entities in tax foreclosure matters?
- Have you or your firm undertaken similar work in the past?
- Do you or your firm have knowledge and experience with case law, statutes and regulations governing tax foreclosure matters?
- Do you or your firm have the resources to accomplish the work?
- Do you or your firm “key personnel” have sufficient education and experience to properly accomplish the work?
- Is your firm's management approach clear and easily understandable?
- Does the proposed timeline meet the requirements of the RFP?
- Is your firm’s technical and management approach flexible enough to the meet the City’s needs?

**7.0 TERM OF CONTRACT**

The term of the contract shall be for one (1) year, effective January 1, 2026 – December 31, 2027.

DB:yrh  
12/9/25

R-20

**RESOLUTION AUTHORIZING A LICENSE AGREEMENT BETWEEN THE CITY OF  
CAMDEN AND CAMDEN COMMUNITY PARTNERSHIP, INC.**

WHEREAS, Camden Community Partnership, Inc. desires to work with City of Camden to beautify Roosevelt Park known as ES Roosevelt-Arch/Market, Block 122 Lots 46. It's a part of the New Jersey Economic Development Authority Urban Investment Fund Grant Program Agreement with CCP and CCSD holds the lease agreement; 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 Camden Community Partnership, Inc. for the term of one (1) year. Said agreement will be terminable at the will of the Licensor and establishing the terms and use of said parcel. Licensee will completely indemnify and hold harmless the City of Camden; and

WHEREAS, Camden Community Partnership, Inc. to create enhancements to Roosevelt Park to include additional kiosks, planting of trees and shrubs, and placement of benches and tables and any necessary improvements for the beautification of said park; and

WHEREAS, Camden Community Partnership, Inc will be working in conjunction with City of Camden (owner) and CSSD (Leaseholder) on this beautification project. CCP will be managing the project; and

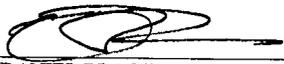
WHEREAS, Camden Community Partnership, Inc. will be solely responsible for all necessary expenses to construct, install, display and maintain said beautification; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper officers be and are hereby authorized to enter into a Licensing Agreement with Camden Community Partnership, Inc, for the purpose of beautifying Roosevelt Park.

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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Department of Administration

**TITLE: RESOLUTION AUTHORIZING A LICENSE AGREEMENT BETWEEN THE CITY OF CAMDEN AND CAMDEN COMMUNITY PARTNERSHIP, INC.**

Point of Contact:	Name	Department-Division-Bureau	Phone	Email
	Daniel Blackburn	City Attorney	X 7170	

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
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 \_\_\_\_\_

24 NOV 25  
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: RESOLUTION AUTHORIZING A LICENSE AGREEMENT BETWEEN THE CITY OF CAMDEN AND CAMDEN COMMUNITY PARTNERSHIP, INC.**

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

- Camden Community Partnership, Inc. desires to work with City of Camden to beautify Roosevelt Park known as ES Roosevelt-Arch/Market, Block 122 Lots 46.
- New Jersey Economic Development Authority Urban Investment Fund Grant Program Agreement with CCP and CCSD holds the lease agreement.
- Camden Community Partnership, Inc. to create enhancements to Roosevelt Park to include additional kiosks, planting of trees and shrubs, and placement of benches and tables and any necessary improvements for the beautification of said park.

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

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Timothy Cunningham, Business Administrator
- Daniel Blackburn, City Attorney

**COORDINATION:**

Prepared by: Dionne Hicks-Giles

856-757-7175 dihicks@ci.camden.nj.us

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Name

Phone/Email

# Resolution #21

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Resolution Authorizing The Assignment Of Tax Sale Certificates  
Sold At Less Than Face Value

## **RESOLUTION**

**NOT available at time of print on  
Wednesday, November 26, 2025.**

DB:dh  
12-09-25

A-22

**RESOLUTION AUTHORIZING TRANSFERS OF 2025 APPROPRIATIONS**

WHEREAS, there are certain 2025 Budget Appropriations of the City of Camden which are estimated to be insufficient to meet the requirements of operating the affairs of the City for the balance of 2025; and

WHEREAS, there are certain 2025 Budget Appropriations where there are unexpended balances which will not be needed for such purposes; and

WHEREAS, NJSA 40A:4-58 provides for transfers to such accounts which are estimated to have insufficient balances; now, therefore

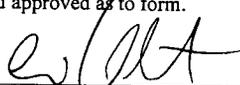
BE IT RESOLVED, by the City Council of the City of Camden, State of New Jersey that the sum of One Hundred Fifty-Seven Thousand Dollars (\$157,000.00) is hereby transferred as detailed below:

DEPT	ACCOUNT TITLE	ACCOUNT NO.	FROM	TO
Planning Director	Planning Director Miscellaneous	5-01-E5-650-999	20,000.00	
Housing Inspections	Housing Inspections Base Salary	5-01-S4-602-101	87,000.00	
Fleet Maintenance	Fleet Maintenance Base Salary	5-01-S6-709-101	50,000.00	
Planning Director	Planning Director Base Salary	5-01-S5-650-101		50,000.00
Payroll	Payroll Overtime	5-01-S2-456-103		6,000.00
Fire Prevention	Fire Prevention Base Salary	5-01-S3-551-101		11,000.00
Fire Prevention	Fire Prevention Overtime	5-01-S3-551-103		10,000.00
Public Works	Public Works Director Base Salary	5-01-S6-700-101		15,000.00
Traffic Eng.	Traffic Engineering Base Salary	5-01-S6-703-101		8,000.00
Fleet Maintenance	Fleet Maintenance Operating Materials	5-01-E6-709-917		50,000.00
Comm. Serv's	Community Services Base Salary	5-01-S7-803-101		7,000.00
			157,000.00	157,000.00

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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: (Director of Department Making Request)

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING 2025 BUDGET TRANSFERS**

Point of Contact:	Scott Z. Parker	Finance	Ext-7582	Scparker@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>Scott Z. Parker</i>		

Approved by:  
Business Administrator

*[Signature]*  
Signature

11/25/25  
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 APPROVING 2025 BUDGET TRANSFERS**

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

- Within the year of 2025 certain budget line items were overspent or are estimated to become overspent if budget transfers are not made. These line items are listed within the attached resolution.
- Cover Positions moved to different Departments

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$157,000.00**

**IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation? or,
  - City council approves budget transfers will be made
- Why Should the City Council approve this legislation?
  - To not have over-expended line items within the budget

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Scott Z. Parker, CFO

Prepared by: Scott Z. Parker

(856) 757-6405

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Name

Phone/Email

AV:dh  
12-09-25

R-23

**RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR THE ROAD AND SIDEWALK OPENING FUND REQUIRED BY N.J.S.A. 40A:4-39**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 provides for receipt of Road and Sidewalk Opening Deposits by the municipality to provide for the opening costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Road and Sidewalk Opening Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement; now, therefore

BE IT RESOLVED, by the Governing Body of the City of Camden, County of Camden, New Jersey as follows:

1. The Governing Body of the City of Camden does hereby request permission of the Director of the Division of Local Government Services to pay expenditures for road and sidewalk openings as N.J.S.A. 40A:4-39.

2. The Municipal Clerk of the City of Camden is hereby directed to forward two certified copies of this resolution to the Director of the Division of Local Government 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: December 9, 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: DECEMBER 9, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF RESOLUTION: A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR ROAD AND SIDEWALK OPENING FUND REQUIRED BY N.J.S.A. 40A:4-39**

Point of Contact: Scott Z. Parker      Finance      Ext-6405      Scparker@camdennj.gov

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>AP</i>	11/14/25	

Approved by:  
Business Administrator

*[Signature]*  
Signature

11/05/25  
Date

Attachments (list and attach all available):  
Draft Resolution

*"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 RESOLUTION: A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR ROAD AND SIDEWALK OPENING FUND REQUIRED BY N.J.S.A. 40A:4-39**

### FACTS/BACKGROUND:

- Sections 735-25 & 735-26 of City Code "Streets and Sidewalks" refers to Roadway and Sidewalk permit review, inspection, supervision escrow fees as well as performance and maintenance deposit guarantees
- Since these monies cannot be reasonably estimated, permission is required of the Director of the Division of Local Government Services for the revenues and appropriations to be placed into a dedicated trust fund for proper record-keeping purposes
- 

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

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City will have resolution in place to request the Director of the Division of Local Government Services to approve accounting for road and sidewalk opening monies in a dedicated trust fund for such purposes
- Why Should the City Council approve this legislation?
  - To be able to properly account for these monies to be held in escrow

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER  
FOR ROAD AND SIDEWALK OPENING TRUST FUND REQUIRED BY N.J.S.A.  
40A:4-39

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 provides for receipt of Road and Sidewalk Opening Deposits by the municipality to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides dedicated revenues anticipated from the Road and Sidewalk Opening Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Camden, County of Camden, State of New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures for road and sidewalk openings as per N.J.S.A. 40A: 4-39.
2. The Municipal Clerk of the City of Camden is hereby directed to forward two certified copies of this resolution to the Director of the Division of Local Government Services.

# **DEDICATION BY RIDERS**

## **For Municipalities and Counties**

**AUTHORITY:** N.J.S.A. 40A:4-39 Dedication by Rider

a. In the budget of any local unit, dedicated revenues anticipated during the fiscal year from any dog tax, dog license, solid fuel license, sinking fund for term bonds, bequests, federal grant, motor vehicle fine dedicated to road repairs, relocation costs deposited into a revolving relocation assistance fund established pursuant to section 2 of P.L. 1987, c98 (C. 20:4-4.1a) and, subject to the prior written consent of the director, other items of like character when the revenue is not subject to reasonably accurate estimate in advance, may be included in said budget by annexing to said budget a statement in substantially the following form:

*"The dedicated revenues anticipated during the year 20\_\_ from (here insert one or more of the sources above, as the case may be) are hereby anticipated as revenue and are hereby appropriated for the purposes to which said revenue is dedicated by statute or other legal requirements."*

b. Dedicated revenues included in accordance with this section shall be available for expenditure by the local unit as and when received in cash during the fiscal year. The inclusion of such dedicated revenues shall be subject to the approval of the director, who may require such explanatory statements or data in connection therewith as he deems advisable for the information and protection of the public.

### **PROCEDURE:**

The resolution must provide that the revenue is dedicated under the provisions of N.J.S.A. 40A:4-39, specifically addressing that it is required by law to be applied to a specific purpose. The Deputy Attorney General has advised that the courts have indicated that revenue dedication is an affirmative legislative act; thus specific enabling legislation must be provided for in the resolution. **A local ordinance, by itself, does not satisfy the above requirement.**

The resolution must clearly state that the revenues are not subject to accurate estimate in advance; if they are, they should be anticipated in the regular budget, pursuant to N.J.S.A. 40A:4-36.

The resolution must show the governing body's vote and be manually certified and sealed by the clerk, in his/her own handwriting.

If parts of paragraph 1 and 2 of the above matter are unclear, an explanation from the local government or a legal opinion from the local unit's attorney may be required. If the resolution does not satisfy all the above criteria, the Director may deny the resolution.

**Sample Resolution  
Dedication by Rider**

**(Insert name of governmental unit) of (Insert name of county)  
Resolution Number**

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION  
BY RIDER FOR **(INSERT NAME/TYPE OF TRUST FUND)**  
REQUIRED BY **(INSERT STATUTORY AUTHORITY)\***

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

WHEREAS, insert **statutory authority** provides for receipt of **insert source of funds** by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the **insert name/type of trust fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the **insert type of governmental unit** of **insert name of governmental unit**, County **of insert name of county**, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the **insert name/type of trust fund and statutory authority**.
2. The Clerk of the **insert name of governmental unit**, County of **insert county name** is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and  
certified as a true copy of an original.

\_\_\_\_\_  
Municipal Clerk

- Resolution MUST include reference to enabling resolution.

**§ 735-25. Permit review, inspection and supervision escrow fees.**

- A. If the application and plan conform to the requirements of this chapter, provide for the work to be performed in accordance with the current City of Camden highway specifications and are approved by the City Engineer, the City shall issue the permit upon receipt of the following:
- (1) Engineer review fee: as set forth in Subsection B below.
  - (2) Performance and maintenance guaranty: as set forth in § 735-25.
  - (3) Inspection fee: as set forth in Subsection C below.
- B. Engineer review fees. In addition to the permit application fee as provided in § 735-24, large-scale project applicants, and applicants deemed eligible by the City Engineer, for the following permits shall pay a minimum fee of \$250 for the purposes of review and issuance of the permit, examination of drawings, and initial administrative work performed by the City Engineer or its designee. This fee is nonrefundable.
- (1) Applicants for sidewalk and driveway openings equal to or exceeding 32 square feet or 3.5 square yards.
  - (2) Applicants for all curb and roadway openings.
- C. Inspection and supervision fees.
- (1) For all large-scale projects involving sidewalk, driveway apron or grass area openings or excavations, the minimum inspection fee shall be 5% of the City Engineer's estimate of the cost of repairing and replacing the sidewalk, driveway or grass area or \$250, whichever is greater. For all other projects the fee schedule as presented in § 735-25B shall be used.
  - (2) For all large-scale projects involving curb and street openings and excavations, the minimum inspection escrow fee shall be 5% of the City Engineer's estimate of the cost of repairing and replacing the curb and street or \$500, whichever is greater. For all other projects the fee schedule as presented in in § 735-25B shall be used.
  - (3) For all large-scale projects, the applicant shall be required to pay escrow fees for additional inspection required to oversee the correction of unacceptable workmanship as determined by the City Engineer.
  - (4) The cost for repairing and/or replacing the excavated area(s) shall be determined by the City Engineer.

**§ 735-26. Performance deposit or bond and maintenance guaranty.**

- A. No person shall be granted a permit to open pavement of any street until and unless there shall be deposited with the City, by certified check or bond, an amount sufficient to secure the cost of repairing and replacing such street or other surfaces or appurtenances. Prior to the issuance of a permit, the applicant shall deposit a performance guaranty with the associated maintenance guarantee as established in § 735-26 below.
- B. The amount of the performance guaranty is 100% of the cost of the work performed unless otherwise stated by the City Engineer. The amount shall be computed on the basis of costs required to make proper restorations or repairs, as per the City Engineer's bond estimate. The minimum amount deemed sufficient for such purposes shall be \$500 unless otherwise determined by the Director or the City Engineer. Alternatively, at the sole discretion of the applicant, an annual blanket bond in the amount

DB:dh  
12-09-25

R-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$4,600.84 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 a National Opioid Settlement Grant in the amount of Four Thousand Six Hundred Dollars and Eighty-Four Cents (\$4,600.84) for the use in 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 Four Thousand Six Hundred Dollars and Eighty-Four Cents ( \$4,600.84), 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: December 9, 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



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$4,600.84 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:** \$4,600.841

### 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:

- Scott Z.Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-7582

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Name

Phone/Email

**Scott Z. Parker**

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**From:** Stephanie Holmes  
**Sent:** Friday, November 14, 2025 10:48 AM  
**To:** Scott Z. Parker; Adriane McKendry; Kelly Mobley  
**Cc:** Nural Williams  
**Subject:** National Opioid Settlement Funds Received \$4,600.84

Good Morning,

The following deposits has been received in TD General account# 3487 related to the Opioid settlement. These will be posted to revenue code "G-02-XX-700-230" (National Opioid Settlement Fund) today.

10/31/2025	Incoming Money Transfer 0	NATIONAL OPIOIDS TRUST WALMART
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Thank you,

*Stephanie N. Holmes, MBA  
City Treasurer  
Department of Finance  
Treasurer's Office  
520 Market Street, RM 213  
Camden, NJ 08101*

(856) 757-7005  
[stholmes@camdennj.gov](mailto:stholmes@camdennj.gov)

MBS:dh  
12-09-25

R-25

**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	Action/Reason
Lereta LLC 6191 North State Hwy Suite 650 Irving, TX 75038	\$989.24	Refund tax payment. One check sent in for multiple properties with 2 properties already being paid for 4 <sup>th</sup> qtr taxes. B/L 612/29, 919 Florence St. in the amount of \$434.82 and B/L 1253/71, 578 Raritan St. in the amount of \$554.42.
Vision Abstract 100 Black Horse Pk #200B Williamstown, NJ 08094	\$488.45	Refund tax payment. For B/L 717/54, 1057 So Merrimac Rd, Camden, NJ. Refund 4 <sup>th</sup> qtr taxes due to owner being a 100% TDV as of Oct. 31, 2025.

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: December 9, 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: DECEMBER 9, 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

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		SA	11/21/25	

Approved by:  
Business Administrator

Signature

11/25/25  
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:** \$1,477.69

- One check sent in for multiple 4 qtr 2025 tax payments, with two properties already being paid.
- Refund Title Co for 4<sup>th</sup> qtr taxes due to owner being 100% TDV as of Oct. 31, 2025.

**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



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”

*Michelle D. Hill-Daman*

/2025

Michelle D. Hill, Tax Collector

Date

R-26

MBS:dh  
12-09-25

**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
Lillian Zhang 1116 Kaighn Ave Camden, NJ	Issue duplicate Cert for Cert No 08-02629 1116 Kaighn Ave., Camden, NJ, B /L 1315/4.
Harold Wallace 1057 S Merrimac Rd Camden, NJ	Cancel 1 <sup>st</sup> and 2 <sup>nd</sup> qtr 2026 taxes as well as any future billing due to owner being 100% TDV as of Oct. 31, 2025. Total \$938.53
Fig 20, LLC PO Box 12225 Newark, NJ 07101	1239 Langham Ave., Camden, NJ. Cert No 25001697. B/L 1290/105. Cancel Water/Sewer charges from the lien due to invalid charges since there was no service at the property. Total \$7,338.94

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: December 9, 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: DECEMBER 9, 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

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		<i>S.P.</i>	11/21/25	
Approved by: Business Administrator			11/25/25	
		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

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Signature \_\_\_\_\_ Date \_\_\_\_\_

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits/charges.

**FACTS/BACKGROUND:**

- Cancel CCMUA charges per CCMUA.
- Cancel Board Up Charges due to billing incorrect property.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$8,277.47

**IMPACT STATEMENT:**

- Duplicate Certificate for Property owner
- Cancel 2026 and any future tax payments due to 100% TDV
- Cancel water/sewer charges for Cert No 25001697 due to invalid charges since there was no service at the property.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Michelle D. Hill-Norman, Tax Collector

**COORDINATION:**

- N/A

Prepared by:

Latricia Berry

Name

856-757-7003 / LaRobins@camdenj.gov

Phone/Email

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to cancel/transfer.

December 9, 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
Lillian Zhang 1116 Kaighn Ave Camden, NJ	Duplicate Cert for Cert No 08-02629 1116 Kaighn Ave., Camden, NJ ... B/L 1315/4.
Harold Wallace 1057 S Merrimac Rd Camden, NJ	Cancel 1 <sup>st</sup> and 2 <sup>nd</sup> qtr 2026 taxes as well as any future billing due to owner being 100% TDV as of Oct. 31, 2025. Total \$938.53
Fig 20, LLC PO Box 12225 Newark, NJ 07101	1239 Langham Ave., Camden, NJ. Cert No 25001697. B/L 1290/105. Cancel Water/Sewer charges from the lien due to invalid charges since there was no service at the property. Total \$7,338.94

**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 CHARGES”

*Michelle D. Hill-Duman*

/2025

Michelle D. Hill, Tax Collector

Date

MBS:dh  
12-09-25

R-27

**RESOLUTION RESCINDING RESOLUTION "MC-24:9735" AUTHORIZING A REIMBURSABLE LOAN TO YCS HOME LLC IN AN AMOUNT NOT TO EXCEED \$105,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM DUE TO LACK OF ACTIVITY**

WHEREAS, the Council of the City of Camden by Resolution MC-24:9735 adopted October 8, 2024 authorized a reimbursable loan to YCS Home LLC in the amount not to exceed \$105,000 and authorized the execution of loan documents in connection with the Camden Strong Marco Capital Improvement Program; and

WHEREAS, YCS Home LLC has failed to demonstrate ongoing progress and provide timely updates on the project outcome; and

WHEREAS, the UEZ Coordinator sent a letter to YCS Home LLC advising that the City's reimbursable loan offer has been withdrawn due to a lack of demonstrated activity and communication indicating the continuation of the project.

WHEREAS, due to the aforementioned reasons, it is necessary to rescind Resolution MC-24:9735 due to lack of activity and cancel the funding; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Resolution MC-24:9735 is hereby rescinded for the reason 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: December 9, 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: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Cancellation of resolution MC-24-9735.those states Authorizing the execution loan documents to YCS in the amount does not exceed \$105,000.00 (lack of activity)**

Point of Contact: Joe Thomas Planning Development  
856-968-3531  
jothomas@camdennj.gov

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			11/25/25	

2025 OCT 31 AM 9:29

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.

<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** TITLE OF ORDINANCE/RESOLUTION : Resolution Authorizing Cancelation of resolution MC-24-9731.that states Authorizing the execution loan documents to Neuroelectric in the amount not exceed \$200,000.00

### FACTS/BACKGROUND:

- In accordance with UEZAF regulation funds will used in the UEZ business corridors
- Funds will attract promotes safe in our UEZ corridors
- Job Creation

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

- Cancelation of MC-24-9731. (200,000.00)

### IMPACT STATEMENT:

- This funding will allow for economic growth in our business corridors

### SUBJECT MATTER EXPERTS/ADVOCATES:

NA

### COORDINATION:

- In collaboration with the Urban Enterprise zone

Prepared by :Joe Thomas [jothomas@camdenj.gov](mailto:jothomas@camdenj.gov) /856-968-3531

---

Name

Phone/Email

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025 New term 2/2/26		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

7-Nov-25: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to cancel resolution MC-24-9731 authorizing contract between the city and Neutroelectric in the amount of \$200,000. There has been no activity on the agreement and the vendor was supplied with a certified letter cancelling the agreement.

24-Oct-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06449 for Resintech, Inc. in the amount of \$185,000. This amount is due based on the agreed percentage of the total bill totaling \$400,382.50. Total amount payable: \$185,000.00 This action closes out this purchase order.

17-Oct-25: The Department of Planning and Development – Camden UEZA Office processing PO #24-03926 for Smart Stitch LLC in the amount of \$700 for 500 bags received to promote the program. This action will close out the purchase order.

14-Oct-25: The Department of Planning and Development – Camden UEZA Office processing requisition #R2501540 for Gov Designs for the purpose of providing website portal access for applicants. Total Amount: \$2,100.00

25-Aug-25: The Department of Planning and Development – UEZ office is currently processing requisition #R2501437 in the amount of \$1,800 for the purpose of purchasing Camden Strong Bags to promote the program.

10-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the first payment for the Camden County Clerk's Office for the recording of notes for the Camen UEZ Macro Program. Receipt #2809334 Amount: \$13.00

The Department of Planning and Development – Camden UEZ Office is seeking council authorization to award a contract to the Heart of Camden through the UEZ Macro Capital Improvement Project for the purpose of supporting costs associated with the rehab of an under utilized partially vacant former Hardware Store. The applicant was vetted through NW Financial Group who performed the underwriting.

9-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the final payment to NW Financial for services rendered (underwriting for the Macro Capital Improvement Program). Please pay \$5,000 (Invoice CUEZ-2 \$2,400 and 0157-0625 UEZ \$2,600. This action will close out the purchase order.

13-Jun-25: The Department of Planning and Development – Camden UEZA Office is processing requisition R2501054 Camden County Clerk's Office in the amount of \$500 for filing purposes.

15-May-24: The Department of Planning and Development - Camden UEZA Office is requesting council

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

authorization to extend the term of the agreement through and including February 2, 2026 to allow ample time to complete the project. The UEZA Officer William Jenkins of the NJUEZA office approved a 12 month extension via email (see attached)

15-May-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06450 for Aries filter Works in the amount of 200,000 – Invoice #015022752. This action will close out this purchase order.

3-Dec-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to Amend Resolution to MC-24:9784 to reflect the following: Awarding a contract to Parkside Business Community who will be managing the project/awarding the funds to Glassy Brown Cookies.

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- Glassy Brown Cookies – 1250 Haddon Avenue (separate locations/applications)
  - Amount not to exceed \$60,000 (R2401787)

4-Oct-24: The Department of Planning and Development – Camden UEZA Office processing the first payment to NW Financial for services rendered (underwriting for the Macro Capital Improvement Program). Please pay \$35,000.00

Invoices: CUEZ-1: \$8,000; CUEZ-7: \$8,000; CUEZ-6: \$4,200; CUEZ-4: \$3,000; CUEZ-3: \$4,400; CUEZ-5: \$7,400.

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- Aries Filter Works – 1801 Federal Street
  - Amount not to exceed \$200,000 (R2401798)

This applicant is working in conjunction with its partner ResiTech. Separate EIN Numbers and different work is being performed.

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- Red Square Innovations LLC – 1566 Mt Ephraim Avenue (separate locations/applications)
  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in

Initial Report \_\_\_ Revised Report  Closing Report \_\_\_

## Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

**Budget:**

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUEZA Camden Strong Micro Capital Improvement Program

**RESOLUTION MC-24: 9735**  
*On Motion Of: Fallo Leyba-Martinez*  
**APPROVED: October 8<sup>th</sup>, 2024**

R-35

MBS:dh  
10-08-24

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO YCS HOME LLC IN AN AMOUNT NOT TO EXCEED \$105,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to YCS Home LLC in an amount not to exceed One Hundred Five Thousand Dollars (\$105,000.00) as part of Macro Capital Improvement program for funding the repair and restoration of the commercial property located at 39 N. 4<sup>th</sup> Street, Block 77, Lot 15; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$105,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; 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 "G-02-SB-667-230" 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 make a reimbursable loan to YCS Home LLC for an amount not to exceed One Hundred Five Thousand Dollars (\$105,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

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: October 8, 2024

The above has been reviewed  
and approved as to form.



On Tue, Jun 17, 2025 at 10:54 PM YCS HOME <ycshomellc@gmail.com> wrote:

**Hi Joe,**

It looks like obtaining the public certification may take some time—possibly another 3 to 4 weeks.

Given the timeline, if this does not provide adequate lead time, I would like to reduce our scope of work to stay under \$175,000.

Please let me know.

Thank you,  
YCS HOME

Per discussion over the phone  
attaching the scope of work reduce down

Let me know any question

YCS HOME LLC

On Mon, Jun 23, 2025 at 9:14 AM Joseph Thomas <[JoThomas@camden.nj.gov](mailto:JoThomas@camden.nj.gov)> wrote:

Ok i however the minimis \$50,000.00 I will need you to apply for another program that will accommodated you



Joe E. Thomas Jr. Phone: 856-968-3531

Economic Development Rep. UEZ Coordinator

City of Camden \ Department of Community Affairs

Email [jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)

---

**From:** YCS HOME <[yeshomellc@gmail.com](mailto:yeshomellc@gmail.com)>

**Sent:** Tuesday, June 17, 2025 7:31 PM

**To:** Joseph Thomas <[JoThomas@camden.nj.gov](mailto:JoThomas@camden.nj.gov)>

**Subject:** (EXTERNAL) Re: UEZ Loan - 39 N. 4th St Camden

Sorry, I mean stay under \$17500

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Re: (EXTERNAL) Re: Documents

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From YCS HOME LLC <ycshomellc@gmail.com>  
Date Thu 10/30/2025 11:32 AM  
To Joseph Thomas <JoThomas@camdennj.gov>

**[EXTERNAL EMAIL]** This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. City of Camden Employees should forward Messages That May Be Cyber Security Risks to PhishReport@camdennj.gov

Hello Joe

Last June's email response below

As discussed today, you will need to come in to complete a new application for the Micro Grant. In accordance with your request, we will not move forward with the Macro Grant at this time. Please note that all items must receive prior approval before any work begins.

Additionally, the attached invoice is still subject to prevailing wage guidelines. A second quote is required to move forward with the approval process.

On Thu, Oct 30, 2025 at 7:47 AM Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

Please contact me concerning this project completion



Joe E. Thomas Jr. Phone: 856-968-3531

Economic Development Rep. UEZ Coordinator

City of Camden \ Department of Community Affairs

Email [jthomas@ci.camden.nj.us](mailto:jthomas@ci.camden.nj.us)

---

**From:** Joseph Thomas  
**Sent:** Monday, April 21, 2025 12:30 PM  
**To:** YCS HOME LLC <[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)>  
**Subject:** RE: (EXTERNAL) Re: Documents

yes



Joe E. Thomas Jr. Phone: 856-968-3531

Economic Development Rep. UEZ Coordinator

City of Camden \ Department of Community Affairs

Email [jthomas@ci.camden.nj.us](mailto:jthomas@ci.camden.nj.us)

---

**From:** YCS HOME LLC <[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)>  
**Sent:** Monday, April 21, 2025 12:13 PM  
**To:** Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)>  
**Subject:** Re: (EXTERNAL) Re: Documents

Hi Joe

Would you make a schedule for documenting of the labor sheets.

Are you able on Wednesday morning?

Thank you

Tess

On Wed, Apr 16, 2025 at 2:30 PM Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

Give me a call when you can



**Joe E. Thomas Jr. Phone: 856-968-3531**

**Economic Development Rep. UEZ Coordinator**

**City of Camden \ Department of Community Affairs**

**Email [jthomas@ci.camden.nj.us](mailto:jthomas@ci.camden.nj.us)**

---

**From:** YCS HOME LLC <[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)>

**Sent:** Monday, March 17, 2025 9:42 AM

**To:** Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)>

**Subject:** Re: (EXTERNAL) Re: Documents

sounds good!

Thank you

On Mon, Mar 17, 2025 at 9:34 AM Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

Wednesday 930 am

Sent from my iPhone

On Mar 17, 2025, at 8:51 AM, YCS HOME LLC <[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)> wrote:

I am ok this Wednesday Morning or Friday Afternoon

Let me know any other times try to work it out

Thank you

On Mon, Mar 17, 2025 at 8:45 AM Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

When can you come in

<image001.jpg>

**Joe E. Thomas Jr. Phone: 856-968-3531**

**Economic Development Rep. UEZ Coordinator**

**City of Camden \ Department of Community Affairs**

**Email [jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)**

---

**From:** YCS HOME LLC <[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)>

**Sent:** Monday, March 17, 2025 8:33 AM

**To:** Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)>

**Subject:** Re: (EXTERNAL) Re: Documents

Yes, last week

I am attaching the title report again

Let me know any questions

Thank you

On Mon, Mar 17, 2025 at 8:30 AM Joseph Thomas <[JoThomas@camdenj.gov](mailto:JoThomas@camdenj.gov)> wrote:

Did you return the update title

Sent from my iPhone

On Mar 16, 2025, at 4:21 PM, YCS HOME LLC  
<[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)> wrote:

Hi Joe

Would you let me the loan status?

YCS Home

On Wed, Mar 12, 2025 at 8:42 PM YCS HOME LLC  
<[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)> wrote:

Hi Joe

Attached the Title Report Documents

Let me know any questions

Thank you

On Tue, Mar 11, 2025 at 12:23 PM YCS HOME LLC  
<[ycshomellc@gmail.com](mailto:ycshomellc@gmail.com)> wrote:

I will get this to you by this week

On Tue, Mar 11, 2025 at 9:17 AM Joseph Thomas  
<[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

Yes

<image001.jpg>

**Joe E. Thomas Jr. Phone: 856-968-3531**

**Economic Development Rep. UEZ Coordinator**

**City of Camden \ Department of Community Affairs**

**Email [jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)**

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**Sent:** Tuesday, March 11, 2025 9:14 AM

**To:** Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)>

**Subject:** (EXTERNAL) Re: Documents

Hi Joe

So you need a Title Report from Title Co?

That's the only outstanding thing?

YCS HOME

On Tue, Mar 11, 2025 at 9:08 AM Joseph Thomas  
<[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)> wrote:

1. YCS Home LLC for the \$105,000 loan. What they submitted was not a title report from a Title Co. licensed to do business in the State of NJ.

<image001.jpg>

**Joe E. Thomas Jr. Phone: 856-968-3531**

**Economic Development Rep. UEZ Coordinator**

**City of Camden \ Department of Community Affairs**

**Email [jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)**

**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

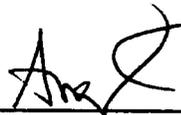
(green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)Grant Administrator: Joe ThomasGrant Administrator #: 757-7344

Grant/Project Name:		UEZ MACRO YCS \$105,000.00			
Grant #:		UEZ			
City Contract Date:					
Application Resolution #:			Appropriation Code:	G-02-sb-667-230	
Funding Source:		UEZF			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$105,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:	Camden City	
Date of Analysis:		10/30/2025	Reviewed By:	Joe Thomas	

**Summary: Payment #1** – The Department of Development and Planning/Housing Services is requesting a cancelation of MC-24-9735 award to Neuroelectric on the amount not to exceed \$105,000.00

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

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

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

## URBAN ENTERPRISE ZONE

October 30, 2025

Joe Thomas  
Urban Enterprise Zone  
520 Market Street  
Camden NJ 08102

**Subject: Notice of Grant Cancellation**

Dear YCS Home LLC,

We are writing to advise you that the funding awarded to YCS Home LLC, under the Camden Strong Macro Capital Improvement Program has been reviewed, and it has been determined that due to a lack of activity and no communication since July 2025, this funding will be cancelled effective immediately.

Recipients are required to demonstrate ongoing progress and provide updates toward project outcome. To date, our office has not received sufficient evidence of activity, nor any communication indicating continuation of project.

Regrettably, due to this, we have no option but to withdraw our offer.

We thank you for your participation and interest in the program and wish you the best in your future endeavors.

Sincerely,

Joe Thomas  
Economic Development Rep/UEZ Coordinator  
Dept. Of Community Affairs  
[jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)

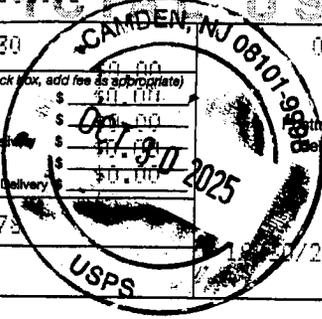
9589 0710 5270 2831 1841 23

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Mar 10 2025

Certified Mail Fee	\$5.30	0100
Extra Services & Fees (check box, add fee as appropriate)		11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$6.08</b>	



Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

MBS:dh  
12-09-25

R-28

**RESOLUTION RESCINDING RESOLUTION "MC-24:9731" AUTHORIZING A REIMBURSABLE LOAN TO NEUROELECTRIC IN AN AMOUNT NOT TO EXCEED \$200,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM DUE TO LACK OF ACTIVITY**

WHEREAS, the Council of the City of Camden by Resolution MC-24:9731, adopted on October 8, 2024, authorized a reimbursable loan to Neuroelectric in the amount not to exceed \$200,000 and authorized the execution of loan documents in connection with the Camden Strong Marco Capital Improvement Program; and

WHEREAS, it has been determined that Neuroelectric has failed to respond to the City with timely updates, and no renovation activity has taken place as is required by the terms of the reimbursement loan; and

WHEREAS, due to the reasons mentioned above, it is necessary to rescind Resolution MC-24:9731 due to lack of activity and cancel the reimbursable loan offer; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Resolution MC-24:9731 is hereby rescinded for the reason 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: December 9, 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: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Cancelation of resolution MC-24-9731.those states Authorizing the execution loan documents to Neuroelectric in the amount not exceed \$200,000.00 (lack of activity)**

Point of Contact: Joe Thomas Planning Development  
856-968-3531  
jothomas@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
------	----------------------------	-------	-------

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		11/2	
Supporting Department Director (if necessary)			11/7/28	
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator			11/25/25	

2025 OCT 31 AM 9:22

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.

<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.

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and DevelopmentGrant Administrator: Joseph ThomasGrant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:		1/1/2023 – 2/2/2025 New term 2/2/26		Location of Activity: City Wide	
Date of Analysis:		8/2/2022		Reviewed By: Kelly Mobley	

**Summary:**

7-Nov-25: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to cancel resolution MC-24-9731 authorizing contract between the city and Neutroelectric in the amount of \$200,000. There has been no activity on the agreement and the vendor was supplied with a certified letter cancelling the agreement.

24-Oct-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06449 for Resintech, Inc. in the amount of \$185,000. This amount is due based on the agreed percentage of the total bill totaling \$400,382.50. Total amount payable: \$185,000.000 This action closes out this purchase order.

17-Oct-25: The Department of Planning and Development – Camden UEZA Office processing PO #24-03926 for Smart Stitch LLC in the amount of \$700 for 500 bags received to promote the program. This action will close out the purchase order.

14-Oct-25: The Department of Planning and Development – Camden UEZA Office processing requisition #R2501540 for Gov Designs for the purpose of providing website portal access for applicants. Total Amount: \$2,100.00

25-Aug-25: The Department of Planning and Development – UEZ office is currently processing requisition #R2501437 in the amount of \$1,800 for the purpose of purchasing Camden Strong Bags to promote the program.

10-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the first payment for the Camden County Clerk's Office for the recording of notes for the Camen UEZ Macro Program. Receipt #2809334 Amount: \$13.00

The Department of Planning and Development – Camden UEZ Office is seeking council authorization to award a contract to the Heart of Camden through the UEZ Macro Capital Improvement Project for the purpose of supporting costs associated with the rehab of an under utilized partially vacant former Hardware Store. The applicant was vetted through NW Financial Group who performed the underwriting.

9-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the final payment to NW Financial for services rendered (underwriting for the Macro Capital Improvement Program). Please pay \$5,000 (Invoice CUEZ-2 \$2,400 and 0157-0625 UEZ \$2,600. This action will close out the purchase order.

13-Jun-25: The Department of Planning and Development – Camden UEZA Office is processing requisition R2501054 Camden County Clerk's Office in the amount of \$500 for filing purposes.

15-May-24: The Department of Planning and Development - Camden UEZA Office is requesting council

**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

(green - g; yellow - y; red - r)

authorization to extend the term of the agreement through and including February 2, 2026 to allow ample time to complete the project. The UEZA Officer William Jenkins of the NJUEZA office approved a 12 month extension via email (see attached)

15-May-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06450 for Aries filter Works in the amount of 200,000 – Invoice #015022752. This action will close out this purchase order.

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Invoices: CUEZ-1: \$8,000; CUEZ-7: \$8,000; CUEZ-6: \$4,200; CUEZ-4: \$3,000; CUEZ-3: \$4,400; CUEZ-5: \$7,400.

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- Aries Filter Works – 1801 Federal Street
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This applicant is working in conjunction with its partner ResiTech. Separate EIN Numbers and different work is being performed.

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  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_

## Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

Budget:

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA Camden Strong Micro Capital Improvement Program

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION** TITLE OF ORDINANCE/RESOLUTION : Resolution Authorizing Cancellation of resolution MC-24-9731.that states Authorizing the execution loan documents to Neuroelectric in the amount not exceed \$200,000.00

### FACTS/BACKGROUND:

- In accordance with UEZAF regulation funds will used in the UEZ business corridors
- Funds will attract promotes safe in our UEZ corridors
- Job Creation

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

- Cancellation of MC-24-9731. (200,000.00)

### IMPACT STATEMENT:

- This funding will allow for economic growth in our business corridors

### SUBJECT MATTER EXPERTS/ADVOCATES:

NA

### COORDINATION:

- In collaboration with the Urban Enterprise zone

Prepared by :Joe Thomas [jothomas@camdenj.gov](mailto:jothomas@camdenj.gov) /856-968-3531

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Name

Phone/Email

**Bureau of Grants Management Grant Summary Form**Grant Status Code: **G**

(green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)Grant Administrator: Joe ThomasGrant Administrator #: 757-7344

Grant/Project Name:		UEZ MACRO Neuroelectric \$200,000.00			
Grant #:		UEZ			
City Contract Date:					
Application Resolution #:			Appropriation Code:	G-02-sb-667-230	
Funding Source:		UEZF			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$105,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:	Camden City	
Date of Analysis:		10/30/2025	Reviewed By:	Joe Thomas	

**Summary: Payment #1** – The Department of Development and Planning/Housing Services is requesting a cancelation of MC-24-9731 award to Neuroelectric on the amount not to exceed \$200,000.00

MBS:dh  
10-08-24

**RESOLUTION MC-24: 9731**  
**On Motion Of: Fallo Leyba-Martinez**  
**APPROVED: October 8<sup>th</sup>, 2024**

R-31

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO NEUTROELECTRIC IN AN AMOUNT NOT TO EXCEED \$200,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to Neutroelectric in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) as part of Macro Capital Improvement program for funding the renovation of their newly acquired headquarters located at 2079-2081 Federal Street, Block 1145, Lot 24-25; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$200,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; 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 "G-02-SB-667-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

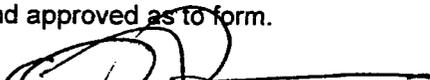
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to Neutroelectric for an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

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: October 8, 2024

The above has been reviewed  
and approved as to form.



## **Joseph Thomas**

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**From:** Joseph Thomas  
**Sent:** Monday, July 28, 2025 8:40 AM  
**To:** dcastley@neuroelectric.com  
**Cc:** Alayna Brown  
**Subject:** RE: MACRO Urgent Request for Scope of Work – Immediate Action Required

Dear Neuroelectric Team,

I hope this message finds you well.

This letter serves as final notice regarding your pending award. Due to the upcoming expiration of the associated funding and the continued lack of response from your organization, we regret to inform you that the award will be rescinded unless we receive a complete and detailed scope of work within **one (10) calendar day** from the date of this notice.

We have made several attempts to engage with you on this matter. As of today, we have not received the necessary documentation to proceed, and the delay jeopardizes the timely execution of this project under the terms of the grant.

If you wish to retain this opportunity, please submit the required scope of work immediately. Failure to do so will result in the formal withdrawal of your award.

Thank you for your attention and immediate action.

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**Joe E. Thomas Jr. Phone: 856-968-3531**  
Economic Development Rep. UEZ Coordinator  
City of Camden \ Department of Community Affairs  
Email jothomas@ci.camden.nj.us

## URBAN ENTERPRISE ZONE

October 30, 2025

Joe Thomas  
Urban Enterprise Zone  
520 Market Street  
Camden NJ 08102

**Subject: Notice of Grant Cancellation**

Dear Neutroelectric,

We are writing to advise you that the funding awarded to Neutroelectric, under the Camden Strong Macro Capital Improvement Program has been reviewed, and it has been determined that due to a lack of activity and no communication since July 2025, this funding will be cancelled effective immediately.

Recipients are required to demonstrate ongoing progress and provide updates toward project outcome. To date, our office has not received sufficient evidence of activity, nor any communication indicating continuation of project.

Regrettably, due to this, we have no option but to withdraw our offer.

We thank you for your participation and interest in the program and wish you the best in your future endeavors.

Sincerely,

Joe Thomas  
Economic Development Rep/UEZ Coordinator  
Dept. Of Community Affairs  
[jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)

U.S. Postal Service™  
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Camden, NJ 08102

Certified Mail Fee \$5.30

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$0.78

Total Postage and Fees \$6.08

Sent To

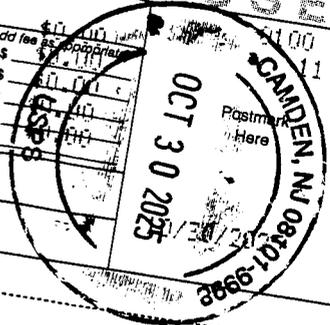
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

EO 4251  
DTT 0411  
025  
DTL 0210  
6856

OFFICIAL USE



AV:dh  
12-09-25

R-29

**RESOLUTION RESCINDING RESOLUTION "MC-25:9845" AUTHORIZING A REIMBURSABLE LOAN TO PARKSIDE BUSINESS COMMUNITY IN PARTNERSHIP FOR AN AMOUNT NOT TO EXCEED \$60,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Council of the City of Camden by Resolution MC-25:9875 adopted January 14, 2025, authorized an amendment to a reimbursable loan to Parkside Business Community In Partnership (PBCIP) in the amount not to exceed \$60,000 and authorized the execution of loan documents in connection with the Camden Strong Marco Capital Improvement Program; and

WHEREAS, it has been determined that PBCIP has failed to respond to the City with timely updates and no activity has taken place for the reimburseable loan; and

WHEREAS, due to the aforementioned reasons it is necessary to rescind Resolution MC-25:9875 due to lack of activity and cancel funding; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Resolution MC-25:9875 is hereby rescinded for the reason 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: December 9, 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

CITY OF CAMDEN  
FINANCE DEPARTMENT

2025 NOV 20 PM 3:20

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Cancelation of resolution MC-25-9845 to PBCIP in the amount no to exceed \$60,000 and the loan documents from the Camden Strong MACRO UEZ program**

Point of Contact: Joe Thomas Planning Development  
856-968-3531  
jothomas@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director	Y		11/22	
Supporting Department Director (if necessary)			11/24/25	
Director of Grants Management			11/21/25	
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator			11/25/25	

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.

<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** TITLE OF ORDINANCE/RESOLUTION Authorizing  
Cancellation of resolution MC-25-9845 to PBCIP in the amount no to exceed \$60,000 and the  
loan documents from the Camden Strong MACRO UEZ program

**FACTS/BACKGROUND:**

- Lack of activity

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

- 60,000.00

**IMPACT STATEMENT:**

- This funding will allow for economic growth in our business corridors

**SUBJECT MATTER EXPERTS/ADVOCATES:**

NA

**COORDINATION:**

- In collaboration with the Urban Enterprise zone

Prepared by :Joe Thomas [jothomas@camdennj.gov](mailto:jothomas@camdennj.gov) /856-968-3531

---

Name

Phone/Email

**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025 New term 2/2/26		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

20-Nov-25: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to cancel resolution MC-25-9845 authorizing contract between the city and Parkside Business Community In Partnership in the amount of \$60,000. There has been no activity on the agreement and the vendor was supplied with a certified letter cancelling the agreement.

14-Nov-25: The Department of Planning and Development – Camden UEZA Office purchase order 25-04653 for Gov Designs for website (renewal) portal access for applicants. Total Amount: \$2,100.00

7-Nov-25: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to cancel resolution MC-24-9731 authorizing contract between the city and Neutroelectric in the amount of \$200,000. There has been no activity on the agreement and the vendor was supplied with a certified letter cancelling the agreement.

24-Oct-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06449 for Resintech, Inc. in the amount of \$185,000. This amount is due based on the agreed percentage of the total bill totaling \$400,382.50. Total amount payable: \$185,000.000 This action closes out this purchase order.

17-Oct-25: The Department of Planning and Development – Camden UEZA Office processing PO #24-03926 for Smart Stitch LLC in the amount of \$700 for 500 bags received to promote the program. This action will close out the purchase order.

14-Oct-25: The Department of Planning and Development – Camden UEZA Office processing requisition #R2501540 for Gov Designs for the purpose of providing website portal access for applicants. Total Amount: \$2,100.00

25-Aug-25: The Department of Planning and Development – UEZ office is currently processing requisition #R2501437 in the amount of \$1,800 for the purpose of purchasing Camden Strong Bags to promote the program.

10-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the first payment for the Camden County Clerk's Office for the recording of notes for the Camen UEZ Macro Program. Receipt #2809334 Amount: \$13.00

The Department of Planning and Development – Camden UEZ Office is seeking council authorization to award a contract to the Heart of Camden through the UEZ Macro Capital Improvement Project for the purpose of supporting costs associated with the rehab of an under utilized partially vacant former Hardware Store. The

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

applicant was vetted through NW Financial Group who performed the underwriting.

9-Jul-25: The Department of Planning and Development – Camden UEZA Office processing the final payment to NW Financial for services rendered (underwriting for the Macro Capital Improvement Program). Please pay \$5,000 (Invoice CUEZ-2 \$2,400 and 0157-0625 UEZ \$2,600. This action will close out the purchase order.

13-Jun-25: The Department of Planning and Development – Camden UEZA Office is processing requisition R2501054 Camden County Clerk's Office in the amount of \$500 for filing purposes.

15-May-24: The Department of Planning and Development – Camden UEZA Office is requesting council authorization to extend the term of the agreement through and including February 2, 2026 to allow ample time to complete the project. The UEZA Officer William Jenkins of the NJUEZA office approved a 12 month extension via email (see attached)

15-May-25: The Department of Planning and Development – Camden UEZA Office is processing PO #24-06450 for Aries filter Works in the amount of 200,000 – Invoice #015022752. This action will close out this purchase order.

3-Dec-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to Amend Resolution to MC-24:9784 to reflect the following: Awarding a contract to Parkside Business Community who will be managing the project/awarding the funds to Glassy Brown Cookies.

24-Oct-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award a contract to the following UEZ business in the City of Camden that has qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applicant and performed the underwriting:

- Glassy Brown Cookies – 1250 Haddon Avenue (separate locations/applications)
  - Amount not to exceed \$60,000 (R2401787)

4-Oct-24: The Department of Planning and Development – Camden UEZA Office processing the first payment to NW Financial for services rendered (underwriting for the Macro Capital Improvement Program). Please pay \$35,000.00

Invoices: CUEZ-1: \$8,000; CUEZ-7: \$8,000; CUEZ-6: \$4,200; CUEZ-4: \$3,000; CUEZ-3: \$4,400; CUEZ-5: \$7,400.

18-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award a contract to a UEZ businesses in the City of Camden that has qualified for the MACRO Capital Improvement Program per NW Financial LLC who has vetted the application and performed the underwriting:

- Aries Filter Works – 1801 Federal Street
  - Amount not to exceed \$200,000 (R2401798)

This applicant is working in conjunction with its partner ResiTech. Separate EIN Numbers and different work is being performed.

16-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- Red Square Innovations LLC – 1566 Mt Ephraim Avenue (separate locations/applications)
  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 - 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

**Budget:**

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January - March: due April 30<sup>th</sup>; April - June: due July 31<sup>st</sup>; July - September: due October 31<sup>st</sup>; October - December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**NUZA Camden Strong Micro Capital Improvement Program

## Cancellation Resolution

---

From Kelly Mobley <KeMobley@camdennj.gov>

Date Mon 11/10/2025 2:52 PM

To Joseph Thomas <JoThomas@camdennj.gov>

Cc Dr. Edward C. Williams, Dir. of Planning & Development <EdWillia@camdennj.gov>

Good afternoon Joe. I can not cancel the contract with PBCIP. Your letter is dated November 6, 2025 and it stipulates that they have 10 days to respond. (They would have at least until the 16th).

Also, it does not appear to be signed for.

Will have to send this one back.

Kelly Mobley  
Coordinator of Federal and State Aid  
Department of Finance - Bureau of Grants Management  
Camden City Hall - Suite 316  
Camden, NJ 08101  
Direct Line: (856) 602-4521  
Main Line: (856) 757-7689



**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

(green - g; yellow - y; red - r)

Department: Development and PlanningGrant Administrator: Joe ThomasGrant Administrator #: 757-7344

Grant/Project Name:		MACRO \$60,000.00			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:			Appropriation Code:	G002-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:	N/A
Term of Grant:		8/2022-8/2025/		Location of Activity:	Camden City
Date of Analysis:		11/5/2025		Reviewed By:	Joe Thomas

**Summary: - #1**

The Department of Development and Planning is requesting cancelation of payment request to PBIP (lack of activity) resolution MC-25-9875

Total \$60,000.00

**RESOLUTION MC-25: 9875**  
**On Motion Of: Nohemi Soria-Perez**  
**APPROVED: January 14<sup>th</sup>, 2025**

R-36

DB:sde  
01-14-25

**RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION R-36, MC-24:9784 WHICH AUTHORIZED A REIMBURSABLE LOAN TO GLASSY BROWN COOKIES IN AN AMOUNT NOT TO EXCEED \$60,000.00 AND AUTHORIZED THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, on November 14, 2024, the Council of the City of Camden passed Resolution R-36, MC-24:9784 which authorized a reimbursable loan to Glassy Brown Cookies in the amount not to exceed SIXTY THOUSAND DOLLARS (\$60,000.00) and authorized the execution of loan documents in connection with the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the Department of Planning and Development is seeking authorization to amend the resolution to award the Contract to Parkside Business Community In Partnership (PBCIP) as the Principal who will manage the Project as the grantee of the application; and

WHEREAS, it is necessary to amend Resolution R-36, MC-24:9784 to award a contract to PBCIP as the Principal of the application to manage the Project and award funds to Glassy Brown Cookies; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Resolution R-36, MC-24:9784 which authorized a reimbursable loan to Glassy Brown Cookies in the amount not to exceed SIXTY THOUSAND DOLLARS (\$60,000.00) and authorized the execution of loan documents in connection with the Camden Strong Macro Capital Improvement Program, be amended to award the Contract to PBCIP as the Principal who will manage the Project and award the funds to Glassy Brown Cookies.

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.

Dated: January 14, 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

## URBAN ENTERPRISE ZONE

November 06, 2025

Joe Thomas  
Urban Enterprise Zone  
520 Market Street  
Camden NJ 08102

**Subject: Notice of Grant Cancellation**

Dear Parkside Business Community In Partnership,

We are writing to provide formal notice regarding the funding awarded to **PBCIP Inc.** under the Camden Strong Macro Capital Improvement Program. Following a recent review, it appears that there has been limited activity and no communication from your organization since July 2025.

As part of the program requirements, recipients are expected to demonstrate ongoing progress and provide regular updates toward project outcomes. Currently, our office has not received sufficient documentation or correspondence to confirm continued project activity.

Please consider this message as **official notice** that you have **ten (10) days** from the date of this letter to provide documentation or communication demonstrating progress on your project. If no response is received within that timeframe, the funding will be subject to cancellation.

We appreciate your participation and interest in the program and hope to hear from you soon.

Sincerely,

Joe Thomas  
Economic Development Rep/UEZ Coordinator  
Dept. Of Community Affairs  
[jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)



**Joe E. Thomas Jr. Phone: 856-968-3531**  
Economic Development Rep. UEZ Coordinator  
City of Camden \ Department of Community Affairs  
Email [joethomas@ci.camden.nj.us](mailto:joethomas@ci.camden.nj.us)

**From:** Joseph Thomas  
**Sent:** Monday, July 7, 2025 1:25 PM  
**To:** John Bond <[jbond@pbcip.org](mailto:jbond@pbcip.org)>  
**Cc:** Sarah Bailey-Drummond <[sdrummond@pbcip.org](mailto:sdrummond@pbcip.org)>; Bridget Phifer <[bphifer@pbcip.org](mailto:bphifer@pbcip.org)>  
**Subject:** RE: (EXTERNAL) 1250 Haddon Ave Backyard Pictures

Great

Please submit the following not limited to :

- CO
- CA
- Receipts
- AIA
- Pictures
- Invoice

And we will schedule closing



**Joe E. Thomas Jr. Phone: 856-968-3531**  
Economic Development Rep. UEZ Coordinator  
City of Camden \ Department of Community Affairs  
Email [joethomas@ci.camden.nj.us](mailto:joethomas@ci.camden.nj.us)

**From:** John Bond <[jbond@pbcip.org](mailto:jbond@pbcip.org)>  
**Sent:** Monday, July 7, 2025 1:16 PM  
**To:** Joseph Thomas <[JoThomas@camden.nj.gov](mailto:JoThomas@camden.nj.gov)>

Cc: Sarah Bailey-Drummond <[sdrummond@pbcip.org](mailto:sdrummond@pbcip.org)>; Bridget Phifer <[bphifer@pbcip.org](mailto:bphifer@pbcip.org)>  
Subject: (EXTERNAL) 1250 Haddon Ave Backyard Pictures

**[EXTERNAL EMAIL]** This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. City of Camden Employees should forward Messages That May Be Cyber Security Risks to [PhishReport@camdennj.gov](mailto:PhishReport@camdennj.gov)

Joe,

I hope all is well, I'm forwarding the attached pictures that verifies that the backyard work has been completed at 1250 Haddon Ave.

Please respond to this email if you have any questions.

Thanks

**John E Bond**  
**Project Manager**  
**Parkside Business & Community In Partnership**  
**1487 Kenwood Ave Camden NJ 08103**  
**Phone: (856) 964-0440**  
**Fax: (856) 964-3664**  
**Email: [jbond@pbcip.org](mailto:jbond@pbcip.org)**

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PS Form 3800, January 2023 PSN 7500 03-000-9047  
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12-09-25

A-30

**RESOLUTION AUTHORIZING THE APPLICATION TO THE NEW JERSEY DEPARTMENT  
OF COMMUNITY AFFAIRS TO APPLY FOR A \$192,000 GRANT FOR THE URBAN  
ENTERPRISE ZONE ADMINISTRATIVE BUDGET**

WHEREAS, the City of Camden desires to submit an application to the New Jersey Urban Enterprise Zone Authority, which is part of the New Jersey Department of Community Affairs, for an Urban Enterprise Zone Grant to fund the FY 2026 Camden UEZ Program's administrative budget for the period of January 1, 2026 until June 30, 2026; and

WHEREAS, City Council believes that the submission of such grant application is in the best interest of the residents of the City of Camden; 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 Urban Enterprise Zone Authority in the amount of One Hundred Ninety-Two Thousand Dollars (\$192,000.00) for the purpose of funding the Camden UEZ Program's administrative budget for Fiscal Year 2026 from January 1, 2026 until June 30, 2026, 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: December 9, 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: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing application to the UEZAF on the amount not to exceed \$192,00.00 for administrative <sup>adv</sup> budget the periods of 1/1/2026-6/30/2026

Point of Contact: Joe Thomas Planning Development  
856-968-3531  
jothomas@camdennj.gov

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		1/12	
Supporting Department Director (if necessary)	Y		11/3/25	
Director of Grants Management	Y		11/7/25	
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator			11/25/25	

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.

<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** TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing application to the UEZAF on the amount not to exceed \$192,00.00 for administrivia budget the periods of 1/1/2026- 6/30/2026

### FACTS/BACKGROUND:

- In accordance with UEZAF regulation funds will used in the UEZ business corridors
- Funds will attract promotes safe in our UEZ corridors
- Job Creation

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

- Not to exceed \$192,000.00

### IMPACT STATEMENT:

- This funding will allow for economic growth in our business corridors

### SUBJECT MATTER EXPERTS/ADVOCATES:

NA

### COORDINATION:

- In collaboration with the Urban Enterprise zone

Prepared by :Joe Thomas [jothomas@camdennj.gov](mailto:jothomas@camdennj.gov) /856-968-3531

---

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	NA
Name of Vendor	DCA UEZAF
Purpose or Need for service:	Application to the UEZAF for Administrative budget for FY 2026
Contract Award Amount	Not to exceed \$192,000.00
Term of Contract	1 year
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
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?	Yes

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.

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:			Urban Enterprise Zone Authority (UEZA Administration 26)		
Grant #:			UEZA FY 26 (July 1 2025 – December 31, 2025)		
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code :		
Funding Source:			Urban Enterprise Zone Authority		
Pass Through:	Y	N	Source:	City	
Amount of Grant:			\$145,720.00 + \$192,000.00		
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:		7/1/25 – 6/30/26		Location of Activity:	
Date of Analysis:		19-Mar-25		Reviewed By:	Kelly Mobley

**Summary:**

3-Nov-25: The Department of Planning and Development - Camden UEZA Office is requesting council Authorization to submit an application to the NJ State Office of the Urban Enterprise Zone Authority to administer the FY 2026 Camden UEZA Program. This funding request will cover the remainder of fiscal year 2026 beginning January 1, 2026. The requested budget is as follows:

Personnel:	\$97,500.00
Fringe:	\$55,500.00
Operating/Advertising:	\$26,650.00
Operating/Non-UEZ Admin:	\$4,250.00
Operating/Non-UEZ Hired Service:	\$4,500.00
Office Supplies:	\$3,600.00

**Total: \$192,000**

6-Oct-25: The Department of Planning and Development - Camden UEZA Office is requesting council Authorization to submit an application to the NJ State Office of the Urban Enterprise Zone Authority to administer the FY 2026 Camden UEZA Program which beginning 1/1/2026. The requested budget is as follows for fiscal year 2026:

Personnel:	\$94,470.00
Fringe:	\$49,250.00
Materials and Supplies:	\$2,000.00
<b>Total:</b>	<b>\$145,720.00</b>

Funding is for the 2<sup>nd</sup> half of the fiscal year.

21-Jul-25: The Department of Planning and Development - Camden UEZA Office is requesting council Authorization to accept \$145,750 for the Camden UEZ Administrative budget. Funding will be utilized towards administrative costs as outlined below. The July UEZ Meeting Recording was available and it was unanimously approved (30 minutes into the recording). (See attached agenda). This is being advanced to ensure that the appropriation codes are established within the grant period.

19-Mar-25: The Department of Planning and Development - Camden UEZA Office is requesting council Authorization to submit an application to the NJ State Office of the Urban Enterprise Zone Authority to administer the FY 2026 Camden UEZA Program which begins July 1, 2025. The requested budget is as follows for fiscal year 2026:

Personnel:	\$94,470.00
------------	-------------

Initial Report \_\_\_\_\_ Revised Report   ✓   Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code:   G**  
(green - g; yellow - y; red - r)

Fringe:	\$49,250.00
Materials and Supplies:	\$2,000.00
<b>Total:</b>	<b>\$145,720.00</b>

Funding is for the first half of the year.

**Time Lines:** July 1, 2025 –December 31, 2025

The resolution is needed prior to presentation before the State UEZA Board in May.

**Problematic Areas/Recommendations:** Any funding not utilized once awarded will be returned to the State and made available for future use.

**UEZ FY 2026**

# Resolutions

## RESOLUTIONS:

1. Must attach a completed, signed and dated Resolution to the Certification Sheets section under Resolution – Schedule I otherwise it will be REJECTED!
2. Must reference the SAGE application title
3. The total UEZ requested amount must be typed on the Resolution as follows:  
....not to exceed the total UEZ requested amount of \$\_\_\_\_ or for a UEZ requested amount up to \$\_\_\_\_.



City of Camden \ Department of Community Affairs  
Email [jothomas@ci.camden.nj.us](mailto:jothomas@ci.camden.nj.us)

**From:** Timothy J. Cunningham <[TJCunning@camden.nj.gov](mailto:TJCunning@camden.nj.gov)>

**Sent:** Saturday, November 1, 2025 7:12 AM

**To:** Joseph Thomas <[JoThomas@camden.nj.gov](mailto:JoThomas@camden.nj.gov)>

**Cc:** Daniel S. Blackburn <[DaBlackb@camden.nj.gov](mailto:DaBlackb@camden.nj.gov)>; Dionne Hicks-Giles <[DiHicks@camden.nj.gov](mailto:DiHicks@camden.nj.gov)>

**Subject:** Title

Joe,

Please fix this title:

Resolution Authorizing Application To The UEZAF for \$172,950 Not To Exceed Or Greater Than \$192,000 For The UEZ Administrative Budget For The Periods Of 1/26 to 6/30/26

TJC

Taking DCA off this chain. The following two sentences are not the same.

....not to exceed the total UEZ requested amount of \$\_\_\_\_\_, or for a UEZ requested amount up to \$\_\_\_\_\_.

Resolution Authorizing Application To The UEZAF for \$172,950 Not To Exceed Or Greater Than \$192,000 For The UEZ Administrative Budget For The Periods Of /1/26 to 6/30/26

TJC

**From:** Joseph Thomas <[JoThomas@camdennj.gov](mailto:JoThomas@camdennj.gov)>

**Sent:** Monday, November 3, 2025 8:02 AM

**To:** Timothy J. Cunningham <[TJCunning@camdennj.gov](mailto:TJCunning@camdennj.gov)>

**Cc:** Daniel S. Blackburn <[DaBlackb@camdennj.gov](mailto:DaBlackb@camdennj.gov)>; Dionne Hicks-Giles <[DiHicks@camdennj.gov](mailto:DiHicks@camdennj.gov)>; Dr. Edward C. Williams, Dir. of Planning & Development <[EdWillia@camdennj.gov](mailto:EdWillia@camdennj.gov)>; Zayas, Joyce <[joyce.zayas@dca.nj.gov](mailto:joyce.zayas@dca.nj.gov)>; Kelly Mobley <[KeMobley@camdennj.gov](mailto:KeMobley@camdennj.gov)>

**Subject:** RE: Title

---

Mr. Cunningham

This has been an ongoing discussion. I have spoken with the City Attorney's Office and the Finance Department, and I have included DCA in this communication, as this matter falls under their requirements and preferred language. Please provide guidance on how to resolve this issue in a way that satisfies DCA's requirements.

See comments below

=====

Good afternoon Joe,

Hope all is well.

Please remember the total UEZ requested amount must be typed on the Resolutions as follows:

....not to exceed the total UEZ requested amount of \$\_\_\_\_\_, or for a UEZ requested amount up to \$\_\_\_\_\_.

Thank you for your usual cooperation! ●

**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)

Grant Administrator: Joe Thomas

Grant Administrator #: 968-3531

Community De- v. Corp

Grant/Project Name:		Urban Enterprise Camden Strong administration 2026 1/1/2026-6/30/2026 \$ 192,000.00			
Grant #: 2026-08004-0447		UEZAF			
City Contract Date: TBD					
Application Resolution #9387:			Appropriation Code :	TBD	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		\$\$192,000			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	TBD		Accepting Grant Resolution # TBD		
Term of Grant:	1/1/2026-6/30/2026		Location of Activity:	Camden	
Date of Analysis:	9/26//2025		Reviewed By:	Joe Thomas	

**Summary 1**

The Department of Development and Planning/UEZ requested authoritarian to make application to the UEZAF in the amount no to exceed \$192,000.00

**New Jersey Department of Community Affairs  
APPLICATION FOR GRANT FUNDS**

**STANDARD GRANT COVER SHEET**

2026-08004-0447

<b>1. DCA Program to Which Applicant is Applying:</b> Urban Enterprise Zone - Camden 2026			
<b>2. Name of Applicant Agency</b> Camden City			
<b>3. Street Address</b> City Hall <span style="float:right">520 Market Street</span>			
<b>City</b> Camden	<b>State</b> New Jersey	<b>Zip Code</b> 08101-5120	<b>County</b> Camden
<b>4. Official Contact Person</b> Ms. Kelly Mobley		<b>Title</b> Coordinator for Federal a	<b>Phone number</b> (856) 757-7689
<b>5. Program Contact Person</b> Mr. Joseph Thomas		<b>Title</b> UEZ Coordinator	<b>Phone Number</b> (856) 968-3531
<b>6. Proposed Project/Grant Title</b> CAMDEN UEZ ADMIN BUDGET FY26: 1-1-26 TO 6-30-26			
<b>Program Type</b> Administrative Budget: Joseph Thomas			
<b>7. Total Cost of the Project</b> \$192,000	<b>8. Requested Amount</b> \$192,000		<b>9. Funds from Other Sources</b> \$0
<b>10. Project Location (if Different from Applicant Agency)</b>			
<b>Street Address</b> 520 Market Street			
<b>City</b> Camden	<b>State</b> New Jersey	<b>Zip</b>	<b>Room Number</b>
<b>11. Vendor Number</b> 216000418-09		<b>12. Employer ID</b> 216000418	<b>13. Tax Exempt ID</b> 216000418
<b>14. Area(s) Benefiting:</b>			
<b>15. Briefly describe the project for which you are seeking funds.</b> To provide funds for continued growth toward the municipality's projected Fiscal Year total 2026 total Urban Enterprise Zone administrative budget for the allocation ending in 2026			

16. a. Will any member of the Board of Directors/Trustees receive any direct or indirect personal or monetary gain from the funding of this grant?

Yes  No

b. Does any member of the Board of Directors/Trustees serve on any board, council commission, committee or task force which has regulatory or advising influence on the funding program?  Yes  No

If yes, please describe:

17. Fiscal Contact Person

Mr. Scott Z Parker

Title

Director of Finance

Phone Number

(856) 952-9250

18. Agency Fiscal Year

7/1 to 6/30

19. Name of CPA Firm Appointed by Grantee

Bowman & Co. LLP

20. **Certification:** The applicant certifies that to the best of his/her knowledge and belief all data supplied in this application and attachments are true and correct. The document has been duly authorized by the governing body of the applicant and further understands and agrees that any grant received as a result of this application shall be subject to the grant conditions and other policies, regulation, and rules issued by the New Jersey Department of Community Affairs which include provisions described in grant applications instructions.

Name and Title of Applicant (Print)

Signature of Applicant

Date of Application

## OBJECTIVES

Objective Number: 1

Short Description: UEZ Admin Budget 2026

### Detailed Description

Despite the challenging economic climate, the Camden UEZ Office is committed to increase jobs and UEZ membership. Camden's goal for 2026 is to increase UEZ membership by 20% (roughly 20 members).

### Methods

Membership will be increased by continuing successful practices such as print advertising, site visits, direct mailings, phone calls, and the Internet. Camden anticipates increasing membership recruitment via the new Advertising Campaign. With the NJUEZA's support, Camden plans to implement these referenced projects. Some projects (years 3 or 4) are established and will build on past success. The others are partnerships with viable Camden agencies with proven capacity.

### Evaluation

Membership goals will be tracked weekly and re-evaluated every quarter. Projects are also tracked on a quarterly base by the NJUEZA via Sage. Monthly project reports will be submitted to the Camden office.

Application Program Component: Joseph Thomas

## Scope of Services

This fund application is intended to support the cost associated with the Camden Fiscal Year 2026 Administrative Budget. These costs include salary for personnel. In addition, the funds will be applied to standard operating expenses, which include advertising, membership, equipment, auto, and consumable office supply costs. The Camden UEZ Program staff has Joe Thomas (UEZ Coordinator)-Who is responsible for the daily oversight and administration of the Camden. Program and reports to the City of Camden Director of Planning and Development (Edward William). Mr. Thomas is responsible for promoting the program and encouraging the expansion of existing and

attraction of new business to the City of Camden. His duties include submitting and administering. All fund applications, monitoring UEZ-funded projects, submitting periodic reports to the NJUEZA, conducting site visits, approving all membership certifications and recertification, and processing payment requests, among other duties. Mr. Thomas is also responsible for monitoring UEZ membership and liaising between the business community and the local UEZ Office. Mr. Thomas conducts daily site visits, registers new UEZ members, re-certifies existing members, identifies recent business locations, and assists new businesses with establishing a Camden location (from start to finish). The Camden UEZ continues to increase local employment, provide essential gap funding for non-conventional projects, and provide resources to secure commercial corridors. The UEZ has become one of Camden's most important economic development tools. UEZ funding has been used to connect. Billions in past private, state, and federal investments and to leverage millions of anticipated State and Federal monies. The Camden UEZ 2026 Administrative Budget is a guide tool for the upcoming year. It sets the goals for fiscal 2027 and provides a benchmark to measure progress. Without NJUEZA's funding commitment, the Camden UEZ Program will not be able to operate. The City of Camden does not sufficient funding in place to support the staff salaries of other associated operating cost.

Zone development plan project section citation:

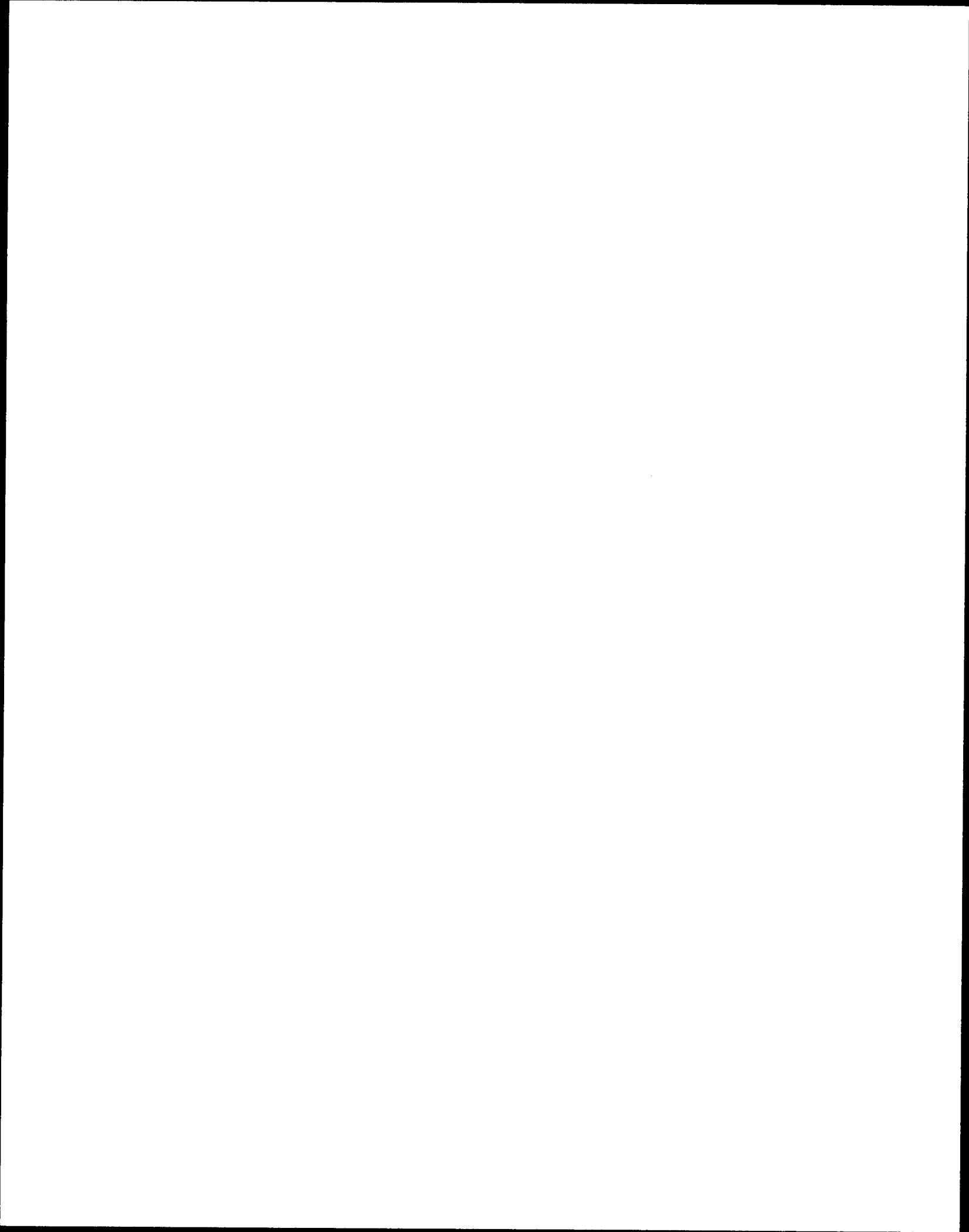
Page:68 Section: Category 4

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Budget Detail

Administrative Budget: Joseph Thomas  
Camden City

Budget Category	UEZ Assistance	Anticipated UEZ Assistance	Municipal Funds	Other Funds	Total Budget
ADM - Personnel					
Salaries/Wages					
UEZ Coordinator	\$58,000.00				\$58,000.00
Program Monitor 1.0	\$30,000.00				\$30,000.00
Cleark Part time .50	\$9,500.00				\$9,500.00
Minor Category Sub-Total	\$97,500.00	\$0.00	\$0.00	\$0.00	\$97,500.00
Fringe Benefits					
UEZ Joe Thomas fringe	\$26,000.00				\$26,000.00
Program Monitor Fringe	\$26,000.00				\$26,000.00
Clerk fringe	\$3,500.00				\$3,500.00
Minor Category Sub-Total	\$55,500.00	\$0.00	\$0.00	\$0.00	\$55,500.00
Major Category Sub-Total	\$153,000.00	\$0.00	\$0.00	\$0.00	\$153,000.00
ADM - Operating Cost					
Advertising					
Outreach Advertising and marketing of UEZ	\$26,650.00				\$26,650.00
Minor Category Sub-Total	\$26,650.00	\$0.00	\$0.00	\$0.00	\$26,650.00
Non-UEZ Funded Individuals					
Administrative services	\$4,250.00				\$4,250.00
Hired services	\$4,500.00				\$4,500.00
Minor Category Sub-Total	\$8,750.00	\$0.00	\$0.00	\$0.00	\$8,750.00
Major Category Sub-Total	\$35,400.00	\$0.00	\$0.00	\$0.00	\$35,400.00
ADM - Other					
Other					





Urban Enterprise Zone - Camden 2026

PROJECT INFORMATION

**Business Recruitment Plan for New Fiscal Year**

to continue with market and outreach plan in according with my 5-year strategic plan  
category 4

Urban Enterprise Zone - Camden 2026  
FUTURE UEZ PROPOSALS

**Name of Proposal** Improvement Program

**Description of Proposal**

The 2025 Commercial Facade Improvement Program fosters commercial revitalization and economic. Development and improves neighborhood conditions. This program helps to develop a more vibrant, walkable, mixed-use commercial district. Additionally, the program transforms commercial communities into destinations for residents and out-of-area customers, increases employment for area residents, increases the number of commercial opportunities, and enhances the neighborhood's appearance. Lastly, this program builds upon previously funded efforts targeting the commercial corridor with clean and safe services, gateway signage, neighborhood identification banners, and the recently constructed road Improvements.

**Estimated total cost of proposal**

Estimated UEZ cost of proposed 500,000.00.

Urban Enterprise Zone - Camden 2026  
FUTURE UEZ PROPOSALS

Estimated UEZ cost of proposal \$500,000.00

Anticipated number of jobs created 15

**Anticipated impact on municipal tax base**

Standard's buildings in Camden are located in the Gateway Redevelopment Zone and are potentially subject to the eminent domain at the behest of the Master Re developer, Campbell Soup Co. ("CSC"). To avoid eminent domain and to be able to remain and continue to operate in its current facilities, Standard has agreed with CSC and the Camden Redevelopment Agency ("CRA") Perform specific cosmetic improvements to its building to make it fit better architecturally with the office park, which is expected to be constructed in the Zone and close to that building. Provided these improvements are made, CSC, as the Master developer, has agreed not to request or approve the taking of Standard's buildings. The benefit, therefore, to Standard, from completing the improvements is a fulfillment of the agreement with C.

Can measurable be quantified?  Yes    No    N/A

Urban Enterprise Zone - Camden 2026  
ATTACHMENTS (ADMINISTRATIVE BUDGET)

1a. Fully executed City Council Resolution

I will...

- Mail this attachment
- Hand deliver this attachment

1b. Zone Board Resolution

I will...

- Mail this attachment
- Hand deliver this attachment

2 . Agreement(s) between the Zone and Firm

I will...

- Upload this attachment
- Mail this attachment
- Fax this attachment
- Hand deliver this attachment
- Not applicable

Urban Enterprise Zone - Camden 2026  
SCHEDULE A: PERSONNEL

Name of Employee	Alyan Brown
Position/Title	clerk
Date of Hire	1/6/2025
Eligible for Overtime?	Yes <input checked="" type="checkbox"/> No
	Full Time <input checked="" type="checkbox"/> Part Time
Standard Weekly Work Hours	19
Number of Weekly Hours Dedicated to UEZ	19
Annual Salary	\$18,976.00
Annual Salary Requested from UEZ	\$9,500.00
Municipal Salary subsidy (if applicable)	
Annual Fringe Benefits	\$7,000.00
Annual Fringe Benefits Requested from UEZ	\$7,000.00
Submit Job Description	515254-289059-admin assistance.docx
I will...	Upload this attachment Mail this attachment Fax this attachment <input checked="" type="checkbox"/> Hand deliver this attachment Not applicable
Submit Resume	515254-289055-alayna brown - resume.pdf
I will...	Upload this attachment Mail this attachment Fax this attachment Hand deliver this attachment <input checked="" type="checkbox"/> Not applicable

Urban Enterprise Zone - Camden 2026  
SCHEDULE A: PERSONNEL

Name of Employee	Joseph Thomas 1.0
Position/Title	uez Coordinator
Date of Hire	1/1/2005
Eligible for Overtime?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Full Time      Part Time
Standard Weekly Work Hours	35
Number of Weekly Hours Dedicated to UEZ	35
Annual Salary	\$116,000.00
Annual Salary Requested from UEZ	\$116,000.00
Municipal Salary subsidy (if applicable)	
Annual Fringe Benefits	\$42,796.00
Annual Fringe Benefits Requested from UEZ	\$42,796.00
Submit Job Description	515253-289059-coordinator.docx
I will...	Upload this attachment Mail this attachment Fax this attachment <input checked="" type="checkbox"/> Hand deliver this attachment Not applicable
Submit Resume	515253-289055-joe.pdf
I will...	Upload this attachment Mail this attachment Fax this attachment <input checked="" type="checkbox"/> Hand deliver this attachment Not applicable

Urban Enterprise Zone - Camden 2026  
SCHEDULE A: PERSONNEL

Name of Employee	Shellean Brooks
Position/Title	Program Monitor 1.0
Date of Hire	7/1/2025
Eligible for Overtime?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Full Time    Part Time
Standard Weekly Work Hours	35
Number of Weekly Hours Dedicated to UEZ	35
Annual Salary	\$59,000.00
Annual Salary Requested from UEZ	\$28,500.00
Municipal Salary subsidy (if applicable)	
Annual Fringe Benefits	\$22,000.00
Annual Fringe Benefits Requested from UEZ	\$22,000.00
Submit Job Description	515255-289059-program monitor.docx
I will...	Upload this attachment Mail this attachment Fax this attachment <input checked="" type="checkbox"/> Hand deliver this attachment Not applicable
Submit Resume	515255-289055-shellean brooks resume 2025
I will...	Upload this attachment Mail this attachment Fax this attachment Hand deliver this attachment <input checked="" type="checkbox"/> Not applicable



CERTIFICATION SHEETS

<i>If your Agency type is not required to answer any of the questions below, click the N/A radio button</i>			
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If no, please explain:			
<b>Non-government Agencies only—</b>			
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION SHEETS

ATTACHMENTS	
<b>Certification Regarding Debarment and Suspension - Schedule G</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>Certification Regarding Lobbying - Schedule H</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>Resolution - Schedule I Or Local Match Only - Schedule I</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>IRS Determination Letter (New Applicants, Non-profit, Non-government only)</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>Organizational Chart (Non-government only)</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>Application Cover Page</b>	
I will upload this attachment <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
<b>Please upload any third party agreement(s) that may be pertinent to this grant. (see application instructions for specific details)</b>	

SE:dh  
12-09-25

R-31

**RESOLUTION AUTHORIZING THE APPLICATION TO THE NEW JERSEY DEPARTMENT  
OF COMMUNITY AFFAIRS TO APPLY FOR A \$500,000 GRANT FOR  
THE CAMDEN URBAN ENTERPRISE ZONE EXPO 2026**

WHEREAS, the City of Camden desires to submit an application to the , New Jersey Urban Enterprise Zone Authority, which is part of the New Jersey Department of Community Affairs, for an Urban Enterprise Zone Grant in the amount of Five Hundred Thousand Dollars (\$500,000.00); and

WHEREAS, the Grant Funds will be used for the purpose of hosting the 2026 Camden Urban Enterprise Zone (UEZ) Expo which will consist of various events that will take place during the Grant Term of July 1, 2026 through February 2, 2027 to promote Camden's UEZ Program and create an ongoing forum for local businesses to network and foster greater economic activity; and

WHEREAS, City Council believes that the submission of such grant application is in the best interest of the residents of the City of Camden; 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 a Grant Application to the New Jersey Urban Enterprise Zone Authority for the Camden Strong Urban Enterprise Zone Expo 2026 in the amount of Five Hundred Thousand Dollars (\$500,000.00), 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: December 9, 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: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing application to the UEZAF in the amount of \$500,000.00 for the Camden UEZ expo 2026**

Point of Contact:

Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director	Y		11/3/25	
Supporting Department Director (if necessary)	Y		11/14/25	
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

11/25/25  
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.

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:			26 Camden UEZ Expo			
Grant #:			UEZ			
City Contract Date:			City Contract #:			
Application Resolution #:			Appropriation Code :			
Funding Source:			Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City		
Amount of Grant:			\$500,000.00			
Local Match:	Y	N	Cash:			In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:			
Term of Grant:			7-1-2026 – 2-2-2027		Location of Activity:	
Date of Analysis:			14-Nov-25		Reviewed By: Kelly Mobley	

**Summary:**

1-Jul-25: The Department of Planning and Development - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$500,000 to the NJ Urban Enterprise Zone Authority for the purpose of hosting the 2026 Camden UEZ Expo which will consists of various events to occur during the term to promote the UEZ Program and create an ongoing forum for local businesses to network and foster greater economic activity.

This application must be entered through SAGE and is expected to make the January 2026 UEZA Meeting providing this resolution can be read and approved by council at the December Meeting.

Budget includes: project manager: \$65,000 and Business Event: \$435,000

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA Camden UEZ Expo 2026

**Bureau of Grants Management Grant Summary Form**

Grant Status Code: G

(green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden UEZ Business expo 2026			
Grant #: TBD		UEZ			
City Contract Date:					
Application Resolution #:			Appropriation Code	TBD	
Funding Source:		UEZF			
Pass Through:	Y	N	Source:	City Camden	
Amount of Grant:		500,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:	18 months		Location of Activity:	Camden City	
Date of Analysis:	11/13/2025		Reviewed By:	Joe Thomas	

**Summary: Payment #1** – The Department of Development and Planning/Housing Services is requesting : Resolution Authorizing application to the UEZAF in the amount of \$500,000.00 for the Camden UEZ expo 2026

**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
--------------	----------------

UEZAF	EUS
Name of Vendor	UEZAF
Purpose or Need for service:	: Resolution Authorizing application to the UEZAF in the amount of \$500,000.00 for the Camden UEZ expo 2026
Contract Award Amount	\$500,000
Term of Contract	1 year
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	EUS
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Yes

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.

**New Jersey Department of Community Affairs  
APPLICATION FOR GRANT FUNDS**

**STANDARD GRANT COVER SHEET**

2026-08004-0685

<b>1. DCA Program to Which Applicant is Applying:</b> Urban Enterprise Zone - Camden 2026			
<b>2. Name of Applicant Agency</b> Camden City			
<b>3. Street Address</b> City Hall <span style="float: right;">520 Market Street</span>			
<b>City</b> Camden	<b>State</b> New Jersey	<b>Zip Code</b> 08101-5120	<b>County</b> Camden
<b>4. Official Contact Person</b> Ms. Kelly Mobley		<b>Title</b> Coordinator for Federal a	<b>Phone number</b> (856) 757-7689
<b>5. Program Contact Person</b> Mr. Joseph Thomas		<b>Title</b> UEZ Coordinator	<b>Phone Number</b> (856) 968-3531
<b>6. Proposed Project/Grant Title</b> Camden UEZ: Camden Strong UEZ Marketing and Business Expo			
<b>Program Type</b> Projects : Promotion: Camden Strong UEZ Marketing and Events			
<b>7. Total Cost of the Project</b> \$500,000	<b>8. Requested Amount</b> \$500,000		<b>9. Funds from Other Sources</b> \$0
<b>10. Project Location (if Different from Applicant Agency)</b> City of Camden			
<b>Street Address</b> 520 Market Street			
<b>City</b> Camden	<b>State</b> New Jersey	<b>Zip</b>	<b>Room Number</b> 222
<b>11. Vendor Number</b> 216000418-09		<b>12. Employer ID</b> 216000418	<b>13. Tax Exempt ID</b> 216000418
<b>14. Area(s) Benefiting:</b>			
<b>15. Briefly describe the project for which you are seeking funds.</b> To reintroduce and initiate the Camden Urban Enterprise Zone rollout while also providing networking opportunities for our local businesses within the Camden Zone by hosting fairs, festivals, and concerts that will draw activity into the UEZ			

16. a. Will any member of the Board of Directors/Trustees receive any direct or indirect personal or monetary gain from the funding of this grant?

Yes  No

b. Does any member of the Board of Directors/Trustees serve on any board, council commission, committee or task force which has regulatory or advising influence on the funding program?  Yes  No  
If yes, please describe:

17. Fiscal Contact Person  
Mr. Scott Z Parker

Title  
Director of Finance

Phone Number  
(856) 952-9250

18. Agency Fiscal Year  
7/1 to 6/30

19. Name of CPA Firm Appointed by Grantee  
Bowman & Co. LLP

20. **Certification:** The applicant certifies that to the best of his/her knowledge and belief all data supplied in this application and attachments are true and correct. The document has been duly authorized by the governing body of the applicant and further understands and agrees that any grant received as a result of this application shall be subject to the grant conditions and other policies, regulation, and rules issued by the New Jersey Department of Community Affairs which include provisions described in grant applications instructions.

Name and Title of Applicant (Print)

Signature of Applicant

Date of Application

## OBJECTIVES

Objective Number: 1

Short Description: Camden Strong UEZ Marketing and Business Event

### Detailed Description

This event will create an ongoing forum where local small business proprietors can meet and network with locally-based service providers, financial institutions, suppliers, professionals, and vendors. Businesses will have an opportunity to familiarize each other with their products and services and foster greater economic activity.

### Methods

The goal of this UEZ business Event is to increase UEZ awareness. This is accomplished by running bi-monthly events between broad-based networking events and more targeted programs. This program will aid the UEZ to attract and maintain business in the program as well as increase employment. Workshops and seminars shall be free to attendees.

### Evaluation

Camden Strong Marketing and Business UEZ Expo will generate new revenue. The Expo attracts new UEZ applicants UEZ businesses will build an ever-growing database. This project will increase UEZ enrollment and retail sales, equals job creation.

Application Program Component: Camden Strong UEZ Marketing and Events

## Scope of Services

This Municipal funding application will support the cost associated with sponsoring eight (4-6) special events along with smaller more frequent over a multiple month 2024/2025 calendar within the UEZ boundaries. This event will provide a much needed focused on UEZ incentives. This UEZ campaign will give opportunity to existing UEZ business form the foot traffic created. For the first time in the city history there will be an event that will enhance the perception of doing business in the City of Camden

Specific cost include event planning/management, development of a comprehensive marketing/advertising. Strategy leading up to each event; presenters, panelists, bands, singers, coordinatng locations/venue, speakers, refreshments. These events will be utilized as networking opportunities for our current rooster of businesses as well as

serve to attract budding entrepreneurs and existing candidates for the UEZA Program. It is our intent, by inviting the entire community to these events; that participating UEZA Business will receive exposure that will serve as a catalyst of awareness to potential consumers which will promote the likelihood of economic impact in the Zone.

At each event, the UEZA Program will be the focus , and a staff will be available for businesses to sign up for the program. We intend to capture their information and create a data base for emails and text campaigns to update the businesses on programs and any changes in the overall UEZA Program. We will also utilize this

marketing tool for surveys and questionnaires on how we can serve the business community better.





Urban Enterprise Zone - Camden 2026  
PROJECT INFORMATION

Project Name: Camden UEZ Business Expo 2026  
Meeting Date: 1/13/2026  
Estimated start date: 7/1/2026  
Estimated completion date: 2/2/2027

Explain how this Project/Program fits into your Zone Development Plan, Municipality's Master Plan, and/or Redevelopment Plan. If it does not fit into these Plans, explain why.

The Camden UEZ Business Expo 2026 directly supports the goals outlined in the Camden Urban Enterprise Zone Development Plan, the City of Camden Master Plan, and ongoing Redevelopment Plan initiatives aimed at strengthening Camden's economic base, increasing small business participation, and promoting inclusive growth throughout the city.

Urban Enterprise Zone - Camden 2026  
PROJECT INFORMATION

Clearly identify how the use of ZAFs will promote private sector jobs and improve the economic climate of the zone's municipality.

Use of ZAFs to Promote Private Sector Jobs and Improve the Economic Climate

The allocation of Zone Assistance Funds (ZAFs) for the Camden UEZ Business Expo 2026 will directly stimulate private sector job creation and strengthen the economic environment within the City of Camden by fostering collaboration, expanding business opportunities, and increasing visibility for local enterprises.

Business Growth and Job Creation:

ZAF funding will be used to organize and promote a large-scale business expo that brings together existing Camden UEZ businesses, new entrepreneurs, and regional companies seeking partnerships. This exposure will lead to new contracts, supplier relationships, and investment commitments, directly translating into private sector job creation and business expansion within the Zone.

Workforce Development and Hiring Opportunities:

The Expo will feature employment and training workshops coordinated with workforce development agencies, technical schools, and employers. These sessions will connect Camden residents with hiring businesses, internships, and certification opportunities—ensuring that job growth directly benefits local residents.

Leveraging Public Investment to Attract Private Capital:

The use of ZAFs acts as a catalyst by leveraging public funds to attract private investment. By underwriting event logistics, marketing, and infrastructure, ZAF funding creates an environment that encourages businesses to invest, expand, and hire locally, amplifying the economic return to the city.

Improving the Business Climate and Economic Visibility:

The Camden UEZ Business Expo will serve as a citywide marketing platform, promoting Camden as a prime location for business growth. This initiative aligns with the City's redevelopment and master plans by encouraging private sector confidence, expanding the tax base, and strengthening the overall business ecosystem within the municipality.

Encouraging Entrepreneurship and Minority Business Development:

A portion of ZAF resources will support minority- and women-owned business outreach, providing them with technical assistance, financing tools, and direct exposure to government and corporate procurement opportunities—helping to ensure equitable participation in Camden's economic resurgence.

AV:dh  
12-09-25

R-32

**RESOLUTION AUTHORIZING A CONTRACT TO W.J. GROSS, INC THROUGH THE  
CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE FOR  
STRUCTURAL REPAIRS AT FIREHOUSE NO. 10**

WHEREAS, the City has identified structural deficiencies at Firehouse No. 10, located at 2500 Morgan Boulevard, requiring the removal and replacement of compromised steel beams and the application of protective coatings to prevent further deterioration; and

WHEREAS, pursuant to N.J.S.A. 40A:11-10, the City of Camden participates in the Camden County Educational Services Commission Cooperative ("CCESCC") and is authorized to procure goods and services in accordance with the pricing and terms established by the CCESCC; and

WHEREAS, pursuant to contract #66CCEPS #FY23-01, CCESCC has procured the services of W.J. Gross as an approved general contractor; and

WHEREAS, on November 3, 2025, the City solicited quotes for the Firehouse No. 10 structural repair project, but the quotes received were cost-prohibitive and did not result in a contract award, making it necessary for the City to utilize the CCESCC contract for these services; and

WHEREAS, the City desires to enter into a contract with W.J. Gross, Inc. for the removal and replacement of two (2) existing corroded beams, the application of protective paint to all structural steel members and connections, and the application of Macropoxy 646 protective coating to prevent future corrosion at Firehouse No. 10, in an amount not to exceed SEVENTY-THREE THOUSAND DOLLARS (\$73,000.00); 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 "H-25-BG-024-011" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

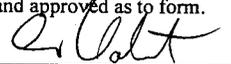
BE IT RESOLVED by the City Council of the City of Camden, that a contract is hereby awarded to W.J. Gross, Inc., through the Camden County Educational Services Commission Cooperative Pricing System Contract No. 66CCESC #FY23-1, for structural repairs at Firehouse No. 10, including the removal and replacement of two (2) corroded beams, the application of protective paint to all structural steel members and connections, and the application of Macropoxy 646 coating, in an amount not to exceed SEVENTY-THREE THOUSAND DOLLARS (\$73,000.00) pursuant to Public Contracts Law, P.L. 1971, Chapter 198; and

BE IT FURTHER RESOLVED, that the Mayor, Business Administrator, or their designee is hereby authorized to execute all documents necessary to effectuate this contract; and

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: December 9, 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: WJ.GROSS

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

- BUDGET APPROPRIATION AMOUNT :H-25-BG-024-011
- AMOUNT: \$ 73,400.00
- 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 \$ 73,400.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING A CONTRACT TO W.J. GROSS, INC FOR THE REMOVAL OF STEELS BEAM AT ENGINE 10 VIA COUNTY COOPERATIVE



\_\_\_\_\_  
*Scott Z. Parker*

*Chief Financial Officer*

Date: 11/21/25



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 12/09/2025

TO: City Council  
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO W.J. GROSS, INC FOR THE REMOVAL OF STEELS BEAM AT ENGINE 10 VIA COUNTY COOPERATIVE**

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) Grants Management			11/21/25	
Qualified Purchasing Agent	Y		11/21/25	
Director of Finance	Y		11/21/25	

Approved by: Business Administrator Date: 11/25/25

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 A CONTRACT TO W.J. GROSS, INC FOR THE REMOVAL OF STEELS BEAM AT ENGINE 10 VIA COUNTY COOPERATIVE**

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

- W.J. Gross, 495 Center Street, Sewell NJ 08080 will material and labor to install temporary shoring and remove/replace two (2) existing corroded W16x31beams, along with applying protective paint to all structural steel members & connections along with macropoxy 646 coating to protect against corrosion
- WJ Gross pricing is based on Camden County Educations Services Cooperative #66CCEPS #FY23-01 expires 01/10/2026

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$73,400**

**APPROPRIATION NUMBER: H-25-BG-024-011 (FIRE REHAB 2500 MORGAN BLVD)**

**PROCUREMENT: N.J.S.A. 40a11-11(5)**

**IMPACT STATEMENT:**

- W16 Beams are exhibiting major signs of corrosion and rust, compromising structural integrity of the building.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, Acting City Engineer
- Jesse Flax, Fire Chief

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

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
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Professional Service or EUS Type	N/A
Name of Vendor	W.J. GROSS
Purpose or Need for service:	REMOVAL OF 2 W16 STEEL BEAMS AT ENGINE 10, 2500 MORGAN BLVD
Contract Award Amount	\$73,400
Term of Contract	30 CALENDAR DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES – FIRE REHAB 2500 MORGAN BLVD
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N.J.S.A. 40A:11-11(5)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES PAX MUNDUX - \$105,000 KNAPP MASONRY - \$130,865

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.

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

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\_\_\_\_\_  
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.

*Robert J. #66CCEPS*

Date *11/21/2015*

Certifying Officer

**For LGS use only:**

Approved

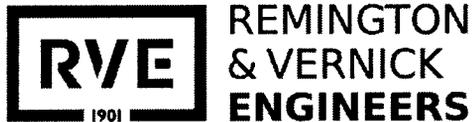
Denied

Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

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

flag



RVE HQ:  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
F: (856) 795-1882

July 29, 2025

Jesse M. Flax, Chief of Department  
Fire Administration Building  
4 N. 3<sup>rd</sup> St  
Camden, NJ 08102

**Re: Fire Engine #10**  
**2500 Morgan Blvd, Camden, NJ**  
**Our File: 0408-G-011**

Dear Mr. Flax:

**REMINGTON & VERNICK ENGINEERS (RVE)** conducted a field investigation of the existing firehouse located at 2500 Morgan Blvd in Camden, New Jersey on July 15, 2025. The reason for this inspection was to evaluate the structural integrity of the existing structural stair framework between the basement level and ground floor and provide recommendations to repair the deterioration of the members.

Pursuant to our investigation, our office has noted the following conditions and prepared structural repair recommendations to remedy the described deficiencies:

- The existing firehouse is a steel-framed structure that consists of W12, W16, & W18 beams on the ground floor and basement level. The steel beams are supported by 24"x16" brick columns on both floors. All columns are in good structural condition and no repairs are recommended at this time. The existing steel beams on the ground floor are in generally good structural condition, but are exhibiting surface rust due to humidity and moisture in the basement. As of the time of the inspection, the rust is not posing a serious structural concern, but over time the condition of the beams will worsen and experience section loss. It is recommended that all steel members exhibiting rust be sandblasted clean and all structural steel have a protective paint be applied to prevent further corrosion.
- The two (2) W16 steel beams spanning 17'-0" and framing the stairwell between the basement level and ground floor are of concern and in poor structural condition. Upon visual inspection, the W16 beams are exhibiting major signs of corrosion and rust. On both beams, holes and significant rust were observed on the webs and bottom flanges respectively, compromising their structural capacity. This deterioration is likely caused by ongoing moisture infiltration within the basement. It is recommended that the two (2) existing W16 steel beams be completely removed and replaced with galvanized steel beams of matching size.
- The W18 steel girder located in the basement level, spanning approximately 20'-0" and framing into the two (2) W16 beams, is of concern and in poor structural condition. Major rust was noted along the bottom flange concentrated at center of span and extending 3'-0" in each direction. It is recommended to sandblast the affected width of the bottom flange to remove the rust and apply a protective paint to prevent corrosion and mitigate water infiltration. After sandblasting the W18 steel girder, it is advised to check the thickness of the bottom steel flange at various locations for section loss to determine if steel reinforcement at the center span of the beam is necessary.
- Four (4) angle shear plates connecting the W18 girder to the two (2) W16 beams are in poor condition, with significant rust and corrosion observed. It is recommended to sandblast the plates

and apply a protective paint and bitumastic coating to protect against galvanic corrosion with dissimilar metals.

Page 2

July 29, 2025  
Camden City Fire Department  
Fire Engine #10 – Beam Evaluation

Please see the following photographs for reference. Should you have any questions, please feel free to contact us at our Cherry Hill office.

Sincerely,

**REMINGTON & VERNICK ENGINEERS, INC.**



Jacqueline D. Trovato, P.E. No. 51944  
Structural Department Head

Cc: Mark Harper, Deputy Chief Camden  
Anthony Morici, RVE  
Robert Courel, RVE  
Christopher Keller, RVE

Site Photographs



Photo 1: W16 Beam Parallel to Stairwell Exhibiting Bottom Flange Rust



Photo 2: W18 Girder Exhibiting Bottom Flange Rust at Midspan

# PRICE SHEET

## REPLACEMENT & REPAIR OF EXISTING STRUCTURAL STAIR FRAMEWORK BETWEEN THE BASEMENT LEVEL AND GROUND FLOOR AT THE CAMDEN CITY FIREHOUSE (Engine 10) 2500 MORGAN BLVD

This is a Community Development Block Grant (CDBG) Funded Project

#	DESCRIPTION	UNITS	EST. QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION AND DEMOBILIZATION	LS	1		
2	INSTALL TEMPORARY SHORING	LS	1		
3	REMOVE AND DISPOSE OF (2) W16X31 BEAMS	LF	35		
4	FURNISH AND INSTALL (2) W16X31 BEAMS, GALVANIZED	LF	35		
5	SANDBLAST AND APPLY PROTECTIVE PAINT TO EXISTING W18X50 STEEL GIRDER AND ANGLE SHEAR PLATES	LS	1		
6	APPLY BITUMASTIC COATING TO ANGLE SHEAR PLATES	EA	4		
7	ALLOWANCE	LS	1	\$5,000.00	\$5,000.00
8	SANDBLAST AND APPLY PROTECTIVE PAINT TO ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS	LF	145		
Total \$					

\*It is understood that the quantities stated in this Price Sheet for the various items are estimates only and may be increased or decreased as provided.

- Work must be completed within Thirty (30) Calendar Days.
- Davis-Bacon and/or New Jersey Department of Labor and Workforce Development Prevailing Wage requirements apply



**W.J.GROSS, INC**  
GENERAL CONTRACTING

495 CENTER STREET  
SEWELL, NJ 08080

VOICE 856.415.1712  
FAX 856.415.1709  
WWW.WJGROSS.COM

CCESC # 66CCEPS Contract # FY23-01

**Construction Proposal**

November 3, 2025

Project: Camden City Engine #10 - Steel Beam Replacement

Client: City of Camden  
520 Market St UNIT 306,  
Camden, NJ 08102

**PROPOSAL** Pursuant to your request, W. J. Gross, Inc. General Contracting (The Contractor) agrees to provide all necessary Prevailing Wage Labor, materials, equipment, and insurance in accordance with the hourly rates and mark-ups per CCESC #66CCEPS Contract #FY23-01 to complete the following scope. Co-Op fee to be paid to CCESC by W.J. Gross, Inc. The scope of work below is based on plans provided on 10/21/25. This proposal shall remain valid (30) days after date of submission.

**SCOPE OF WORK**

**1. Engine #10:**

- a. Install temporary shoring.
- b. Remove two (2) existing corroded W16x31 beams.
- c. Fabricate and install two (2) new hot-dip galvanized W16x31 beams.
- d. Sandblast all structural steel beams.
- e. Apply protective paint to all structural steel members, and connections.
- f. Apply Macropoxy 646 coating (substitute for Bitumastic) to all angle shear plates.

**2. Exclusions:**

- a. Plans and permit fees
- b. Bonds

Labor \$54,700  
Material \$13,700  
Allowance \$5,000  
Total \$73,400

**QUALIFICATIONS**

All work to be completed during normal work hours 7:00am-3:30pm M-F.

**INSURANCE**

The Contractor shall at all times carry the following insurance coverage: Public Liability (limit \$1,000,000.) and Workers Compensation (compliant with NJSA 34:15-1 et seq.). The contractor shall also require each of its subcontractors to carry liability insurance and Workers Compensation, or if the subcontractor is unable to carry Workers Compensation, the Contractor shall require the subcontractor to be covered under the Contractor's Worker Compensation policy. The Contractor and all subcontractors for this project shall provide certificates of insurance naming the Owner as additional insured. Performance, Payment and Maintenance Bonds are available upon request for an additional 2%.

**PAYMENT TERMS**

Net thirty (30) days from the date of invoice. Any invoice not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1-1/2%) per month on the outstanding balance. If steps need to be taken, whether by legal means or otherwise to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs incurred, including any reasonable collection, attorney or court costs.

**LUMP SUM.....\$73,400 (Seventy-Three Thousand Four Hundred)**

COMMERCIAL · INDUSTRIAL · BONDED

AV:dh  
12-09-25

R-33

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #12-24-087 WITH  
CME ASSOCIATES FOR SPECIAL COORDINATOR ROADWAY IMPROVEMENT  
PROJECTS IN THE AMOUNT OF \$21,000**

WHEREAS, on December 10, 2024, Camden City Council adopted Resolution MC-24:9829 awarding Contract #12-24-087 to CME Associates ("CME") for the provision of as-need engineering services needed to coordinate and manage special projects in the City of Camden; and

WHEREAS, the contract price set forth in Resolution MC-24:9829 was ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00); and

WHEREAS, CME has estimated that an additional TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) is necessary to perform ongoing engineering services for Roadway Improvement Projects within the City of Camden; and

WHEREAS, the City now seeks to amend the Contract #12-24-087 to provide additional funding in the amount of Twenty-One THOUSAND DOLLARS (\$21,000.00) for ongoing engineering services for Roadway Improvement Projects within the City of Camden; 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 "5-01-09-930-874" 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 Contract #12-24-087 between the City of Camden and CME Associates, Inc. is hereby amended to reflect Amendment #1 in an amount not to exceed TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) for a total Contract amount of ONE HUNDRED SEVENTY-ONE THOUSAND DOLLARS (\$171,000.00).

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: December 9, 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

**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: CME ASSOCIATES

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 Supplemental TA
- AMOUNT: \$ 21,000.00
- 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 \$ 21,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AN AMENDMENT #1 TO A CONTRACT TO CME ASSOCIATES FOR SPECIAL COORDINATOR-ROADWAY IMPROVEMENTS PROJECTS IN THE AMOUNT OF \$21,000.00 .

  
\_\_\_\_\_  
*Scott Z. Parker*  
*Chief Financial Officer*  
Date: 11/21/2025



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: DECEMBER 2, 2025

TO: City Council  
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** A RESOLUTION AUTHORIZING AMENDMENT #1 TO A CONTRACT TO CME ASSOCIATES FOR SPECIAL COORDINATOR-ROADWAY IMPROVEMENTS PROJECTS IN THE AMOUNT OF \$21,000.00

Point of Contact:	Anthony Morici	Capital Improvements	856-239-0892	Anthony.morici@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		11/21/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent			11/21/2025	
Director of Finance				
Approved by: Business Administrator			11/25/25	

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:** A RESOLUTION AUTHORIZING AMENDMENT #1 TO A CONTRACT TO CME ASSOCIATES FOR SPECIAL COORDINATOR-ROADWAY IMPROVEMENTS PROJECTS IN THE AMOUNT OF \$21,000

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

- CME Associates, 1 Market Stret, Suite 1F, Camden, NJ 08102 shall provide professional engineering services as needed for coordination and management of special projects in the City of Camden
- *Contract #12-24-087 CMA - special Projects - original Amt \$150,000*

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** ~~\$171,000.00~~ 21,000 *22.*

**IMPACT STATEMENT:**

*5-01-09-930-874 - Supplemental TA*

- Firm shall assist in the oversight of the transportation improvement projects and funding sources within the Department of Planning and Development, division of Capital Improvements & Project Management, under the direction and supervision of the Engineer

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

Prepared by: Stephanie Walker (856) 757-7680 Stwalker@Camdenj.gov

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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
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Professional Service or EUS Type	Amendment #1
Name of Vendor	CME Associates
Purpose or Need for service:	2025 Coordination and Management of Special Projects in the City of Camden
Contract Award Amount	\$21,000.00
Term of Contract	365 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.)	RFP
Were other proposals received? If so, please attach the names and amounts for each proposal received?	Amendment #1 to continue services for Special Projects

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 \_\_\_\_\_

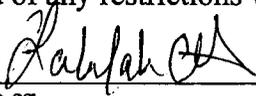
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

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



\_\_\_\_\_  
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.

 Contract

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

**For LGS use only:**

Approved                       Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

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



**Consulting & Municipal  
ENGINEERS**

1460 Route 9 South  
Howell, NJ 07731  
732.462.7400 ☎  
www.cmeusa1.com 🌐

October 30, 2025  
Revised November 6, 2025

**Sent via Email (ticunnin@ci.camden.nj.us)**

Mr. Timothy J. Cunningham, Esq. – City Administrator  
City of Camden  
520 Market Street  
City Hall, Room 409  
Camden, NJ 08101-5120

**Re: City of Camden – 2025 General Engineering Services  
City of Camden, Camden County, NJ  
Our Proposal No. 2025-140**

Dear Mr. Cunningham:

Our office was previously authorized by the City for professional services for general professional engineering services to assist the City with miscellaneous engineering tasks associated with our appointment as Special Coordinator – Roadway Improvement Projects. The budgeted funding has been utilized at this point.

**In order to continue to perform the subject services as needed on an hourly basis we recommend the City budget an additional \$21,000.**

A Licensed New Jersey Professional Engineer will be made available to the Borough as needed. Said work will typically involve the following:

- *Responding to engineering inquiries;*
- *Preparation of various concepts and cost estimates;*
- *Providing assistance in technical operations;*
- *Ordinance review and preparation;*
- *Addressing constituent complaints;*
- *Performing non-escrow site inspections;*

S:\City of Camden\Proposals\2025-140 General Engineering Rev 25-11-06.doc

**CONSULTING AND MUNICIPAL ENGINEERS LLC**

Barneget • Berlin • Camden • Cape May Court House • East Brunswick • Howell • Parlin



**Consulting & Municipal  
ENGINEERS**

City of Camden  
Re: Proposal for Professional Services  
2025 General Engineering Services

*Revised November 6, 2025*  
Proposal No. 2025-140  
Page 2

- *Assistance to the City Engineer;*
- *Grant application preparation; or*
- *Attendance at meetings requested by the administration.*

Should the need arise for such services, we intend to perform the subject services as needed on an hourly basis. CME Associates will perform related services only when specifically requested by the City.

A professional services Resolution, purchase order, or other means of acceptance to the terms and conditions presented herein will represent your authorization for us to proceed. CME Associates takes great pride in our commitment to personal service and our ability to successfully address our clients' needs. We trust the information contained herein addresses your requirements. Our firm looks forward to providing the City with the services they require and the opportunity to discuss this matter further with you.

Very truly yours,

**CME Associates**

A handwritten signature in black ink, appearing to read 'Bennett A. Matlack'.

Bennett A. Matlack, PE, CME, CFM  
*For the Firm*

# Resolution #34

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Resolution Authorizing A Contract With CME Associates For  
Special Coordination-Roadway Improvements Projects

## **RESOLUTION**

**NOT available at time of print on  
Wednesday, November 26, 2025.**

SE:dh  
12-09-25

R-35

**RESOLUTION AUTHORIZING CHANGE ORDER #1 TO CONSTRUCTION CONTRACT #11-23-073 WITH THINK PAVERS HARDSCAPING LLC IN CONNECTION WITH FY 2022 RESURFACING OF VARIOUS STREETS PROJECTS**

WHEREAS, the Council of the City of Camden by Resolution (MC-23:9240) dated November 16, 2023, awarded Contract #11-23-073 to Think Pavers Hardscaping LLC for the milling & resurfacing of various streets projects; and

WHEREAS, the contract price set forth in Resolution (MC-23:9240) as aforesaid was One Million One Hundred Sixty-Six Thousand Three Hundred Sixty Dollars (\$1,166,360.00); and

WHEREAS, it is necessary to amend said contract to decrease the amount of the Contract by NINETY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS AND TWENTY-SIX CENTS (-\$98,813.26) due to quantity adjustments to reflect actual constructions; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that Contract #11-23-073 between the City of Camden and Think Pavers Hardscaping LLC be amended to reflect Change Order #1 to decrease the Contract amount by NINETY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS AND TWENTY-SIX CENTS (-\$98,813.26) for the total contract amount not to exceed ONE MILLION SIXTY-SEVEN THOUSAND FIVE HUNDRED FORTY-SIX DOLLARS AND SEVENTY-FOUR CENTS (\$1,067,546.74).

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: December 9, 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: DECEMBER 2, 2025

TO: City Council  
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** A RESOLUTION AUTHORIZING CHANGE ORDER #1, A DECREASE OF (-\$98,813.26) TO CONSTRUCTION CONTRACT #11-23-073 WITH THINK PAVERS HARDSCAPING LLC., 125 KINGS HIGHWAY, MT. ROYAL, NJ 08061, IN CONNECTION WITH FY2022 RESURFACING OF VARIOUS

Point of Contact:	Anthony Morici	Capital Improvements	856-239-0892	Anthony.morici@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		11/25/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent			11/21/25	
Director of Finance				
Approved by: Business Administrator			11/25/25	
		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

<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:** A RESOLUTION AUTHORIZING CHANGE ORDER #1, A DECREASE OF (-\$98,813.26) TO CONSTRUCTION CONTRACT #11-23-073 WITH THINK PAVERS HARDSCAPING LLC., 125 KINGS HIGHWAY, MT. ROYAL, NJ 08061, IN CONNECTION WITH FY2022 RESURFACING OF VARIOUS

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

- FY 2022 Milling Resurfacing of Various Streets in the City of Camden
- Think Pavers was the lowest bidder
- Requested CO No. 1 provides contract quantity adjustments to reflect actual construction

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** (-\$98,813.26) Change Order

**IMPACT STATEMENT:**

- Unforeseen condition determined while project was underway
- 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:**

- Anthony Morici, 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  
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	Change Order #1 REDUCTION
Name of Vendor	Think Pavers
Purpose or Need for service:	Change Order #1. Due to reduction of final As-Built quantities required by field conditions, contract reduction in amount of \$98,813.26 is needed in connection with FY2022 Resurfacing of Various Streets Project in the City of Camden.
Contract Award Amount	N/A
Term of Contract	
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.)	N/A
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.





November 13, 2025

COCMX24005

City of Camden  
Attn: Mr. Anthony Morici, PE, Acting City Engineer  
Capital Improvements Office  
520 Market Street  
City Hall, Room 325  
City of Camden, Camden County, NJ

**RE: FY2022 MILLING & RESURFACING OF VARIOUS STREETS  
CITY OF CAMDEN, COUNTY OF CAMDEN, NJ  
CHANGE ORDER NO. 1 - QUANTITY AS-BUILT DEDUCTION  
RECOMMENDATION FOR APPROVAL**

Dear Mr. Morici:

In connection with the referenced project, the requested Change Order No. 1 provides contract quantity adjustments to reflect actual constructed (as-built) quantities (increase and decrease).

Our office reviewed the enclosed request for change order and recommend approval. Change Order No. 1 as-built quantity adjustments are based on the agreed upon field measurements between our office and Think Pavers Hardscaping LLC (Think Pavers), material tickets and daily field reports.

Change Order No. 1 will result in a net **decrease** to the contract amount of **-\$98,813.26**. The new contract amount will decrease from \$1,116,360.00 (base + CO#1) to **\$1,067,546.74**.

Should City Council approve Change Order No.1, we have enclosed four (4) Change Order forms for City execution.

Please notify us when Change Order forms have been executed. We will pick up forms and submit to NJDOT Local Aid Office for final signatures.

Please feel free to contact us with any questions or if you need any additional information.

Sincerely,

**PENNONI ASSOCIATES INC.**

  
Joseph J. Raday, PE, CME,  
Resident Engineer

EKK/JJR/JA

cc: Ron LaBenski, Project Manager Think Pavers Hardscaping LLC, via email: [ron@thinkpavers.com](mailto:ron@thinkpavers.com)

U:\Accounts\COCMX\COCMX24005 - FY2022 Resurfacing - Various Streets\CONSTRUCTION\CHANGE ORDERS\CO#1\CO#1 Recommendation Letter.docx

**INew Jersey Department of Transportation  
Division of Local Aid and Economic Development  
Change Order Number - 1  
State Aid Project**

<b>Project</b>	<u>FY2022 Milling &amp; Resurfacing of Various Streets</u>
<b>Municipality</b>	<u>City of Camden</u>
<b>County</b>	<u>Camden</u>
<b>Contractor</b>	<u>Think Pavers Hardscaping LLC</u>

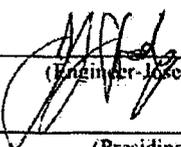
**In accordance with the project Supplementary Specification, the following are changes in the contract.**  
**Location and Reason for Change** (Attach additional sheets if required)  
 Increase and decrease to the attached contract plan quantities due to As-Built quantities required by field conditions.

As-Built quantity adjustments.

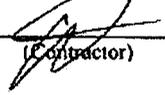
<u>Item No.</u>	<u>Description</u>	<u>Quantity (+/-)</u>	<u>Unit Price</u>	<u>Amount</u>
1B	Drum	-21 Units	\$75.00	-\$1,575.00
2	Traffic Director	-850 MH	\$129.00	-\$109,650.00
4	Concrete Curb	-1,335.5 LF	\$79.00	-\$105,504.50
5	Concrete Sidewalk (5" Thick)	+20.39 SY	\$222.00	+\$4,526.58
6	Concrete Driveway (6" Thick)	-52.3 SY	\$240.00	-\$12,552.00
7	Curb Ramp	-2 Units	\$5,900.00	-\$11,800.00
12	New Type A Inlet w/Bicycle Safe Gate, Trap, 15" PVC Sewer Connection)	-1 Units	\$12,000.00	-\$12,000.00
13	Base Repair (Concrete Milling, Variable Depth (3" Minimum)	+337.8 SY	\$390.00	+\$131,742.00
15	Hot Mix Asphalt (HMA) 9.5M64 Leveling Course	+159.93 SY	\$4.85	+\$775.66
16	(Variable Thickness) Hot Mix Asphalt (HMA) 9.5M64 Surface	-152 Ton	\$105.00	-\$15,960.00
17	Course (2" Thick)	+2,074 SY	\$16.00	+\$33,184.00

Amount of Original Contract	<u>\$ 1,166,360.00</u>	Extra	<u>\$ 0.00</u>
Adjusted amount Based on Change Orders	<u>\$ 1,067,546.74</u>	Supplemental	<u>\$ +\$170,228.24</u>
		Reduction	<u>\$ -\$269,041.50</u>
		Total Change	<u>\$ -\$98,813.26</u>

% Change in Contract  
 [(+) Increase or (-) Decrease] -8.5 %

  
\_\_\_\_\_  
(Engineer Joseph Raday, PE)

\_\_\_\_\_  
(Presiding Officer)

  
\_\_\_\_\_  
(Contractor)

11/14/25  
(Date)

\_\_\_\_\_  
(Date)

11/16/25  
(Date)

Approved: \_\_\_\_\_  
(District Manager) (Date)  
(Bureau of Local Aid)

(Submit four (4) copies to the Local Aid District Office)



Change order 1  
As-built field quantities:

Line item	description	Quantity	unit price	amount
1B	DRUM	-12	\$ 75.00	\$ (1,575.00)
2	TRAFFIC DIRECTOR	-850	\$ 129.00	\$ (109,650.00)
4	CURB	-1335.5	\$ 79.00	\$ (105,504.50)
5	5" CONCRETE	20.39	\$ 222.00	\$ 4,526.58
6	6" CONCRETE	-52.3	\$ 240.00	\$ (12,552.00)
7	CURN RAMP	-2	\$ 590.00	\$ (11,800.00)
12	A INLET	-1	\$ 12,000.00	\$ (12,000.00)
13	BASE REPAIR	337.8	\$ 390.00	\$ 131,742.00
15	MILLING	159.93	\$ 4.85	\$ 775.66
16	LEVELING COURSE	-152	\$ 105.00	\$ (15,960.00)
17	9.5M54 SC	2074	\$ 16.00	\$ 33,184.00
				\$ (98,813.26)
			EXTRA	\$ -
			SUPPLEMENTAL	\$ 170,228.24
			REDUCTION	\$ (269,041.50)
			TOTAL CHANGE	\$ (98,813.26)

ORIGINAL CONTRACT AMOUNT	\$ 1,166,360.00
ADJUSTED AMOUNT	\$ 1,067,546.74
% CHANGE IN CONTRACT	-8.50%

*EB*  
11/6/25

R-36

SE:dh  
12-09-25

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY 2026 NJDOT LOCAL FREIGHT IMPACT FUND IMPROVEMENTS TO BAIRD BOULEVARD**

WHEREAS, the governing body of the City of Camden and the Department of Planning & Development's Division of Capital Improvements and Project Management desire to apply for and obtain a grant from the New Jersey Department of Transportation for the FY 2026 Local Freight Impact Fund Program; 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: December 9, 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



## EXECUTIVE SUMMARY

### RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) FOR THE FY 2026 NJDOT LOCAL FREIGHT IMPACT FUND (LFIF) IMPROVEMENTS TO BAIRD BOULEVARD

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

- As part of the ongoing roadway repaving programs, the City will apply for an allotment from the FY2026 Grant Solicitation being funded by the NJDOT.
- The application is due on 12/17/2025 and the requested resolution is due within 30-days.
- The roads requested are Baird Boulevard (from Randolph Street to Federal Street) and Randolph Street (from Thorndyke Street to Baird Boulevard).
- No City funds are required for the resolution, and it is anticipated that should the City receive the grant all design, construction inspection and construction costs will be covered by the Grant amount.
- Camden County will provide a letter of support and/or resolution of support towards the City's application.

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

**APPROPRIATION NUMBER: N/A**

**PROCUREMENT: N/A**

#### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The resolution will be uploaded to the NJDOT PMRS System, so that the grant request review can be completed by NJDOT Local Aid.
- What changes and by how much if the City Council approves this proposal?
  - No change unless NJDOT approves the requested grant amount.
- Why Should the City Council approve this legislation?
  - Additional funding may be given to City to assist with roadway reconstruction impacted by truck traffic.
- What will happen if the City Council does not approve this legislation?
  - The requested grant application will be denied.

#### SUBJECT MATTER EXPERTS/ADVOCATES:

- Anthony J. Morici, PE

#### COORDINATION:

- None

Prepared by: Anthony J. Morici

856-757-7860

---

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. (N/A)

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.



MBS:dh  
12-09-25

A-37

**RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT  
OF WATER AND SEWER PAYMENTS**

WHEREAS, American Water has informed the Department of Public Works that the owner(s) listed attached hereto as Exhibit "A" are due a refund of water and sewer charges; and

WHEREAS, it is necessary to issue a refund to the various property owners in the amounts listed; 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 to the owners in the amounts listed attached hereto as Exhibit "A".

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: December 9, 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

Water & Sewer Refunds Submitted by American Water – December 2025 Council Meeting

Service Address	Water	Sewer	Refund Amount	Mail check to:
639 A State St Camden, NJ 08103	1510.17	755.09	2265.26	Keith Glover 8711 Osler Ave Pennsauken, NJ 08109
1228 N 32 <sup>nd</sup> St Camden, NJ 08105		65.80	65.80	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
1479 S 10 <sup>th</sup> St Camden, NJ 08104	387.33	199.80	587.13	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
232 Wilmot St Camden, NJ 08105		151.45	151.45	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
2943 Congress Rd Camden, NJ 08104	95.05	73.03	168.08	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: DECEMBER 9, 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

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		11/17/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance			11/20/25	
Approved by: Business Administrator			11/25/25	
		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**

---

Name

Phone/Email

Water & Sewer Refunds Submitted by American Water – December 2025 Council Meeting

Service Address	Water	Sewer	Refund Amount	Mail check to:
639 A State St Camden, NJ 08103	1510.17	755.09	2265.26	Keith Glover 8711 Oster Ave Pennsauken, NJ 08109
1228 N 32 <sup>nd</sup> St Camden, NJ 08105		65.80	65.80	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
1479 S 10 <sup>th</sup> St Camden, NJ 08104	387.33	199.80	587.13	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
232 Wilmot St Camden, NJ 08105		151.45	151.45	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645
2943 Congress Rd Camden, NJ 08104	95.05	73.03	168.08	Stonefield Investment Fund IV, LLC 1 Paragon Dr., Suite 252 Montvale, NJ 07645

## Angela Watkins

---

**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Thursday, November 6, 2025 3:30 PM  
**To:** Angela Watkins; Keith L. Walker  
**Cc:** Michelle Spearman; Sylvia Hill; Amanda Herrera  
**Subject:** (EXTERNAL) Refund Request - 639 A State St. - \$2,265.26  
**Attachments:** 639 A State St. Refund Request \$2,265.26.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**[EXTERNAL EMAIL]** This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. City of Camden Employees should forward Messages That May Be Cyber Security Risks to PhishReport@camdenj.gov

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)



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**From:** Sylvia Hill <Sylvia.Hill01@amwater.com>  
**Sent:** Thursday, November 6, 2025 1:49 PM  
**To:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Subject:** Refund Request 639 A State St. \$2,265.26

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of American Water Works Company Inc. or its affiliates. The recipient should check this email and any attachments for the presence of viruses. American Water accepts no liability for any damage caused by any virus transmitted by this email. American Water Works Company Inc., 1 Water St. Camden, NJ. 08102 [www.amwater.com](http://www.amwater.com)

**Date: November 06,2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Keith Glover**

**Mailing Address: 8711 Osler Ave. Pennsauken NJ 08109**

**Service Address: 639 A State St. Camden NJ 08103**

**Account Number: 77-0707049-1**

**Reimbursement:**

Water Reimbursement \$1510.17

Sewer Reimbursement \$755.09

**Total Reimbursement \$2,265.26**

- **Supporting Documents Attached: Leak adjustment per city.**
- Customer written request
- Front and back copies of check(s)
- UMBS printouts



# City Of Camden

Department of Water & Sewerage  
100 S. 17th St.  
Camden, NJ 08105

Billing Inquiries: 1-855-769-3164  
Mon - Fri 9:00 AM - 3:30 PM

24-Hour Emergency Service: 856-488-2041

## Account Information

**Account Number:** 77-0707049-1  
**Customer Name:** GLOVER, KEITH  
**Service Address:** 639 A STATE ST  
CAMDEN NJ 08013

## Message Center

**Total Amount Due \$-2265.26 by 12/05/2025**

### Account Summary as of 11/05/2025

Prior Balance	0
Balance from last bill	563.14
Payments since Sep 15, 2025.	0.00
Adjustments since Sep 15, 2025.	-2834.24
Interest Charge	5.84
Total prior balance, Nov 05, 2025	-2265.26
Current Charges	\$0

Details as of 11/05/2025

Reading Period Covers Monday, September 15, 2025 - Wednesday, November 5, 2025

Current Charges	
Total Current Charges	\$0

**Total Amount Due \$-2265.26**  
Due Date Does Not Apply To Any Past Due Balance

Go Green! Sign up to receive your bill via email  
or pay your bill online at <https://umbsportal.com/Camden/>



# City Of Camden

Department of Water & Sewerage  
100 S. 17th St.  
Camden, NJ 08105  
ADDRESS SERVICE REQUESTED



707049

GLOVER, KEITH  
8711 OSLER AVENUE  
PENNSAUKEN NJ 08109

Please detach and return this bottom portion with your payment

**Account Number** 77-0707049-1  
**Service Address** 639 A STATE ST  
CAMDEN NJ 08013  
**Due Date** 12/05/2025

**Total Amount Due \$-2265.26**

AMOUNT ENCLOSED

DO NOT PAY

### SEND REMITTANCE TO:

CITY OF CAMDEN  
PO BOX 371397  
PITTSBURGH, PA 15250-7397

## Angela Watkins

---

**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Thursday, November 6, 2025 3:53 PM  
**To:** Angela Watkins  
**Cc:** Sylvia Hill; Amanda Herrera  
**Subject:** (EXTERNAL) Refund Request 1228 N 32nd St. \$65.80  
**Attachments:** 1228 N 32nd St. Refund Request \$65.80.pdf

**[EXTERNAL EMAIL]** This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. City of Camden Employees should forward Messages That May Be Cyber Security Risks to PhishReport@camdenj.gov

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)



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**From:** Sylvia Hill <Sylvia.Hill01@amwater.com>  
**Sent:** Wednesday, October 29, 2025 3:42 PM  
**To:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Subject:** Refund Request 1228 N 32nd St. \$65.80

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**Date: 10/29/2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Stonefield Investment Fund IV, LLC**

**Mailing Address: 1 Paragon Dr. Suite 252 Montvale NJ 07645**

**Service Address: 1228 N 32<sup>nd</sup> St. Camden, NJ 08105**

**Account Number: 77-0684943-2**

**Reimbursement:**

Water Reimbursement \$  
Sewer Reimbursement \$65.80

**Total Reimbursement \$65.80**

- **Supporting Documents Attached: Lien holder requesting refund**
- Customer written request
- Front and back copies of check(s)
- UMBS printouts

**Stonefield Investment Fund IV, LLC**

(201)834-7100

Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Tax Lien: **21395**

Check No: **2989**

Custodian Reference: **v161047**

Block: **894** Lot: **9**

Qualifier:

Date: **9/12/2025**

aka: **1228 N 32nd St**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Sewer

\$65.80

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**

In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC

1 Paragon Dr

Suite 252

Montvale, NJ 07645

\_\_\_\_\_

As of Date Printed 10/29/2025 2:38 PM  
 Account Number 77-0684943-2  
 Customer Name VILLEGAS, BRAULIO  
 Mailing Address 1228 N 32ND ST CAMDEN  
 NJ 08105

Service Address 1228 N 32ND ST CAMDEN  
 Block & Lot NJ 08105-4226  
 894 9

Account balance \$129.90

Date	Posted Date	Comment	Invoice Number	Check Number	Code	Description	Amount	Running Balance
10/15/2025	10/15/2025	BILL FOR C62 Sewer- DUE: 11/14/2025, BILL FOR C62 Sewer- DUE: 11/14/2025	10678666			INVOICE FOR: Sewer - Base Fcc, Sewer-	\$129.61	\$129.90
10/1/2025	10/1/2025	[MANUAL INPUT QE PYMT 2989 ACC:684943]	10636888,10657798	2989	K	PAYMENT	(\$65.80)	\$0.29
7/15/2025	7/15/2025	BILL FOR C62 Sewer- DUE: 8/14/2025, BILL FOR C62 Sewer- DUE: 8/14/2025 PLUS 4 PENALTIES/INTEREST.	10657798			INVOICE FOR: Sewer - Base Fcc, Sewer- AND PENALTIES/INTEREST	\$65.99	\$66.09
6/3/2025	6/3/2025	[MANUAL INPUT QE PYMT 2567 ACC:684943]	10592962,10615960,10636888	2567	K	PAYMENT	(\$216.03)	\$0.10
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$20.04)	\$216.13
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$68.03)	\$236.17
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.61)	\$304.20
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.53)	\$304.81
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.18)	\$305.34
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.37)	\$305.52
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.69)	\$305.89
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.59)	\$306.58
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.14)	\$307.17
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592962		PTXP	Pre-Tax Sale Payment to City	(\$0.63)	\$307.31
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10576045		PTXP	Pre-Tax Sale Payment to City	(\$21.70)	\$307.94
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10576045		PTXP	Pre-Tax Sale Payment to City	(\$315.08)	\$329.64
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10576045		PTXP	Pre-Tax Sale Payment to City	(\$2.28)	\$644.72
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10576045		PTXP	Pre-Tax Sale Payment to City	(\$2.00)	\$647.00

## Angela Watkins

---

**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Thursday, November 6, 2025 4:07 PM  
**To:** Angela Watkins  
**Cc:** Sylvia Hill; Amanda Herrera  
**Subject:** (EXTERNAL) Refund Request 1479 S 10th St. \$587.13  
**Attachments:** 1479 S 10th St. Refund Request \$587.13.pdf

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Hi Angela,

Please process the attached refund request.

Thanks,

*Kimberly Jamerson*

Manager, Operations Finance  
Camden, New Jersey ~ CSG Operations

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



AMERICAN WATER

WE KEEP LIFE FLOWING®

---

**From:** Sylvia Hill <Sylvia.Hill01@amwater.com>  
**Sent:** Tuesday, October 28, 2025 2:39 PM  
**To:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Subject:** Refund Request 1479 S 10th St. \$587.13

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**Date: 10/28/2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Stonefield Investment Fund IV, LLC**

**Mailing Address: 1 Paragon Dr. Suite 252 Montvale, NJ 07645**

**Service Address: 1479 S 10<sup>th</sup> St. Camden, NJ 08104**

**Account Number: 77-0702073-6**

**Reimbursement:**

Water Reimbursement \$387.33

Sewer Reimbursement \$199.80

**Total Reimbursement \$587.13**

- **Supporting Documents Attached: Lien holder requesting a refund. Owner paid lien.**
- Customer written request
- Front and back copies of check(s)
- UMBS printouts



**Stonefield Investment Fund IV, LLC**

(201)834-7100

Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Check No: **2942**  
Custodian Reference: **v160957**

Tax Lien: **21350**

Block: **420** Lot: **26**

Qualifier:

Date: **9/12/2025**

aka: **1479 S 10th St**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Water

\$387.33

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**  
In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC  
1 Paragon Dr  
Suite 252  
Montvale, NJ 07645

\_\_\_\_\_

**Stonefield Investment Fund IV, LLC**

(201)834-7100

Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Check No: **2941**

Custodian Reference: **v160957**

Tax Lien: **21350**

Block: **420** Lot: **26**

Qualifier:

Date: **9/12/2025**

aka: **1479 S 10th St**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Sewer

\$199.80

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**

In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC

1 Paragon Dr

Suite 252

Montvale, NJ 07645

\_\_\_\_\_

## Angela Watkins

---

**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Thursday, November 6, 2025 4:03 PM  
**To:** Angela Watkins  
**Cc:** Sylvia Hill; Amanda Herrera  
**Subject:** (EXTERNAL) Refund Request 232 Wilmot St. \$151.45  
**Attachments:** 232 Wilmont St. Refund Request \$151.45.pdf

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Hi Angela,

Please process the refund request attached.

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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---

**From:** Sylvia Hill <Sylvia.Hill01@amwater.com>  
**Sent:** Tuesday, October 28, 2025 2:40 PM  
**To:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Subject:** Refund Request 232 Wilmot St. \$151.45

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**Date: 10/28/2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Stonefield Investment Fund IV, LLC**

**Mailing Address: 1 Paragon Dr. Suite 252 Montvale, NJ 07645**

**Service Address: 232 Wilmot St. Camden NJ 08105**

**Account Number: 77-0456085-8**

**Reimbursement:**

Water Reimbursement \$  
Sewer Reimbursement \$151.45

**Total Reimbursement \$151.45**

- **Supporting Documents Attached: Lien holder requesting a refund. Owner paid lien.**
- Customer written request
- Front and back copies of check(s)
- UMBS printouts

As of Date Printed  
 Account Number  
 Customer Name  
 Mailing Address

10/28/2025 2:17 PM  
 77-0456085-8  
 ROHER, WILLIAM  
 232 WILMOT AVE  
 CAMDEN NJ 08105

232 WILMOT ST CAMDEN  
 NJ 08105  
 1082 36

Service Address  
 Block & Lot

Account balance \$53.73

Date	Posted Date	Comment	Invoice Number	Check Number	Code	Description	Amount	Runnin Balance
10/15/2025	10/15/2025	BILL FOR C62 Sewer-DUE: 11/14/2025, BILL FOR C62 Sewer-DUE: 11/14/2025	10678663			INVOICE FOR: Sewer - Base Fee, Sewer-	\$53.46	\$53.73
10/1/2025	10/1/2025	[MANUAL INPUT QE PYMT 2939 ACC:456085]	10636659,10657703	2939	K	PAYMENT	(\$61.49)	\$0.27
7/15/2025	7/15/2025	BILL FOR C62 Sewer-DUE: 8/14/2025, BILL FOR C62 Sewer-DUE: 8/14/2025 PLUS 4 PENALTIES/INTEREST.	10657703			INVOICE FOR: Sewer - Base Fee, Sewer- AND PENALTIES/INTEREST	\$61.65	\$61.76
5/27/2025	5/27/2025	LOCKBOX PROCESSED BY SYSTEM	10615459,10636659	00800000191	LB1A	PAYMENT	(\$89.96)	\$0.11
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10615459		PTXP	Pre-Tax Sale Payment to City	(\$0.15)	\$90.07
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10615459		PTXP	Pre-Tax Sale Payment to City	(\$0.10)	\$90.22
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10615459		PTXP	Pre-Tax Sale Payment to City	(\$0.37)	\$90.32
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592351		PTXP	Pre-Tax Sale Payment to City	(\$30.14)	\$90.69
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592351		PTXP	Pre-Tax Sale Payment to City	(\$46.55)	\$120.83
4/16/2025	4/22/2025	CAMDEN LIEN ADJUSTMENT IMPORT APPROVED BY USER: TNagel	10592351		PTXP	Pre-Tax Sale Payment to City	(\$0.45)	\$167.38

**Stonefield Investment Fund IV, LLC**

(201)834-7100  
Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Tax Lien: **21415**

Check No: **2939**  
Custodian Reference: **v161087**

Block: **1082** Lot: **36**

Qualifier:

Date: **9/12/2025**

aka: **232 Wilmot St**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Sewer

**\$61.49**

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**  
In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC  
1 Paragon Dr  
Suite 252  
Montvale, NJ 07645

\_\_\_\_\_



FOR SECURITY REASONS, THIS CHECK IS UNRECORDED AND UNINDEXED. SECURITY FEATURES INCLUDED. DETAILS ON BACK.

**STONEFIELD INVESTMENT FUND IV, LLC**  
1 PARAGON DR. STE 252  
MONTVALE, NJ 07645

**BMO HARRIS BANK, N.A.**

2428  
9-28/710  
5/22/2025

PAY TO THE  
ORDER OF

City of Camden

\$ 89.96

Eighty-Nine Dollars And Ninety-Six Cents \*\*\*\*\*

DOLLARS

City of Camden  
PO Box 871897  
Pittsburgh, PA 15250-7897

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

## Angela Watkins

---

**From:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Sent:** Thursday, November 6, 2025 3:56 PM  
**To:** Angela Watkins  
**Cc:** Sylvia Hill; Amanda Herrera  
**Subject:** (EXTERNAL) Refund Request 2943 Congress Rd. \$168.08  
**Attachments:** 2943 Congress Rd. Refund Request \$168.08.pdf

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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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---

**From:** Sylvia Hill <Sylvia.Hill01@amwater.com>  
**Sent:** Wednesday, October 29, 2025 3:41 PM  
**To:** Kimberly Jamerson <Kimberly.Jamerson@amwater.com>  
**Subject:** Refund Request 2943 Congress Rd. \$168.08

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**Date: 10/29/2025**

**TO:** Director Keith Walker, City of Camden Public Works

**FROM:** American Water Operations & Maintenance

***RE: Customer Reimbursement Request***

**Name: Stonefield Investment Fund IV, LLC**

**Mailing Address: 1 Paragon Dr. Suite 252 Montvale NJ 07645**

**Service Address: 2943 Congress Rd. Camden NJ 08104**

**Account Number: 77-0479491-1**

**Reimbursement:**

Water Reimbursement \$95.05

Sewer Reimbursement \$73.03

**Total Reimbursement \$168.08**

- **Supporting Documents Attached: Lien holder requesting refund**
- Customer written request
- Front and back copies of check(s)
- UMBS printouts

**Stonefield Investment Fund IV, LLC**

(201)834-7100  
Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Check No: **2969**  
Custodian Reference: **v161005**

Tax Lien: **21374**

Block: **702** Lot: **16.01**

Qualifier:

Date: **9/12/2025**

aka: **2943 Congress Rd**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Sewer

\$73.03

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**  
In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC  
1 Paragon Dr  
Suite 252  
Montvale, NJ 07645

\_\_\_\_\_

**Stonefield Investment Fund IV, LLC**

(201)834-7100  
Fax (201)834-7200

1 Paragon Dr, Suite 252 Montvale, NJ 07645

Fed ID

**AFFIDAVIT**

Tax Lien: **21374**

Check No: **2970**  
Custodian Reference: **v161005**

Block: **702** Lot: **16.01**

Qualifier:

Date: **9/12/2025**

aka: **2943 Congress Rd**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Water

\$95.05

This Affidavit must be on file in the Collectors' Office of  
**Camden City, Camden County, PA**  
In Accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

\_\_\_\_\_  
David Rotenberg

\_\_\_\_\_  
Notary Public

Tax Collector - Water  
& Sewer:

Please sign and stamp this affidavit below and return a copy to Stonefield Investment Fund IV, LLC. Thank you.

Stonefield Investment Fund IV, LLC  
1 Paragon Dr  
Suite 252  
Montvale, NJ 07645

\_\_\_\_\_

As of Date Printed 10/29/2025 2:36 PM  
 Account Number 77-0479491-1  
 Customer Name GATEWOOD, ANGELA  
 2943 N CONGRESS RD  
 CAMDEN NJ 08104

Mailing Address

Service Address 2943 CONGRESS RD  
 CAMDEN NJ 08104  
 Block & Lot 702 16.01

Account balance \$158.98

Date	Posted Date	Comment	Invoice Number	Check Number	Code	Description	Amount	Running Balance
10/15/2025	10/15/2025	BILL FOR C23 Water DUE: 11/14/2025, BILL FOR C23 Water DUE: 11/14/2025, BILL FOR C62 Sewer DUE: 11/14/2025, BILL FOR C62 Sewer DUE: 11/14/2025	10684399			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer	\$158.54	\$158.98
10/1/2025	10/1/2025	[MANUAL INPUT QE PYMT 2969 ACC:479491]	10663503	2969	K	PAYMENT	(\$73.03)	\$0.44
10/1/2025	10/1/2025	[MANUAL INPUT QE PYMT 2970 ACC:479491]	10642387,10663503	2970	K	PAYMENT	(\$95.05)	\$73.47
7/15/2025	7/15/2025	BILL FOR C23 Water DUE: 8/14/2025, BILL FOR C23 Water DUE: 8/14/2025, BILL FOR C62 Sewer DUE: 8/14/2025, BILL FOR C62 Sewer DUE: 8/14/2025 PLUS 6 PENALTIES/INTEREST.	10663503			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer AND PENALTIES/INTEREST	\$167.95	\$168.52
6/19/2025	6/20/2025	LOCKBOX PROCESSED BY SYSTEM	10620854,10642387	00800000082	LB1A	PAYMENT	(\$164.37)	\$0.57
6/19/2025	6/20/2025	LOCKBOX PROCESSED BY SYSTEM	10620854	00800000081	LB1A	PAYMENT	(\$124.93)	\$164.94
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10620854		PTXP	Pre-Tax Sale Payment to City	(\$0.36)	\$289.87
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$32.55)	\$290.23
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$18.42)	\$322.78
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$24.12)	\$341.20
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$35.10)	\$365.32
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$0.35)	\$400.42
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$0.08)	\$400.77
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$0.40)	\$400.85
4/16/2025	4/22/2025	pre tax sale pymt to city CREATED BY USER: TNagel APPROVED BY USER: TNagel	10597835		PTXP	Pre-Tax Sale Payment to City	(\$0.35)	\$401.25
4/15/2025	4/15/2025	BILL FOR C23 Water DUE: 5/15/2025, BILL FOR C23 Water DUE: 5/15/2025, BILL FOR C62 Sewer DUE: 5/15/2025, BILL FOR C62 Sewer DUE: 5/15/2025 PLUS 6 PENALTIES/INTEREST.	10642387			INVOICE FOR: Water - Base Fee, Water, Sewer - Base Fee, Sewer AND PENALTIES/INTEREST	\$139.93	\$401.60
1/15/2025	1/15/2025	LOCKBOX PROCESSED BY SYSTEM	10574419,10597835	00001000037	LB1A	PAYMENT	(\$155.00)	\$261.67
1/15/2025	1/15/2025	BILL FOR C23 Water DUE: 2/14/2025, BILL FOR C23 Water DUE: 2/14/2025, BILL FOR C41 Sewer	10620854			INVOICE FOR: Water - Base Fee, Water, Sewer -	\$150.30	\$416.67

AV:dh  
12-09-25

R-38

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #11-24-073  
WITH COMMAND COMPANY INC.**

WHEREAS, on November 14, 2024, the Council of the City of Camden approved Resolution MC-24:9791 authorizing Contract #11-24-073 with Command Company Inc. for Camden City Parks-Facilities Improvements with the Use of American Rescue Plan State Local Fiscal Recovery Funds; and

WHEREAS, the project had a completion date of October 25, 2025, or 315 calendar days, and due to the change in weather and inability to install/apply certain material the project remains ongoing; and

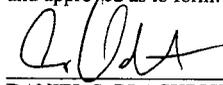
WHEREAS, the City now seeks to amend the contract to extend the term of the agreement by 218 calendar days through June 1, 2026; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the contract between the City of Camden and Command Company Inc. is hereby amended by Amendment #1 to extend the term of the agreement by 218 calendar days through June 1, 2026.

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: December 9, 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

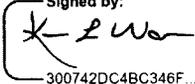
COUNCIL MEETING DATE: 12/09/2025

TO: City Council  
FROM: Keith Walker, Department of Public Works

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT 11-24-073 WITH COMMAND COMPANY**

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

### ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director	Y			
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance	Y		11/21/25	

Approved by:  
Business Administrator

  
Signature

11/25/25  
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 AMENDMENT #1 TO CONTRACT 11-24-073 WITH COMMAND COMPANY**

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

- Contract #11-24-073 for improvements to various parks had a project completion of October 25, 2025 or 315 calendar days. Contract extension is requested for 218 calendar days (June 1, 2026 completion date) mainly due to the change in weather and inability to install/apply certain material

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

**APPROPRIATION NUMBER:** N/A

**PROCUREMENT:** N/A

**IMPACT STATEMENT:**

- N/A

**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.

<b>Municipality</b>	CITY OF CAMDEN
---------------------	----------------

<b>Professional Service or EUS Type</b>	N/A
<b>Name of Vendor</b>	COMMAND CO
<b>Purpose or Need for service:</b>	CAMDEN CITY PARK – FACILITY IMPROVEMENTS
<b>Contract Award Amount</b>	N/A
<b>Term of Contract</b>	218 CALENDAR DAYS
<b>Temporary or Seasonal</b>	N/A
<b>Grant Funded (attach appropriate documentation allowing for service through grant funds)</b>	N/A
<b>Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)</b>	BID 24-13
<b>Were other proposals received? If so, please attach the names and amounts for each proposal received?</b>	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 \_\_\_\_\_





November 20, 2025

COCMX23006

City of Camden Capital Improvements Office  
Attn: Anthony Morici, PE Temporary City Engineer  
City Hall  
520 Market Street  
Camden, NJ 08102

RE: **Various Camden City Parks – Facilities Improvements (PO#24-06231)**  
**City of Camden, New Jersey**  
**Contract Extension**

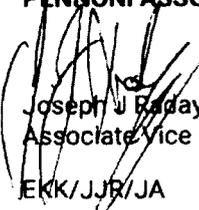
Dear Mr. Anthony Morici:

NTP date for the above referenced project was issued on December 16, 2024 with a project completion of October 25, 2025 or 315 calendar days. During construction meeting on October 21, 2025, Command Co Inc requested a 218 calendar day contract extension (June 1, 2026). City and Pennoni discussed this matter and agreed to grant requested contract extension.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

**PENNONI ASSOCIATES INC.**



Joseph J. Raday, PE, CME,  
Associate Vice President, Resident Engineer

EKK/JJR/JA

cc: Keith Walker, CPWM, EMC, CEM, City Director of Public Works via email: [KeWalker@ci.camden.nj.us](mailto:KeWalker@ci.camden.nj.us)  
Guy Rozier, City Assistant Director of Public Works via email: [GuRozier@ci.camden.nj.us](mailto:GuRozier@ci.camden.nj.us)  
Lateefah Chandler, QPA, City Purchasing Agent via email: [LaChandl@ci.camden.nj.us](mailto:LaChandl@ci.camden.nj.us)  
Glenn Marienski, Command, President via email: [glennm@commandcoinc.com](mailto:glennm@commandcoinc.com)  
James Lunt, Command Project Manager via email: [jiml@commandcoinc.com](mailto:jiml@commandcoinc.com)  
Edward King, Pennoni Inspector via email: [eking@pennoni.com](mailto:eking@pennoni.com)

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R-39

AV:dh  
12-09-25

**RESOLUTION AWARDING A CONTRACT FOR EXTRAORDINARY, UNSPECIFIABLE SERVICES TO HOMEWARD BOUND PET ADOPTION CENTER FOR ANIMAL SHELTERING AND CARE SERVICES**

WHEREAS, the City of Camden requires certain extraordinary, unspecifiable services for animal sheltering and care services for certain animals (i.e., dogs and cats) found or otherwise acquired by or in the City of Camden; and

WHEREAS, Homeward Bound Pet Adoption Center has extensive expertise, training, and proven reputation in the animal sheltering and care field. Homeward Bound Pet Adoption Center has the properly licensed and credentialed professionals in animal care; organizational expertise and experience; modern facilities; and resources to provide to the City of Camden, its largest municipal client by volume, with animal shelter; feeding; care; medical treatment; euthanization; sterilization; and other related services for cats and dogs; and

WHEREAS, a contract between the City and Homeward Bound Pet Adoption Center is in the best interests of the City given the volume, service demands, and critical public health and safety issues associated with sheltering and caring for cats and dogs found or otherwise acquired by or in the City of Camden; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(a)(ii) of the Local Public Contracts Law, contracts for extraordinary, unspecifiable services for animal sheltering and care services in the City of Camden can be negotiated and awarded without advertising for the bids and bidding for the purpose and reasons stated herein; and

WHEREAS, Homeward Bound Pet Adoption Center has proposed a Shelter Services Agreement ("Agreement") attached hereto as Exhibit 1, for a one-year term to provide animal shelter; feeding; care; medical treatment; euthanasia; sterilization; and other related services for cats and dogs found or otherwise acquired by or in the City of Camden, for the below indicated amount of the contract, all as more particularly described in the proposed Agreement attached hereto; and

WHEREAS, this resolution and proposed Agreement attached hereto shall be maintained on file and available for public inspection in the Office of the Municipal Clerk of the City of Camden; 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-E4-601-908" 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 an Extraordinary Unspecifiable services contract, be, and hereby is, awarded to Homeward Bound Pet Adoption Center for a sum not to exceed NINE HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$977,500.00).

BE IT FURTHER RESOLVED that the authorized City officials are hereby authorized to execute the Agreement with Homeward Bound Pet Adoption Center for the animal sheltering and care services to be provided thereunder.

BE IT FURTHER RESOLVED that the City Clerk shall cause to be published in the Courier-Post within ten (10) days after passage of this resolution legal notice describing the nature, duration and amount of said contract.

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: December 9, 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: JANUARY 9<sup>TH</sup> 2026 \*\*

TO: City Council  
FROM: Gabriel Camacho, Director of Code Enforcement

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing 2026 Contract-Shelter Services Agreement Homeward Bound Pet Adoption Center**

Point of Contact:	Gabriel Camacho	Code Enforcement	856-757-7345	GaCamach@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y			
Supporting Department Director (If necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator			11/25/25	
		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.
4. Copy of 2026 Contract

***"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:** 2026 Contract-Shelter Services Agreement Homeward Bound Pet Adoption Center.

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

- There currently is no other facility with the proven ability to accommodate the volume of animals sheltered for the City of Camden.
- The City's contract expired December 31, 2025.

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

*Appropriation # 6-01-E4-601-908 (Contingent on availability of funds)*  
A one-year (12-months) contract at a cost of \$977,500.00.

**IMPACT STATEMENT:**

Animal Shelters play a vital role in the health and safety of our pets and our communities.

Currently there are no other facilities who are proven to accommodate these requirements other than Homeward Bound Animal Shelter.

The approval of this important matter would ensure the continued level of service to our residents and animal population. The shelter plays a huge role in that they help to control the animal population. Uncontrolled animal breeding leads to overpopulation, which can have serious consequences for the animals. The shelter works to promote responsible pet ownership, including spaying and neutering, and to address issues related to feral animals (cats).

The failure of this resolution for gravely impact the City of Camden's ability to address the before mentioned concerns.

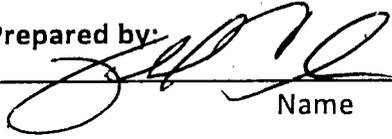
**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Director Ken Sieranski, Homeward Bound Animal Shelter
  - Attendance: (Y/N/Tentative). Confirmed?
- Animal Control Officer Robert Chabot, Independent Animal Control Services, LLC.
  - Attendance: (Y/N/Tentative). Confirmed?

**COORDINATION:**

- Department of Code Enforcement

Prepared by:



Name

*gacomact@condor.nj.gov*

Phone/Email

**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: HOMEWARD BOUND PET ADOPTION CENTER

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

- BUDGET APPROPRIATION: 6-01-E4-601-908 ( Contingent on availability of funds )  
AMOUNT :\$ 977,500.00  
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 \$ 977,500.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING 2026 CONTRACT -SHELTER SERVICES AGREEMENT HOMEWARD BOUND PET ADOPTION CENTER



\_\_\_\_\_  
**Scott Z. Parker**  
**Chief Financial Officer**

Date: 11/25/25

**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	HOMEWARD BOUND PET ADOPTION CENTER
Purpose or Need for service:	2026 SHELTER SERVICES
Contract Award Amount	\$977,500
Term of Contract	12 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.)	N.J.S.A. 40A:11-5(1)(a)(ii)
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.

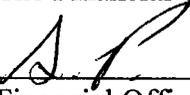
If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
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.

\_\_\_\_\_  
Certifying Officer Date \_\_\_\_\_

***For LGS use only:***

\_\_\_\_\_  
 Approved  Denied

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

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

**STANDARD CERTIFICATION DECLARATION FOR AN EXTRAORDINARY  
UNSPECIFIABLE SERVICE**

TO: Members of the Governing Body  
FROM: *Gabriel Camacho, Director of Code Enforcement*  
DATE: November 25, 2025  
SUBJECT: This is a contract for Animal Shelter

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Homeward Bound Pet Adoption Center

Cost: \$977,500

Duration: 12 Months

Purpose: To Provide Animal Shelter Services for the City of Camden

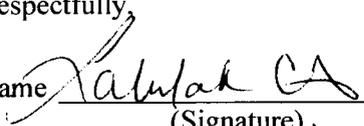
This is to request an award of a contract without the receipt of formal bids as an Extraordinary Unspecifiable Service [N.J.S.A. 40A:11-5(1)(a)(ii) and N.J.A.C. 5:34-2.3(b)]. I do hereby certify to the following:

1. **Provide a clear description of the nature of the work to be done.** *To Provide Animal Shelter Services; housing,, shelter, feed and care for all felines and canine found or otherwise acquired by or in the municipality of Camden City.*
2. **Describe in detail why the contract meets the provisions of the statute and rules:**  
*The City of Camden according to 2019-2025 sheltered animals averages over 1,700 animals. This amount has been increasing yearly. There currently is no other facility that can accommodate and provide services other than Homeward Bound Other facilities are limited in size and unable to house the volume handled by our animal control service (Independent Animal Control Services, LLC).*  
*The above facts and circumstances meet 40A:11-5 expectations Appendix C-5, Extraordinary Unspecified (EUS). Services which are specialize and qualitative in nature requiring expertise, extensive training and proven reputation in the field of endeavor.*
3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**  
*Homeward Bound Animal Adoption Services has the proven ability to accommodate a high volume of animals to include the City of Camden's increasing average. No other facility/shelter has the size, personnel and ability to properly service such a high volume and provide house, shelter, food and care.*
4. **Describe the informal solicitation of quotations:**  
*There currently is no other facility/shelter with the ability to properly service a city with the volume of Camden City.*

5. I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.

Respectfully,

Name

  
(Signature)

Title

11/25/2021

*(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)*



**HOMeward  
BOUND**  
Pet Adoption Center

camden county AT LAKELAND CAMPUS

3. MUNICIPALITY RESPONSIBILITIES

- A. The Municipality shall compensate the HOMEWARD BOUND, [REDACTED] months for basic shelter services for [REDACTED], payable on a monthly basis at [REDACTED], due within 30 days of the invoice date. An additional charge of [REDACTED] will be assessed for any animal placed with HOMEWARD BOUND above the allotted 2,500 animals per calendar year.
- B. The Municipality shall be responsible for the reimbursement of all costs for emergency medical attention that is required for an impounded animal that is delivered to the shelter by the Municipality's Animal Control Officer, when that animal should have received emergency medical attention pursuant to N.J.A.C. 8:23A-1.12 prior to delivery to the shelter.
- C. The Municipality shall give notice to the HOMEWARD BOUND of any planned action which may result in the Municipality's Animal Control Officer's placement of 7 or more animals from a single household, colony, trapping action or other planned action. 48 hours notice must be given for any such placement by the Municipality's Animal Control Officer, unless the placement will occur on a holiday in which case 72 hours notice must be given. Notice shall include the approximate number and type of animals, the municipality of origin, and the anticipated condition of these animals. Notice may be given via phone or in person by the Municipality's Animal Control Officer, to the HOMEWARD BOUND Executive Director, Board President, or Board Vice-President, but not via email or phone message, or to anyone else.
- D. For any animals placed at HOMEWARD BOUND which must be held pending a resolution by the Courts or by another determination out of the control of HOMEWARD BOUND, the Municipality shall be billed at a rate of \$60 per day per cat or dog.



Camden County AT LAKELAND CAMPUS

## SHELTER SERVICES AGREEMENT

This agreement is made on November 11, 2025 by and between the Homeward Bound Pet Adoption Center, Inc. (Homeward Bound) f/k/a Animal Welfare Society of Camden County, Inc. (AWSCG), with its principal place of business located at 125 County House Road, Blackwood, New Jersey, 08012 and the City of Camden, a body politic and corporate, with its principal place of business located at City Hall, 4th Floor, Suite 419, Camden, New Jersey, 08106.

### WITNESSETH:

WHEREAS, the Municipality requires the provisions of animal shelter services; and

WHEREAS, the required animal shelter services to be provided are extraordinary, unspecifiable services and/or professional services; and

WHEREAS, HOMEWARD BOUND is able to competently provide to the Municipality the required shelter services.

NOW THEREFORE, in consideration of the mutual covenants herein contained and intending to be legally bound, the parties hereby agree as follows:

1. **TERM.** The term of this agreement shall be for the 12 months, commencing on January 1, 2026 and running through December 31, 2026.
2. **SCOPE.** The HOMEWARD BOUND shall provide the following services in accordance with applicable federal, state and local laws, statutes, rules and regulations:
  - A. House, shelter, feed and care for all felines and canines found or otherwise acquired by or in the Municipality, with the exception of any injured or sick felines or canines obtained within the Municipality that have been diagnosed with or are suspected of having communicable disease, which are determined by the HOMEWARD BOUND to endanger the health of the other animals at the shelter. In addition, any felines or



**HOMeward  
BOUND**  
Pet Adoption Center

camden county AT LAKELAND CAMPUS

canines adopted from another shelter, including but not limited to Animal Adoption Center, Animal Orphanage, and Animal Welfare Association, must be returned to said shelter, unless a surrender to HOMEWARD BOUND is approved by the HOMEWARD BOUND Executive Director.

- B. Treat as medically necessary or euthanize the recommendation of a veterinarian all animals found or otherwise acquired by or in the Municipality, which are impounded at the shelter. With the exception of those found seriously ill or injured by the Animal Control Officer, in which case appropriate emergency treatment must be provided by a veterinarian at the sole cost and expense of the Municipality, before said animal is surrendered to the shelter. If, within 24 hours of being received into the shelter, it is determined an animal should have received emergency veterinary care before being brought to the shelter, the township will be responsible for reimbursing HOMEWARD BOUND the costs of the emergency treatment that HOMEWARD BOUND incurs for the said animal within thirty (30) days of invoice.
- C. Euthanize animals when necessary, pursuant to HOMEWARD BOUND policy, found or otherwise acquired by or in the Municipality, which are impounded at the shelter.
- D. Sterilize, vaccinate, and return any feral cats to a community cat caregiver or owner which pose no threat to the health or safety of the public.
- E. On an emergency basis, at the discretion of HOMEWARD BOUND, house, shelter, feed, and care for animals of another species which is not canine or feline, subject to an additional \$60.00 per day boarding fee.
- F. Accept roadkill animals, except skunks and deer, which are contained within a sealed plastic bag. All roadkill animals shall be labeled with the name of the animal control officer, the date, the municipality in which the roadkill was found, the species, and any other pertinent information.



**HOMeward  
BOUND**  
Pet Adoption Center

Camden Country AT LAKELAND CAMPUS

- E. Unless previously approved by the HOMEWARD BOUND Executive Director, Board President, or Board Vice-President, no more than 40 animals per one Monday through Sunday week (7 day) period may be brought to HOMEWARD BOUND from one Municipality.
- F. **PAYMENT FOR INVOICES SHALL BE MADE BY THE MUNICIPALITY WITHIN THIRTY (30) DAYS AFTER RECEIPT OF INVOICE FOR SERVICE. PAYMENTS MADE THEREAFTER SHALL BE SUBJECT TO A LATE PAYMENT CHARGE ON THE UNPAID BALANCE REMAINING AT A RATE OF TEN PERCENT (10%) PER ANNUM. SHOULD THE MUNICIPALITY FAIL TO PAY ANY INVOICE, AND SUCH FAILURE IS NOT CURED WITHIN SIXTY (60) DAYS, HOMEWARD BOUND SHALL BE PERMITTED TO SUSPEND SERVICE WITHOUT ANY FURTHER WRITTEN NOTICE OF SAME.** At HOMEWARD BOUND's option, HOMEWARD BOUND may pursue any available remedy at law or in equity in addition to collecting the late payment charge and/or any outstanding principal amount due from the Municipality under the provisions of this Agreement for its Term. This provision shall survive the termination of this Agreement, subject to the limitations and provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-2, all rules, regulations made pursuant to the same, and all other applicable law.
- G. The Municipality and HOMEWARD BOUND, respectively, shall defend, indemnify and hold harmless the other party, its officers, agents and employees, from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the Municipality's or HOMEWARD BOUND's, its officers', agents', and employees' intentional or negligent acts or omissions in connection with this agreement.



**HOMeward  
BOUND**  
Pet Adoption Center

Camden County AT LAKELAND CAMPUS

#### 4. OTHER CHARGES

A. The **HOMeward BOUND** retains the right to impose fees on the Municipality's residents for, among other things, the reclamation, adoption and/or surrender of an animal pursuant to this list of charges attached hereto and made a part hereof. The **HOMeward BOUND** reserves its right to amend its charges consistent with the proper fiscal management of the shelter and/or economic conditions relating to the cost of providing these services. In the event **HOMeward BOUND** waives or reduces any fee, penalty or other charge, such modification is not a waiver of any rights under this Agreement.

5. **WHO IS BOUND.** Each person who signs this Agreement is bound by this Agreement. Anyone who succeeds to any party's rights and responsibilities, such as heirs or the executor of a party's estate, is also bound.

6. **AUTHORIZATION.** The parties hereby represent and warrant that they each have the requisite power and authority to make and perform the obligations under this Agreement, and that the execution of this Agreement has been duly authorized by all requisite corporate action, if necessary.

7. **CAPTIONS.** The captions in this Agreement are inserted only as a matter of convenience and for ease of reference and in no way define, limit, enlarge or describe the scope or intent of this Agreement, nor shall they in any way affect this Agreement or the construction of any provision.

8. **ENTIRE AGREEMENT.** This Agreement sets forth all promises, agreements, conditions and understandings either oral or written among them or other than as are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding on any party unless made in writing, approved in writing by the board of directors and signed by all parties.

9. **COUNTERPARTS AND FACSIMILE.** This Agreement may be executed in one or



**HOMeward  
BOUND**  
Pet Adoption Center

Camden County AT LAKELAND CAMPUS

more counterparts, including by facsimile, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**10. MUTUAL GENERAL RELEASE.** In consideration of the covenants and conditions contained in this Agreement, the parties do hereby mutually release and forever discharge each other and each other's heirs, successors, representatives, assigns, agents, employees, officers, and directors ("Designees"), and each of them, of and from any claims, debts, liabilities, demands, obligations, costs, expenses, actions, and causes of action of every nature, character, and description known or unknown, vested or contingent, which each party now owns or holds, or has at any time heretofore owned or held, or may at any time own or hold against the other party hereto, arising prior to and including the date of this Agreement; provided, however, that this release shall exclude claims arising from assertion of any continuing rights reserved in this Agreement.



# HOMeward BOUND

Pet Adoption Center

camden county AT LAKELAND CAMPUS

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

Municipal Representative:

HOMeward BOUND Representative:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Ken Sieranski, DVM, MS

Printed Name

\_\_\_\_\_  
Signature

Signature: Ken Sieranski, DVM, MS

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Executive Director, HOMeward BOUND

Date 11/11/25

Witnessed or Attested by:

Witnessed or Attested by:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Samantha Martin

Printed Name

\_\_\_\_\_  
Signature

Signature: Samantha Martin

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Admin Supervisor, HOMeward BOUND

Date 11/11/25