

# AGENDA

CITY OF CAMDEN

CITY COUNCIL REGULAR MEETING

*October 14<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 Falio Leyba-Martinez*

*Honorable Victor Carstarphen, Mayor*

*Daniel S. Blackburn, City Attorney*

*Howard McCoach, Counsel to Council*

*Luis Pastoriza, Municipal Clerk*

Amended at October 7<sup>th</sup>, 2025 Caucus meeting  
Please note that items within boxed area (s) are items added.  
Items on consent Agenda include Resolutions: 1-42, 44-48



# CITY COUNCIL AGENDA

OCTOBER 14<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 **August 20, 2025 to September 21, 2025**
2. Payroll Register Summary for The City of Camden for The Pay Periods of **8/27/2025 and 9/12/2025**

## PRESENTATIONS

## OLD BUSINESS

## ORDINANCES – FIRST READING

### City Council

1. Ordinance Amending Chapter 26; Boards, Committees, Commissions And Councils **Establishing Residency Requirements For All Appointments To Boards, Committees, Commissions And Councils In The City Of Camden**

2. Ordinance **Establishing Chapter 284 Of The Camden Code**, Parental Responsibility For A Minor Child, In The City Of Camden
3. Ordinance **Amending Chapter 870 To Further Limit The Number Of “Retail Sale Of Tobacco License”** Establishments In The City Of Camden To Only Six Such Establishments, City-Wide, And To Establish Revised Fees For A “Retail Sale Of Tobacco License” Establishment
4. Ordinance **Amending Section 485-20**; Reasons For Revocation Or Suspension, To Clarify And Further Amend This Section Which Provides For The Specific Reasons For Suspension Or Revocation Of A License In The City Of Camden

### **Planning & Development**

5. Ordinance **Authorizing The Execution Of A Quitclaim Deed** To Release The City Of Camden’s Rights Of Reversion located at **1175 Princess Avenue**
6. An Ordinance **Amending The Gateway Redevelopment Plan (MC-466)** Regarding **Tax Block 1464, Lots 4 And 5** On The Camden City Municipal Tax Map
7. Ordinance **Approving Application For A Long-Term Tax Exemption And Execution Of Financial Agreement** Between The City Of Camden And Ablett Village Phase 2 Urban Renewal, LLC, Pursuant To N.J.S.A. 40A:20-1 Et Seq.

### **Public Works**

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

## **ORDINANCES – SECOND READING & PUBLIC HEARING**

### **Administration**

1. Ordinance Opting Into The **Garden State C-Pace Program** To Facilitate The Financing Of C-Pace Projects

### **Planning & Development**

2. Ordinance Authorizing the Street Vacation For **Camden Lutheran Housing-Eastside or Ray Street to the West Side of North 10<sup>th</sup> Street** Between Elm

And Pearl Streets, Block:804, Lots 47-86 and Block 805, Lots 1-40 As More Particularly Set Forth In The Attached Metes And Bounds Descriptions Pursuant To And In Accordance With N.J.S.A. 40:67-1

**Public Works**

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

**PUBLIC COMMENT**

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

**RESOLUTIONS**

**Office of City Council**

1. Resolution **Designating Ruth Galvez** As The City Of Camden Employee Of The Month For October 2025
2. Resolution To **Ratify And Authorize The Acceptance Of A Co-Sponsorship Between Reworld And The City Of Camden** For An Event Or Events Taking Place In October 2025 And To Accept A Donation From Reworld For All Costs Incurred By Reworld In Assisting The City Of Camden With Receiving Bulk Waste And/Or Old Tires From The Public And Disposing Of Same During The Event Or Events
3. Resolution **Supporting Legislation To Amend N.J.S.A. 39: 4-50, Driving While Intoxicated, And N.J.S.A. 2C: 11-5; Death by Auto**, To Impose More Severe Fines And Other Penalties Arising From A Motor Vehicle Crash Where A Fatality Has Occurred
4. Resolution Recognizing And **Honoring Freddy Castro And Gregory Clark** For Their Brave And Heroic Actions In Coming To **The Aid Of Ms. Sadie Smith** Who Was Being Accosted And Robbed By An Unknown Male On September 3, 2025, In The City Of Camden
5. Resolution **Honoring Tye Tribbett** On His Induction To The Camden Walk Of Fame

6. Resolution **Honoring Leon “Donkey” Lucas** On His Induction To The Camden Walk Of Fame
7. Resolution **Honoring Arnold Norris Byrd** On His Induction To The Camden Walk Of Fame
8. Resolution **Honoring R. Mangaliso Davis** On His Induction To The Camden Walk Of Fame
9. Resolution **Honoring Father Leonardo Carrieri** On His Induction To The Camden Walk Of Fame
10. Resolution **Commending Isaias Martinez** For Ten Years Of Dedicated Service On The Zoning Board

**Department of Administration**

11. Resolution Authorizing **An Agreement Between the City Of Camden And New York Life Insurance Company** to Provide Life Insurance Products to City Employees
12. Resolution **Authorizing A Contract To R & J Brothers Inc.** For Emergency Warming Center Services
13. Resolution **Re-appointing Deborah Person-Polk as a Commissioner** of the Housing Authority of the City of Camden

**Office of the City Attorney**

14. Resolution Authorizing **Extensions Of Time To Complete Foreclosure** For Less Than Full Value Tax Sale Certificate Assignments
15. Resolution Authorizing A License And Right Of Access **Agreement With Kleinfelder Inc. To Do Environmental Testing** On City Owned Property Known As 800 Broadway, Block 293, Lot 73

**Department of Finance**

16. Resolution Authorizing the City To Apply for and **Accept The FY2026 Legislative Grant For Capital Equipment** – Public Works From The Division Of Local Government Services
17. Resolution Authorizing A **Budget Amendment Pursuant To N.J.S.A. 40A:4-87 In The Amount Of \$2,000,000** From the New Jersey Division of Local Government services For A Grant Entitled “FY2026 Legislative Grant – Capital Equipment – Public Works”

18. Resolution Authorizing **The Cancellation Of Tax Sale Certificate, Taxes And Transfer Charges/Credits** against various properties
19. Resolution **Authorizing Refunds To Various Lien Holders, Property Owners, And Mortgage Companies** For Various Properties
20. Resolution **Authorizing the Assignment of Twenty-Nine Municipal Liens At Full Value**

**Department of Planning & Development**

21. Resolution Authorizing The City Of Camden To Request A **Six-Month Extension Of the New Jersey Department of Transportation Fiscal Year 2024** NJDOT Municipal Aid Trust Fund For The Resurfacing Of 8th Street And Various Roadways Project
22. Resolution **Authorizing Amendment #3** To The Shared Services Agreement Between The City Of Camden And The Camden Redevelopment Agency For **The Environmental Clean-Up And Management Of The Knox Meadows II Site**
23. Resolution **Authorizing Amendment #1** To the Shared Services Agreement Between the City Of Camden And The Camden Redevelopment Agency For **The Management Of Funding And Environmental Services For Dominick Andujar Park**
24. Resolution Amending and Correcting Resolution **MC-25:10182** To Include Block 1104, Lot 95 As Part of the **Saunders Street Project**
25. Resolution Supporting Heart Of Camden's Application To The New Jersey Department Of Community Affairs, **Affordable Housing Trust Fund Program For The Ferry Village Homeownership Project – Phase I**
26. Resolution Supporting Heart Of Camden's Application To The New Jersey Department Of Community Affairs, **Affordable Housing Trust Fund Program For The Ferry Village Homeownership Project – Phase II**
27. Resolution Of The City Council Of The City Of Camden Determining That The **Westfield Tower Urban Renewal LLC**, Project Provides For And Meets The **Affordable Housing** Need Of The City Of Camden
28. Resolution of the City Council Of the City of Camden Determining that The **Mickle Tower Urban Renewal LLC** Project Provides For and meets the **Affordable Housing** Need of the City of Camden

29. Resolution of The City Council Of Camden Determining That the **Kennedy Tower Urban Renewal LLC**, Project Provides For and meets the **Affordable Housing** Need of the City of Camden
30. A Resolution Authorizing And Directing The City Of Camden Planning Board To Undertake A Preliminary Investigation To Determine Whether **Properties In The Federal Street Corridor**, Including Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1,2,5 & 7; Block 1186, Lots 18, 24 & 25; Meet The Statutory Criteria For A **“Condemnation Area In Need Of Redevelopment”** And Whether Block 1182, Lots 6-20 and Block 1196, Lots 32-34 Meet the Statutory Criteria For **“Area in Need of Rehabilitation”** And Authorizing And Directing The City Of Camden Planning Board To Prepare A Proposed Redevelopment Plan For The Proposed Redevelopment Area And Area in need of Rehabilitation **Pursuant To The Local Redevelopment And Housing Law**, N.J.S.A. 40A :12a-1 Et. Seq.
31. A Resolution Authorizing And Directing The City Of Camden Planning Board To Undertake A Preliminary Investigation To Determine Whether **Properties In The Vicinity Of The Former Knox Gelatin Facility**, Including Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, Meet The Statutory Criteria For A **“Condemnation Area In Need Of Redevelopment”** And Authorizing And Directing The City Of Camden Planning Board To Prepare A Proposed Redevelopment Plan For The Proposed Redevelopment Area **Pursuant To The Local Redevelopment And Housing Law**, N.J.S.A. 40A :12A-1 Et. Seq.
32. A Resolution Authorizing And Directing The City Of Camden Planning Board To Undertake A Preliminary Investigation To Determine Whether **Properties As Part Of The S. Yaffa & Sons Site**, Including Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, Meet The Statutory Criteria For A **“Condemnation Area In Need Of Redevelopment”** And Authorizing And Directing The City Of Camden Planning Board To Prepare A Proposed Redevelopment Plan For The Proposed Redevelopment Area **Pursuant To The Local Redevelopment And Housing Law**, N.J.S.A. 40a :12a-1 Et. Seq.
33. Resolution Authorizing An **Amendment #3 To Contract #09-23-053** With Pennoni Associates, Inc. For Special Projects Coordination For Various City Owned Parks And Related Facility Improvements
34. Resolution Authorizing the **rejection Bid #25-15** for the Construction Of North Camden Waterfront Park at Sixth Street And Byron Street
35. Resolution **Authorizing Amendment #2 To Contract #07-25-059** For Environmental Resolutions, Inc To Provide Licensed Site Remediation At

Several Camden City Parks – This Will At Least Include Ormond For An Additional \$17,500 – Spruce Is A Discussion On Friday – Estimated Over \$100k – **By title**

36. Resolution Referring Proposed Ordinance Entitled “**An Ordinance Amending The Gateway Redevelopment Plan** (MC-466) Regarding Tax Block 1465, Lots 4 And 5 On the Camden City Municipal Tax Map”
37. Resolution Authorizing **Amendment #1 To Contract 06-24-040** With Parkside Business and Community in Partnership to Increase the income limits for Affordable Housing to 120% Ami to extend the term until November 30,2027
38. Resolution Authorizing **Amendment #1 To Contract #06-24-041** With The Heart Of Camden To Extend The Term Of The Contract And To Increase The Income Limits For Affordable Housing To 120% AMI For Five Housing Units And Extend The Term Of The Contract To November 30, 2027

**Department of Public Works**

39. Resolution **Authorizing The Acceptance Of PSEG Lighting Service Agreements** For The Upgrade Or Installation Of Light Fixtures
40. Resolution **Authorizing Amendment #1 To Contract #02-25-025** With All State Technology Inc For The Rehabilitation Of The City Of Camden Swimming Pools

**Department of Health & Human Services**

41. Resolution To Ratify And Authorize The **Acceptance Of A Donation And Sponsorship From Subaru Of America, Inc.** For The Installation Of Two Picnic Benches At The North Camden Community Center

**Department of Fire**

42. Resolution Authorizing The **Purchase Of One (1) Chevrolet Tahoe** From Gentilini Motors Via New Jersey State Contract
43. Resolution Authorizing **The Purchase Of A Ferrara Inferno** Walk-In Heavy Rescue Fire Apparatus From FFL Apparatus, LLC Via A National Cooperative – **By title**

**Office of City Council**

44. Resolution **supporting every eligible person living in the City and Camden County**, and regardless of political affiliation, to exercise your right to register and vote in the upcoming elections as well as future elections
45. Resolution Recognizing And Commending **St. Joseph’s Carpenter Society** On Its Fortieth (40<sup>th</sup>) Anniversary
46. Resolution in Memoriam of **Henrietta Wheeler Washington**

**Department of Administration**

47. Resolution awarding a contract to **TTI Environmental Inc** for the emergency removal of underground storage tanks per administrative consent order

**Office of City Council**

48. Resolution rescinding MC-24:9744, approved on October 8, 2024, thereby removing **Will Davis from the City of Camden’s African-American Heritage Advisory Board** and to now appoint Will Davis to the Food Security Advisory Board for a term of two (2) years, with his term thereby ending on October 13, 2027

**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: September 22, 2025

Subject: **Check Register-Communications for Forthcoming  
City Council Meeting- October 14, 2025**

RECEIVED  
2025 SEP 23 AM 11:19  
DIRECTOR OF FINANCE'S OFFICE  
CAMDEN, N.J.

Attached, please find the Check Register for the City of Camden for the period of August 20,2025 to September 21,2025 .

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: 08/20/25 to 09/21/25  
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		
148503	08/21/25	CAM07 CAMDEN BOARD OF EDUCATION	4,088,475.00	08/21/25	22133
148504	08/22/25	ABE02 GERALD ABEL	1,110.00	08/31/25	22138
148505	08/22/25	AND01 ANDREW VIOLA, ESQ	250.00		22138
148506	08/22/25	ATT08 AT&T MOBILITY	1,478.25	08/31/25	22138
148507	08/22/25	BIR05 STEPHEN R BIRD	1,295.00		22138
148508	08/22/25	ENV01 ENVIRONMENTAL RESOLUTIONS, INC	17,465.00	08/31/25	22138
148509	08/22/25	GR11 TERRENCE M GRIMES	1,662.00	08/31/25	22138
148510	08/22/25	HOR13 JOSE L. HORTA	1,221.00	08/31/25	22138
148511	08/22/25	INT14 INTERNATIONAL ASSOC. OF FIRE-	583.52		22138
148512	08/22/25	INT15 INTERNATIONAL ASSOC OF FIRE-	1,427.54		22138
148513	08/22/25	MCC27 KRISDEN M MCCRINK	350.00	08/31/25	22138
148514	08/22/25	MOU07 MOUNT LAUREL ANIMAL HOSPITAL	1,597.85		22138
148515	08/22/25	OBE01 OBERMAYER REBMANN MAXWELL &	4,535.00	08/31/25	22138
148516	08/22/25	PAR01 PARKING AUTHORITY	9,540.82	08/31/25	22138
148517	08/22/25	PETER005 PETER F. MCHUGH	2,202.00	08/31/25	22138
148518	08/22/25	PRA14 JULIAN PRATT	375.00	08/31/25	22138
148519	08/22/25	PRI04 PRIMEPOINT LLC	32,365.66	08/31/25	22138
148520	08/22/25	PSE01 PSEG	16,423.44		22138
148521	08/22/25	SCH13 HELEN A. SCHIRALDI	1,110.00		22138
148522	08/22/25	SHE01 SHERWIN-WILLIAMS CO	6,694.63	08/31/25	22138
148523	08/22/25	SIG03 SIGNAL ELECTRIC CORPORATION	8,634.61		22138
148524	08/22/25	THEIN005 THE PHILADELPHIA INQUIRER, LLC	3,469.49	08/31/25	22138
148525	08/22/25	TIM04 TIME FOR FUN JUMPERS, LLC	2,124.00	08/31/25	22138
148526	08/22/25	WAL03 WALTER R. EARLE - BURLINGTON	20,603.74	08/31/25	22138
148527	08/22/25	BAR36 AGOSTINO A BARBETTA JR	2,220.00	08/31/25	22141 Direct Deposit
148528	08/22/25	CAN12 CANON SOLUTIONS AMERICA, INC	496.33	08/31/25	22141 Direct Deposit
148529	08/22/25	COM2800 COMCAST #2800 CITY HALL	2,820.00	08/31/25	22141 Direct Deposit
148530	08/22/25	CON02 CONTRACTOR SERVICE	15.99	08/31/25	22141 Direct Deposit
148531	08/22/25	FAY03 JAY A. FAYER	2,220.00	08/31/25	22141 Direct Deposit
148532	08/22/25	FRA05 FRANKLIN TRAILERS, INC	146.54	08/31/25	22141 Direct Deposit
148533	08/22/25	HOM15 HOMEWARD BOUND PET ADOPTION	82,213.33	08/31/25	22141 Direct Deposit
148534	08/22/25	HOM17 HOME DEPOT CREDIT SERVICES	10,488.20	08/31/25	22141 Direct Deposit
148535	08/22/25	MCC44 HOWARD MCCOACH,PC	6,122.60	08/31/25	22141 Direct Deposit
148536	08/22/25	MOR14 DONALD J. MORRIS	1,110.00	08/31/25	22141 Direct Deposit
148537	08/22/25	NHP01 NATIONAL HIGHWAY PRODUCTS	230.25	08/31/25	22141 Direct Deposit
148538	08/22/25	QUA07 QUALITY COUNTS LLC	3,000.00	08/31/25	22141 Direct Deposit
148539	08/22/25	RIN04 RING CENTRAL	6,988.64	08/31/25	22141 Direct Deposit
148540	08/22/25	SAN05 MARK SAUNDERS	646.23	08/31/25	22141 Direct Deposit
148541	08/22/25	SMART005 Smart Stitch LLC	380.57	08/31/25	22141 Direct Deposit
148542	08/22/25	SOU03 SOUTH JERSEY WELDING	267.84	08/31/25	22141 Direct Deposit
148543	08/22/25	SPA04 SPARK ELECTRIC SERVICE, INC	24,010.04	08/31/25	22141 Direct Deposit
148544	08/29/25	AA02 A & A GLASS	225.00		22153
148545	08/29/25	BAI11 BAINS DELI LLC - FRANCO PAN	2,398.00		22153
148546	08/29/25	BER03 BERGEY'S TRUCK CENTERS	283.50		22153
148547	08/29/25	BRO81 BROWN & CONNERY LLP	4,558.42		22153
148548	08/29/25	CHE03 CHERRY VALLEY TRACTOR	3,080.99		22153
148549	08/29/25	COU01 COURIER POST	238.20		22153
148550	08/29/25	DEC01 DECOTIIS, FITZPATRICK & COLE	1,019.25		22153
148551	08/29/25	DEF10 DEFEQ ASSOCIATES	575.00		22153

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD 01-GENERAL General Account 4308903487 Continued				
148552	08/29/25	DEM07 DEMBO, BROWN & BURNS LLP	4,000.00	22153
148553	08/29/25	FAZ01 JOSEPH FAZZIO, INC.	268.05	22153
148554	08/29/25	FIR51 FIRE & SAFETY SERVICES, LTD.	24,264.85	22153
148555	08/29/25	FLA13 FLANAGAN'S AUTO & TRUCK SERV.	650.00	22153
148556	08/29/25	FRO12 EDUARDO FRONTADO	369.20	22153
148557	08/29/25	GOV18 GOV DESIGNS	2,490.00	22153
148558	08/29/25	GRE57 GREGORY GREEN	1,110.00	22153
148559	08/29/25	IKO02 RICOH USA, INC	9,455.37	22153
148560	08/29/25	LAU01 LAUREL LAWN MOWER SERVICE	761.25	22153
148561	08/29/25	MAD10 MADHOUS & TECHMATES LLC	243.11	22153
148562	08/29/25	MCC16 MICHAEL MCCORMICK	177.50	22153
148563	08/29/25	PSE01 PSEG	60,817.58	22153
148564	08/29/25	RSI01 RESCUE SOLUTION INTERNATIONAL	4,778.00	22153
148565	08/29/25	TAP01 TAPINTO LOCAL, LLC	750.00	22153
148566	08/29/25	THE03 THE TREE HOUSE, INC	675.30	22153
148567	08/29/25	TRE10 TREASURER, STATE OF NJ	1,090.00	22153
148568	08/29/25	TRIO1 GROFF TRACTOR NEW JERSEY LLC	2,705.19	22153
148569	08/29/25	TRI39 TRI COUNTY TERMITE & PEST	180.00	22153
148570	08/29/25	WES06 WEST MARINE PRODUCTS, INC.	591.39	22153
148571	08/29/25	AMA08 AMAZON CAPITAL SERVICES, INC.	224.71	08/31/25 22154 Direct Deposit
148572	08/29/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	30,292.33	08/31/25 22154 Direct Deposit
148573	08/29/25	BUR06 EDWARD BURT	695.00	08/31/25 22154 Direct Deposit
148574	08/29/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	14,980.74	08/31/25 22154 Direct Deposit
148575	08/29/25	CAR01 CARTUN HARDWARE	1,979.92	08/31/25 22154 Direct Deposit
148576	08/29/25	CAT11 CATHEDRAL SOUP KITCHEN	1,294.90	08/31/25 22154 Direct Deposit
148577	08/29/25	COM01 COMMAND COMPANY	346,994.72	08/31/25 22154 Direct Deposit
148578	08/29/25	COM35 COMCAST BUSINESS SERVICES --	190.03	08/31/25 22154 Direct Deposit
148579	08/29/25	COM3757 COMCAST #3757 MLK JR. COMM.	134.89	08/31/25 22154 Direct Deposit
148580	08/29/25	COM5853 COMCAST #5853 N CAMDEN COMM	264.89	08/31/25 22154 Direct Deposit
148581	08/29/25	COM6404 COMCAST #6404 CRAMER HILL	134.89	08/31/25 22154 Direct Deposit
148582	08/29/25	COM8493 COMCAST #8493 BROADWAY LIBERTY	159.89	08/31/25 22154 Direct Deposit
148583	08/29/25	COM9135 COMCAST #9135 ENGINE 10 FIRE	179.89	08/31/25 22154 Direct Deposit
148584	08/29/25	COM9777 COMCAST #9777 FLEET	159.89	08/31/25 22154 Direct Deposit
148585	08/29/25	COM9812 COMCAST #9812 27 FEDERAL ST	134.89	08/31/25 22154 Direct Deposit
148586	08/29/25	COM9853 COMCAST #9853 MALANDRA HALL	134.89	08/31/25 22154 Direct Deposit
148587	08/29/25	CON02 CONTRACTOR SERVICE	190.02	08/31/25 22154 Direct Deposit
148588	08/29/25	COU11 GANNETT MEDIA CORP	188.37	08/31/25 22154 Direct Deposit
148589	08/29/25	EME15 EMERGENCY EQUIPMENT SALES, LLC	12,932.81	08/31/25 22154 Direct Deposit
148590	08/29/25	GAR13 GARDEN STATE MAT RENTAL	68.33	08/31/25 22154 Direct Deposit
148591	08/29/25	GOO12 TIREHUB, LLC	1,375.86	08/31/25 22154 Direct Deposit
148592	08/29/25	GRA36 GRAINGER, INC.	484.29	08/31/25 22154 Direct Deposit
148593	08/29/25	HOM17 HOME DEPOT CREDIT SERVICES	4,015.64	08/31/25 22154 Direct Deposit
148594	08/29/25	IND01 INDEPENDENT ANIMAL CARE SRV	62,500.00	08/31/25 22154 Direct Deposit
148595	08/29/25	JAY02 JAY'S TIRE SERVICE LLC	615.00	08/31/25 22154 Direct Deposit
148596	08/29/25	MIK03 MIKE'S BETTER SHOES	76.99	08/31/25 22154 Direct Deposit
148597	08/29/25	MIS01 MILLENNIUM STRATEGIES, LLC	5,500.00	08/31/25 22154 Direct Deposit
148598	08/29/25	PEN31 PENNONI ASSOCIATES, INC	43,514.43	08/31/25 22154 Direct Deposit
148599	08/29/25	PLA14 PLATINUM SECURITY, INC.	978.00	08/31/25 22154 Direct Deposit
148600	08/29/25	REG02 REGINE A ERVIN, CCR	2,500.32	08/31/25 22154 Direct Deposit
148601	08/29/25	REN04 RENEWABLE RECYCLING, INC	1,015.00	08/31/25 22154 Direct Deposit
148602	08/29/25	RIS04 RISING LEADERS GLOBAL	21,165.08	08/31/25 22154 Direct Deposit
148603	08/29/25	ROB12 ROBINSON WASTE DISPOSAL SVS	1,145.00	08/31/25 22154 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
148604	08/29/25	TDK01 TDK SYSTEMS GROUP, INC	4,990.26	08/31/25	22154 Direct Deposit
148605	08/29/25	UNI02 A-I UNIFORM CITY, INC	450.00	08/31/25	22154 Direct Deposit
148606	08/29/25	WBM01 W B MASON CO, INC	3,968.71	08/31/25	22154 Direct Deposit
148607	09/05/25	CCM01 C C M U A	19,530.27		22167
148608	09/05/25	SHE04 DANIEL SHEPPARD	160.00		22127
148609	09/05/25	ALE13 JAMES ALEXANDER	1,104.00		22168
148610	09/05/25	ANT10 ANTIOCH DEV. URBAN RENEWAL, LP	4,050.00		22168
148611	09/05/25	APE02 APEX CONSTRUCTION SERVICES,LLC	5,600.00		22168
148612	09/05/25	BOC01 Dominic Bocco	500.00		22168
148613	09/05/25	CAR94 CARLIN, WARD, ASH & HEIART LLC	52.50		22168
148614	09/05/25	FRE19 ROBERT W. FRETT	2,220.00		22168
148615	09/05/25	HAR02 HARRY'S PLUMBING L.L.C.	445.95		22168
148616	09/05/25	HOL10 CARMEN L. HOLMES	1,110.00		22168
148617	09/05/25	LEF01 CARMEN LEFTWICH	2,220.00		22168
148618	09/05/25	LEX01 LEXIS NEXIS	965.00		22168
148619	09/05/25	MUN36 MUNICIPAL EMERGENCY SERVICES	3,840.00		22168
148620	09/05/25	NJA06 NEW JERSEY AMERICAN WATER CO	478.95		22168
148621	09/05/25	NJL06 NJ LEAGUE OF MUNICIPALITIES	60.00		22168
148622	09/05/25	OHD01 OHD, LLLP	910.00		22168
148623	09/05/25	PEL05 LAKIA PELLOT-GAITHER	944.00		22168
148624	09/05/25	PRA14 JULIAN PRATT	600.00		22168
148625	09/05/25	PRI52 PRITCHARD INDUSTRIES, LLC	1,115.52		22168
148626	09/05/25	REF02 REFORMA ENVIRONMENTAL, LLC	1,500.00		22168
148627	09/05/25	SHE01 SHERWIN-WILLIAMS CO	283.65		22168
148628	09/05/25	THO63 Evana Thomas	883.00		22168
148629	09/05/25	WAL03 WALTER R. EARLE - BURLINGTON	5,099.20		22168
148630	09/05/25	WRO01 RONALD WROBEL	1,480.00		22168
148631	09/05/25	CON02 CONTRACTOR SERVICE	162.99		22170 Direct Deposit
148632	09/05/25	DBG02 DBG-BETA INVESTMENTS	15,301.62		22170 Direct Deposit
148633	09/05/25	DBG03 DBG ALPHA INVESTMENTS, LLC	25,780.32		22170 Direct Deposit
148634	09/05/25	DBG04 DBG GAMMA INVESTMENTS, LLC	25,511.78		22170 Direct Deposit
148635	09/05/25	HOM17 HOME DEPOT CREDIT SERVICES	1,167.61		22170 Direct Deposit
148636	09/05/25	KCS01 KC SIGN & AWNINGS	33,185.00		22170 Direct Deposit
148637	09/05/25	MCC44 HOWARD McCOACH,PC	5,701.30		22170 Direct Deposit
148638	09/05/25	NHP01 NATIONAL HIGHWAY PRODUCTS	1,273.90		22170 Direct Deposit
148639	09/05/25	POL01 POLLUTION CONTROL FINANCING	163,607.00		22170 Direct Deposit
148640	09/05/25	ROB12 ROBINSON WASTE DISPOSAL SVS	260.00		22170 Direct Deposit
148641	09/05/25	SEAS005 SEASIDE WASTE SEVICES	203,300.00		22170 Direct Deposit
148642	09/05/25	TDB03 TD Bank - P Card	60.00		22170 Direct Deposit
148643	09/05/25	HAR04 THE ORIGINAL W. HARGROVE	29,500.00	09/18/25 VOID	22171 (Reason: Destroyed - Wrong Am)
148644	09/12/25	ACT07 ACTION UNIFORMS CO LLC	4,500.00		22181
148645	09/12/25	ALB02 AL-B'S ALIGNMENT SERVICE	120.00		22181
148646	09/12/25	AVR01 AVR RESOURCE GROUP, INC.	24,844.99		22181
148647	09/12/25	BER03 BERGEY'S TRUCK CENTERS	60.00		22181
148648	09/12/25	BLE03 THE BLEZNAK ORGANIZATION	35,179.94		22181
148649	09/12/25	CAM12 CAMDEN COUNTY CLERK'S OFFICE	3,100.00		22181
148650	09/12/25	CAM129 CAMDEN COUNTY POLICE DEPT	3,115.00		22181
148651	09/12/25	CCM01 C C M U A	13,076.83		22181
148652	09/12/25	CHE03 CHERRY VALLEY TRACTOR	2,948.23		22181
148653	09/12/25	COU01 COURIER POST	125.48		22181
148654	09/12/25	FER22 FERGUSON ENTERPRISES, LLC	4,325.00		22181
148655	09/12/25	FIR51 FIRE & SAFETY SERVICES, LTD.	1,042.05		22181

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD 01-GENERAL		General Account	4308903487	Continued
148656	09/12/25	LAU01 LAUREL LAWN MOWER SERVICE	518.58	22181
148657	09/12/25	MAD10 MADHOUS & TECHMATES LLC	2,975.90	22181
148658	09/12/25	MCA15 MCAGC	150.00	22181
148659	09/12/25	NELO3 CAROLYN Y. NELSON	331.59	22181
148660	09/12/25	NJL06 NJ LEAGUE OF MUNICIPALITIES	6,264.00	22181
148661	09/12/25	PAP04 PAPER ROLL SUPPLIES, LLC	44.00	22181
148662	09/12/25	PSE01 PSEG	45,005.96	22181
148663	09/12/25	STA96 TREASURER, STATE OF NJ	88.26	22181
148664	09/12/25	TIM07 TIME FOR FUN & MORE INC	774.00	22181
148665	09/12/25	TRE50 TREASURER STATE OF NEW JERSEY	575.00	22181
148666	09/12/25	TRI01 GROFF TRACTOR NEW JERSEY LLC	1,189.86	22181
148667	09/12/25	TRI39 TRI COUNTY TERMITE & PEST	540.00	22181
148668	09/12/25	VIT09 VITAL RECORDS HOLDING, LLC	183.39	22181
148669	09/12/25	WHA01 WHARTON HARDWARE & SUPPLY CORP	162.00	22181
148670	09/12/25	ALL10 ALL AMERICAN GARDENS, LLC	10,233.00	22184 Direct Deposit
148671	09/12/25	AMA08 AMAZON CAPITAL SERVICES, INC.	39.32	22184 Direct Deposit
148672	09/12/25	ANC18 Anchor IT Integrators LLC	5,000.00	22184 Direct Deposit
148673	09/12/25	AVA02 AVAYA INC.	1,640.99	22184 Direct Deposit
148674	09/12/25	BOW15 BOWMAN INSPECTION LLC	5,500.00	22184 Direct Deposit
148675	09/12/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	4,035.11	22184 Direct Deposit
148676	09/12/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	8,523.57	22184 Direct Deposit
148677	09/12/25	CAN12 CANON SOLUTIONS AMERICA, INC	496.33	22184 Direct Deposit
148678	09/12/25	COM1148 Comcast #1148 Public Works	279.84	22184 Direct Deposit
148679	09/12/25	COM6224 COMCAST #6624 ISABEL MILLER	174.89	22184 Direct Deposit
148680	09/12/25	COM7626 COMCAST #7626 KAIGH AVE FIRE	124.89	22184 Direct Deposit
148681	09/12/25	COM7905 COMCAST #7905 ENGINE 11 FIRE	127.89	22184 Direct Deposit
148682	09/12/25	COM7997 COMCAST #7997 FIRE ADMIN.	284.89	22184 Direct Deposit
148683	09/12/25	COM8038 COMCAST #8038 PARK & OPEN SPAC	134.89	22184 Direct Deposit
148684	09/12/25	COM9670 COMCAST #9670 MAYOR'S OFFICE	177.57	22184 Direct Deposit
148685	09/12/25	CON02 CONTRACTOR SERVICE	237.60	22184 Direct Deposit
148686	09/12/25	COR36 CORE MECHANICAL, INC.	7,174.13	22184 Direct Deposit
148687	09/12/25	COU11 GANNETT MEDIA CORP	163.80	22184 Direct Deposit
148688	09/12/25	EME15 EMERGENCY EQUIPMENT SALES, LLC	2,556.85	22184 Direct Deposit
148689	09/12/25	EPI01 EPICOR SOFTWARE CORP	793.58	22184 Direct Deposit
148690	09/12/25	FED14 FEDEX (OMEGA CORP CTR)	387.78	22184 Direct Deposit
148691	09/12/25	GAR13 GARDEN STATE MAT RENTAL	204.32	22184 Direct Deposit
148692	09/12/25	GOO12 TIREHUB, LLC	4,188.32	22184 Direct Deposit
148693	09/12/25	GRA62 GRAMERCY PARK HOLDINGS, LLC	9,996.89	22184 Direct Deposit
148694	09/12/25	HOM17 HOME DEPOT CREDIT SERVICES	2,076.66	22184 Direct Deposit
148695	09/12/25	IND10 INDEPENDENCE VILLAGE APARTMENT	16,893.22	22184 Direct Deposit
148696	09/12/25	JAY02 JAY'S TIRE SERVICE LLC	195.00	22184 Direct Deposit
148697	09/12/25	KCS01 KC SIGN & AWNINGS	58,155.00	22184 Direct Deposit
148698	09/12/25	KON05 KONICA MINOLTA PREMIER FINANCE	1,495.75	22184 Direct Deposit
148699	09/12/25	PLA14 PLATINUM SECURITY, INC.	11,119.50	22184 Direct Deposit
148700	09/12/25	POL01 POLLUTION CONTROL FINANCING	88,864.00	22184 Direct Deposit
148701	09/12/25	QUA05 QUALITY INDEPENDENT LIVING CRP	2,840.14	22184 Direct Deposit
148702	09/12/25	REG02 REGINE A ERVIN, CCR	1,913.86	22184 Direct Deposit
148703	09/12/25	REM02 REMINGTON & VERNICK ENGINEERS	378,348.65	22184 Direct Deposit
148704	09/12/25	RIS04 RISING LEADERS GLOBAL	17,025.62	22184 Direct Deposit
148705	09/12/25	ROB64 SABRINA ROBINSON	423.29	22184 Direct Deposit
148706	09/12/25	SPO09 SPORTCARE SYNTHETIC TURF	900.00	22184 Direct Deposit
148707	09/12/25	STA99 STAPLES ADVANTAGE	359.40	22184 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD 01-GENERAL General Account 4308903487 Continued				
148708	09/12/25	SUBDIS01 SUBURBAN DISPOSAL INC	727,083.33	22184 Direct Deposit
148709	09/12/25	TDK01 TDK SYSTEMS GROUP, INC	275.60	22184 Direct Deposit
148710	09/12/25	TRE35 TREASURER,STATE OF NEW JERSEY	150,000.00	22184 Direct Deposit
148711	09/12/25	WBM01 W B MASON CO, INC	4,148.93	22184 Direct Deposit
148712	09/12/25	XER01 XEROX CORPORATION	820.74	22184 Direct Deposit
148713	09/17/25	SHE20 CAMDEN COUNTY SHERIFF	24.80	22189
148714	09/19/25	BEL02 VERIZON	10,276.07	22199
148715	09/19/25	BOW05 BOWMAN & COMPANY LLP	42,785.00	22199
148716	09/19/25	BUC09 BUCKMAN'S INC	2,715.64	22199
148717	09/19/25	CAM85 CAMDEN COUNTY COLLEGE	12,600.00	22199
148718	09/19/25	CCM01 C C M U A	16,735.42	22199
148719	09/19/25	CCV01 CCV FIREFIGHTER CANTEEN ASSOC	100.00	22199
148720	09/19/25	CDW01 CDWG	219.04	22199
148721	09/19/25	CIN03 CINTAS CORPORATION NO 2	297.54	22199
148722	09/19/25	CLE17 CLEAN AIR COMPANY	4,312.75	22199
148723	09/19/25	COH02 CHERYL H COHEN	250.00	22199
148724	09/19/25	COO54 COOPER HOSPITAL UNIVERSITY M.C	8,495.28	22199
148725	09/19/25	COU01 COURIER POST	2,465.32	22199
148726	09/19/25	DEF10 DEFEO ASSOCIATES	944.25	22199
148727	09/19/25	DIV04 DIVISION OF FIRE SAFETY	180.00	22199
148728	09/19/25	FAS05 FAST RESCUE SOLUTIONS LLC	2,500.00	22199
148729	09/19/25	FEL15 FRANCISCO FELICIANO	1,110.00	22199
148730	09/19/25	FIR37 FIRST STUDENT, INC	14,821.00	22199
148731	09/19/25	HAR96 MARK HARPER, DEPUTY CHIEF	407.31	22199
148732	09/19/25	MAJ02 MAJESTIC OIL CO, INC	11,568.92	22199
148733	09/19/25	MAR13 MANUEL A MARTINEZ	1,921.70	22199
148734	09/19/25	MCA13 MCAA OF NJ C/O KAREN GOMEZ	600.00	22199
148735	09/19/25	MER04 MERCHANTVILLE-PENN WATER COMM	1,391.00	22199
148736	09/19/25	MUN36 MUNICIPAL EMERGENCY SERVICES	8,523.00	22199
148737	09/19/25	NJA06 NEW JERSEY AMERICAN WATER CO	58,270.76	22199
148738	09/19/25	NJL06 NJ LEAGUE OF MUNICIPALITIES	960.00	22199
148739	09/19/25	PRI04 PRIMEPOINT LLC	3,406.75	22199
148740	09/19/25	PSE01 PSEG	66,930.46	22199
148741	09/19/25	RED24 ANGELITA REDDICK	100.00	22199
148742	09/19/25	RYA10 JAMES G RYAN	1,110.00	22199
148743	09/19/25	SAN88 FRANK SANDROCK, DEPUTY CHIEF	382.00	22199
148744	09/19/25	STARW005 STARWIND ARTS & IMAGE	200.00	22199
148745	09/19/25	THE03 THE TREE HOUSE, INC	1,670.90	22199
148746	09/19/25	TLC01 TLC LANDSCAPE CO.	26,615.00	22199
148747	09/19/25	TRI39 TRI COUNTY TERMITE & PEST	480.00	22199
148748	09/19/25	WAR25 GARY WARDEN	1,954.00	22199
148749	09/19/25	WAS01 WASTE MANAGEMENT OF NEW JERESY	36,693.67	22199
148750	09/19/25	WIT05 WITMER PUBLIC SAFETY GROUP	59,709.44	22199
148751	09/19/25	ACE03 ACE ELEVATOR, LLC	103.50	22200 Direct Deposit
148752	09/19/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	1,829.80	22200 Direct Deposit
148753	09/19/25	CAR01 CARTUN HARDWARE	766.34	22200 Direct Deposit
148754	09/19/25	CAT11 CATHEDRAL SOUP KITCHEN	3,013.60	22200 Direct Deposit
148755	09/19/25	CME01 CME ASSOCIATES	36,529.00	22200 Direct Deposit
148756	09/19/25	COM1148 Comcast #1148 Public Works	269.89	22200 Direct Deposit
148757	09/19/25	COM3757 COMCAST #3757 MLK JR. COMM.	134.89	22200 Direct Deposit
148758	09/19/25	COM5853 COMCAST #5853 N CAMDEN COMM	264.89	22200 Direct Deposit
148759	09/19/25	COM8493 COMCAST #8493 BROADWAY LIBERTY	159.89	22200 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
148760	09/19/25	COM9670 COMCAST #9670 MAYOR'S OFFICE	177.57		22200 Direct Deposit
148761	09/19/25	COM9812 COMCAST #9812 27 FEDERAL ST	134.89		22200 Direct Deposit
148762	09/19/25	COM9853 COMCAST #9853 MALANDRA HALL	134.89		22200 Direct Deposit
148763	09/19/25	COR33 CORSA MANAGEMENT	163,578.23		22200 Direct Deposit
148764	09/19/25	COR36 CORE MECHANICAL, INC.	2,960.93		22200 Direct Deposit
148765	09/19/25	EDM03 Edmunds GovTech	4,700.00		22200 Direct Deposit
148766	09/19/25	FED14 FEDEX (OMEGA CORP CTR)	86.86		22200 Direct Deposit
148767	09/19/25	FON04 FRANKIE FONTANEZ, ESQ	11,666.66		22200 Direct Deposit
148768	09/19/25	GAR13 GARDEN STATE MAT RENTAL	68.33		22200 Direct Deposit
148769	09/19/25	GOL05 RONALD GOLDEN	1,110.00		22200 Direct Deposit
148770	09/19/25	HAL12 HALL FIRE RMS, LLC	765.00		22200 Direct Deposit
148771	09/19/25	HOM17 HOME DEPOT CREDIT SERVICES	778.96		22200 Direct Deposit
148772	09/19/25	HOP01 HOPEWORKS'N CAMDEN	1,532.50		22200 Direct Deposit
148773	09/19/25	KLU02 KLUGER HEALEY, LLC	399.00		22200 Direct Deposit
148774	09/19/25	MCC46 MCCLOSKEY MECHANICAL	603.34		22200 Direct Deposit
148775	09/19/25	NHP01 NATIONAL HIGHWAY PRODUCTS	156.70		22200 Direct Deposit
148776	09/19/25	OMN01 OMNI RECYCLING GROUP, LLC	37,911.34		22200 Direct Deposit
148777	09/19/25	PEN31 PENNONI ASSOCIATES, INC	2,790.00		22200 Direct Deposit
148778	09/19/25	PLA14 PLATINUM SECURITY, INC.	7,746.25		22200 Direct Deposit
148779	09/19/25	REM02 REMINGTON & VERNICK ENGINEERS	23,402.30		22200 Direct Deposit
148780	09/19/25	REN04 RENEWABLE RECYCLING, INC	1,435.00		22200 Direct Deposit
148781	09/19/25	REW01 REWORLD WASTE, LLC	232,166.35		22200 Direct Deposit
148782	09/19/25	ROB12 ROBINSON WASTE DISPOSAL SVS	2,090.00		22200 Direct Deposit
148783	09/19/25	SMART005 Smart Stitch LLC	1,081.54		22200 Direct Deposit
148784	09/19/25	TDK01 TDK SYSTEMS GROUP, INC	4,386.46		22200 Direct Deposit
148785	09/19/25	TOS02 TOSHIBA FINANCIAL SERVICES	439.96		22200 Direct Deposit
148786	09/19/25	WBM01 W B MASON CO, INC	147.76		22200 Direct Deposit
148787	09/19/25	HAR04 THE ORIGINAL W. HARGROVE	19,500.00		22201

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	140	1	4,982,367.82	29,500.00
Direct Deposit:	144	0	3,255,256.42	0.00
Total:	284	1	8,237,624.24	29,500.00

TD HUD CDBG	HUD - CDBG	4308903718			
25991	08/22/25	GOO16 HUMANITY PICTURES	3,120.00	08/31/25	22137 Direct Deposit
25992	08/22/25	NEW05 NEW REVOLUTION2 LLC	6,800.00	08/31/25	22137 Direct Deposit
25993	08/29/25	PUB04 PSE&G	1,156.87		22149
25994	08/29/25	PUB04 PSE&G	3,235.48		22149
25995	08/29/25	PUB04 PSE&G	607.71		22149
25996	08/29/25	GLA01 GLAUD PROPERTY CONTRACTORS LLC	19,450.00	08/31/25	22151 Direct Deposit
25997	09/05/25	ALA08 ALLSTAR ACS PRESS	5,142.00		22162
25998	09/05/25	AUB01 THE AUBREY GROUP, LLC	4,898.00		22165 Direct Deposit
25999	09/05/25	GLA01 GLAUD PROPERTY CONTRACTORS LLC	5,975.00		22165 Direct Deposit
26000	09/12/25	MUN36 MUNICIPAL EMERGENCY SERVICES	28,608.00		22177
26001	09/12/25	PUB04 PSE&G	3,260.02		22177
26002	09/17/25	WIT05 WITMER PUBLIC SAFETY GROUP	6,421.32		22191
26003	09/17/25	DRE07 DREW & ROGERS INC	1,599.60		22192 Direct Deposit

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

TD HUD CDBG HUD - CDBG 4308903718 Continued

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	48,431.40	0.00
Direct Deposit:	6	0	41,842.60	0.00
Total:	<u>13</u>	<u>0</u>	<u>90,274.00</u>	<u>0.00</u>

TD HUD ESG HUD - ESG 4308907596

10341	08/22/25	TAM02	TAMARACK APARTMENTS, LLC	6,335.00	08/31/25	22136
10342	08/25/25	AFH01	AF HOME, LLC	6,400.00	08/31/25	22121
10343	09/05/25	AFH01	AF HOME, LLC	1,550.00		22163
10344	09/05/25	CRA05	CRAMER HILL APARTMENTS, LLC	1,542.00		22163
10345	09/05/25	FAC01	FACET PROPERTIES, LLC	1,320.00		22163
10346	09/05/25	FAI17	FAIRVIEW VILLAGE URBAN RENEWAL	4,423.95		22163
10347	09/05/25	MAR109	MARKET FAIR URBAN	735.00		22163
10348	09/05/25	TAM02	TAMARACK APARTMENTS, LLC	1,817.00		22163
10349	09/12/25	CEN04	CENTERVILLE SOUTH URBAN	1,155.00		22178
10350	09/12/25	PUB04	PSE&G	1,130.84		22178
10351	09/12/25	WAS15	WASHINGTON PARK APTS LLC	7,439.00		22178
10352	09/17/25	LEW18	LEWIS INSEPCTIONS	2,050.00		22193 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	11	0	33,847.79	0.00
Direct Deposit:	1	0	2,050.00	0.00
Total:	<u>12</u>	<u>0</u>	<u>35,897.79</u>	<u>0.00</u>

TD HUD HOME HUD - HOME 4308903643

13400	09/17/25	PAR09	PARKSIDE BUS. COMM & PRTNERSHP	46,806.17		22190 Direct Deposit
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Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	0	0	0.00	0.00
Direct Deposit:	1	0	46,806.17	0.00
Total:	<u>1</u>	<u>0</u>	<u>46,806.17</u>	<u>0.00</u>

TD HUD HOPWA Housing Vouchers - 4308907603

15740	08/29/25	ABE01	ABED S ABED	820.00		22150
15741	08/29/25	ABE06	ZAYED S ABED	493.00		22150
15742	08/29/25	AIO01	AION FOX RIDGE LLC	1,989.00		22150
15743	08/29/25	ANT01	ANTIOCH PHASE II URBAN REN., LP	1,065.00		22150
15744	08/29/25	ANT10	ANTIOCH DEV. URBAN RENEWAL, LP	802.00		22150
15745	08/29/25	ANT17	ANTIOCH DEVELOP. ASSOC., LP	1,683.00		22150
15746	08/29/25	BCI01	B&C INVESTING	697.00		22150
15747	08/29/25	BNT01	BNTR MOUNT LAUREL PROPCO, LLC	743.00		22150
15748	08/29/25	CAS31	CASTLE OAKS APTS. LLC	453.00		22150
15749	08/29/25	CJS02	CJS SERVICES GROUP, INC.	865.00		22150
15750	08/29/25	COO68	220 COOPER STREET LP	1,096.00		22150
15751	08/29/25	COU03	COUNTY HOUSE VILLAGE ASSOC, LP	1,810.00		22150
15752	08/29/25	CRI08	CAMDEN RISING 3, LLC	1,128.00		22150
15753	08/29/25	CRI09	CAMDEN RISING LLC	1,186.00		22150
15754	08/29/25	DEL56	DELANCO FAMILY APTS	684.00		22150
15755	08/29/25	FAI17	FAIRVIEW VILLAGE URBAN RENEWAL	407.00		22150
15756	08/29/25	FOX04	AION FOX RIDGE, LLC	1,101.00		22150
15757	08/29/25	FRO14	FROG HOLLER FARMS INC	583.00		22150
15758	08/29/25	GAT05	GATEHOUSE & COOPERSTOWN APTS	825.00		22150

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD HOPWA Housing Vouchers - 4308907603 Continued					
15759	08/29/25	GIB04 GIBBSBORO REALTY LLC	1,455.00		22150
15760	08/29/25	HER32 REGINO HERNANDEZ	75.00		22150
15761	08/29/25	JEE01 JEEFY HOLDINGS, LLC	1,160.00		22150
15762	08/29/25	KEL27 BARBARA KELLY	786.00		22150
15763	08/29/25	LIM01 LEYLANI IRRIZARY MORENO	117.00		22150
15764	08/29/25	LIN20 LINDENWOLD PH, LP	2,080.00		22150
15765	08/29/25	LUM03 LUMBERTON CAMPUS LP	551.00		22150
15766	08/29/25	MAR109 MARKET FAIR URBAN	556.00		22150
15767	08/29/25	MER26 1276MERTUC LLC	456.00		22150
15768	08/29/25	MIG06 MIG INTERNATIONAL HOLDINGS INC	1,365.00		22150
15769	08/29/25	OAK04 OAK RIDGE APARTMENTS	1,898.00		22150
15770	08/29/25	PRE28 PREMIER CADBURY LLC	596.00		22150
15771	08/29/25	RIC20 WASHINGTON PARK MANAGEMENT	835.00		22150
15772	08/29/25	ROB60 ROBIN HILL APARTMENTS	1,271.00		22150
15773	08/29/25	ROS04 ROSS GROVE, LLC	512.00		22150
15774	08/29/25	SPO10 SPOODLES, LLC	308.00		22150
15775	08/29/25	TAM02 TAMARACK APARTMENTS, LLC	409.00		22150
15776	08/29/25	VEL15 NORVY VELOZ	162.00		22150
15777	08/29/25	WIL84 CHRIS WILLIAMS	1,022.00		22150
15778	08/29/25	WSA01 WS AFFORDABLE URBAN RENEWAL LL	590.00		22150
15779	08/29/25	YOU28 BETTY YOUNG	44.00		22150
15780	08/29/25	AAA05 AAA REALTY & MANAGEMENT, LLC	4,223.00	08/31/25	22152 Direct Deposit
15781	08/29/25	ALP05 ALPINE COURT APARTMENTS	1,252.00	08/31/25	22152 Direct Deposit
15782	08/29/25	ARY01 ELIYAHU ARYEH	533.00	08/31/25	22152 Direct Deposit
15783	08/29/25	CAP25 CAPITAL SYSTEMS PROPERTY MGT	2,539.00	08/31/25	22152 Direct Deposit
15784	08/29/25	CED04 CEDAR BROOK NJ, LLC	1,208.00	08/31/25	22152 Direct Deposit
15785	08/29/25	CRC02 COLONIAL REALTY COMPANY	5,161.00	08/31/25	22152 Direct Deposit
15786	08/29/25	DAV60 DV HAINESPORT URBAN RENEWAL	801.00	08/31/25	22152 Direct Deposit
15787	08/29/25	EME19 EMERALD RIDGE APARTMENTS	1,346.00	08/31/25	22152 Direct Deposit
15788	08/29/25	GIO05 DENISE GIOVINETTI	328.00	08/31/25	22152 Direct Deposit
15789	08/29/25	GRA65 GRACE PROPERTY SOLUTION	1,910.00	08/31/25	22152 Direct Deposit
15790	08/29/25	HYD05 EAST COAST HYDE PARK	1,693.00	08/31/25	22152 Direct Deposit
15791	08/29/25	JDM01 JDM REAL ESTATE	776.00	08/31/25	22152 Direct Deposit
15792	08/29/25	MAZ03 MAURICE BASEM MAZAHREH	2,523.00	08/31/25	22152 Direct Deposit
15793	08/29/25	SPR09 1721 SPRINGDALE URBAN RENEWAL	1,139.00	08/31/25	22152 Direct Deposit
15794	08/29/25	WOO23 WOODBURY APARTMENT	1,086.00	08/31/25	22152 Direct Deposit
15795	08/29/25	YOR01 MUMTAZ YORUK	1,484.00	08/31/25	22152 Direct Deposit
15796	09/05/25	CAM14 CAMDEN COMMUNITY GROWTH, LLC	4,543.00		22164
15797	09/05/25	ROD69 LUIS RODRIGUEZ	242.00		22164
15798	09/05/25	AAA05 AAA REALTY & MANAGEMENT, LLC	688.00		22166 Direct Deposit
15799	09/05/25	CRC02 COLONIAL REALTY COMPANY	1,365.00		22166 Direct Deposit

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	42	0	39,463.00	0.00
Direct Deposit:	18	0	30,055.00	0.00
Total:	60	0	69,518.00	0.00

TD PAYROLL	Payroll	4308903502		
41284	08/29/25	PRAFLAC- AFLAC - Georgia / New York	4,824.91	22159
41285	08/29/25	PRAFLACN AFLAC, New York	27.79	22159
41286	08/29/25	PRCOLINS Colonial Life Insurance	3,039.21	22159
41287	08/29/25	PRCOREBR Corebridge Financial (Valic)	16,713.92	22159
41288	08/29/25	PRCWAPAC CWA Political Action Committee	30.00	22159

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD PAYROLL Payroll 4308903502 Continued					
41289	08/29/25	PRF788 Local #788	5,636.25		22159
41290	08/29/25	PRF788H Local #788	2,595.00		22159
41291	08/29/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	37.76		22159
41292	08/29/25	PRG-FLS FL State Disbursement Unit	332.31		22159
41293	08/29/25	PRG-FRNK John H Franklin	268.69		22159
41294	08/29/25	PRG-GRMN Charles Gorman	188.95		22159
41295	08/29/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	12,452.84		22159
41296	08/29/25	PRG-PRAT Paris Pratt, Court Officer	476.09		22159
41297	08/29/25	PRG-TODO FRANK TODORO	519.73		22159
41298	08/29/25	PRGPSCDU PENNSYLVANIA SCU	466.77		22159
41299	08/29/25	PRMET Metlife	292.03		22159
41300	08/29/25	PRCAMDEN City of Camden	94,512.54		22160 Direct Deposit
41301	08/29/25	PRNW Nationwide Retirement Solution	5,217.90		22160 Direct Deposit
41302	09/12/25	PRAFLAC- AFLAC - Georgia / New York	4,762.90		22179
41303	09/12/25	PRAFLACN AFLAC, New York	46.88		22179
41304	09/12/25	PRAFLACX AFLAC	165.43		22179
41305	09/12/25	PRCOLINS Colonial Life Insurance	3,039.21		22179
41306	09/12/25	PRCOLINX Colonial Life Insurance	113.49		22179
41307	09/12/25	PRCOREBR Corebridge Financial (Valic)	17,063.92		22179
41308	09/12/25	PRCWAPAC CWA Political Action Committee	30.00		22179
41309	09/12/25	PRCWAPRK CWA Local 1014 CWA Parking	589.00		22179
41310	09/12/25	PRCWASPR CWA Local 1014 CWA Supervisors	1,265.88		22179
41311	09/12/25	PRCWASTF CWA Local 1014 CWA Staff	5,176.26		22179
41312	09/12/25	PRCWAXRD CWA Local 1014 CWA X-Guard	562.50		22179
41313	09/12/25	PRF2578 Local #2578	3,675.24		22179
41314	09/12/25	PRF788 Local #788	5,636.25		22179
41315	09/12/25	PRF788H Local #788	2,595.00		22179
41316	09/12/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.55		22179
41317	09/12/25	PRG-FLS FL State Disbursement Unit	332.31		22179
41318	09/12/25	PRG-FRNK John H Franklin	218.43		22179
41319	09/12/25	PRG-GRMN Charles Gorman	175.45		22179
41320	09/12/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	10,858.42		22179
41321	09/12/25	PRG-PRAT Paris Pratt, Court Officer	476.09		22179
41322	09/12/25	PRG-TODO FRANK TODORO	531.47		22179
41323	09/12/25	PRGPSCDU PENNSYLVANIA SCU	466.77		22179
41324	09/12/25	PRMET Metlife	292.03		22179
41325	09/12/25	PRCAMDEN City of Camden	94,776.11		22180 Direct Deposit
41326	09/12/25	PRNW Nationwide Retirement Solution	5,242.90		22180 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	39	0	106,009.73	0.00
Direct Deposit:	4	0	199,749.45	0.00
Total:	43	0	305,759.18	0.00

TD T-ESCROW Trust - Escrow 4308903700					
1869	09/12/25	DEM07 DEMBO, BROWN & BURNS LLP	2,000.00		22182
1870	09/12/25	REM02 REMINGTON & VERNICK ENGINEERS	8,434.70		22186 Direct Deposit
1871	09/19/25	CME01 CME ASSOCIATES	25,823.50		22198 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-ESCROW Trust - Escrow 4308903700 Continued					
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	2,000.00	0.00
	Direct Deposit:	2	0	34,258.20	0.00
	Total:	3	0	36,258.20	0.00
TD T-TAX LIENS Trust - Tax Liens 4308903552					
55734	08/22/25	LN-40097 RAJENDRA INC	1,202.18	09/02/25 VOID	22135 (Reason: incorect lienholder)
55735	08/22/25	LN-40097 RAJENDRA INC	901.49	09/02/25 VOID	22135 (Reason: incorect lien holder)
55736	08/22/25	LN-40097 RAJENDRA INC	703.51	09/02/25 VOID	22135 (Reason: incorect lienholder)
55737	08/22/25	LN-50190 FIG 20, LLC	1,259.54		22135
55738	08/22/25	LN-50190 FIG 20, LLC	310.67		22135
55739	08/22/25	LN-50190 FIG 20, LLC	273.76		22135
55740	08/22/25	LN-50190 FIG 20, LLC	20,824.85		22135
55741	08/22/25	LN-50190 FIG 20, LLC	1,680.77		22135
55742	08/22/25	LN-50190 FIG 20, LLC	1,668.10		22135
55743	08/22/25	LN-50190 FIG 20, LLC	1,154.56		22135
55744	08/22/25	LN-50190 FIG 20, LLC	315.79		22135
55745	08/22/25	LN-50190 FIG 20, LLC	10,451.43		22135
55746	08/22/25	LN-50190 FIG 20, LLC	80.00		22135
55747	08/22/25	LN-50190 FIG 20, LLC	1,664.93		22135
55748	08/22/25	LN-50190 FIG 20, LLC	1,181.80		22135
55749	08/22/25	LN-50190 FIG 20, LLC	1,579.84		22135
55750	08/22/25	LN-50190 FIG 20, LLC	1,506.28		22135
55751	08/22/25	LN-50190 FIG 20, LLC	325.96		22135
55752	08/22/25	LN-50190 FIG 20, LLC	1,141.43		22135
55753	08/22/25	LN-50190 FIG 20, LLC	5,536.02		22135
55754	08/22/25	LN-50190 FIG 20, LLC	321.12		22135
55755	08/22/25	LN-50190 FIG 20, LLC	1,968.44		22135
55756	08/22/25	LN-50190 FIG 20, LLC	1,752.34		22135
55757	08/22/25	LN-50190 FIG 20, LLC	2,792.30		22135
55758	08/22/25	LN-50190 FIG 20, LLC	4,518.51		22135
55759	08/22/25	LN-50192 NALINI FUNDING LLC	1,442.26		22135
55760	08/22/25	LN-50192 NALINI FUNDING LLC	6,979.01		22135
55761	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,196.50		22135
55762	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	779.63		22135
55763	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,511.20		22135
55764	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	916.20		22135
55765	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	11,796.25		22135
55766	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	901.77		22135
55767	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	672.65		22135
55768	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,674.93		22135
55769	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,142.56		22135
55770	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	862.98		22135
55771	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,773.98		22135
55772	08/22/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	400.00		22135
55773	08/22/25	LN-50354 TAX LIEN FUND L.P.	9,864.65		22135
55774	08/22/25	LN-50354 TAX LIEN FUND L.P.	4,323.21		22135
55775	08/22/25	LN-50364 AMERICAN TAX LIEN FUND LLC	4,497.27		22135
55776	08/22/25	LN-50366 FNA 8, LLC	7,737.28		22135
55777	08/22/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	811.39		22135
55778	08/22/25	LN50103 Zion Investments Group, LLC	962.55		22135
55779	08/26/25	LN-11051 LILLIAN ZHANG	21,200.70		22146
55780	08/26/25	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	541.60		22146

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
55781	08/26/25	LN-50190 FIG 20, LLC	1,480.44		22146
55782	08/26/25	LN-50190 FIG 20, LLC	1,110.93		22146
55783	08/26/25	LN-50190 FIG 20, LLC	338.12		22146
55784	08/26/25	LN-50190 FIG 20, LLC	6,281.54		22146
55785	08/26/25	LN-50190 FIG 20, LLC	1,135.69		22146
55786	08/26/25	LN-50190 FIG 20, LLC	837.61		22146
55787	08/26/25	LN-50190 FIG 20, LLC	1,071.56		22146
55788	08/26/25	LN-50190 FIG 20, LLC	1,362.79		22146
55789	08/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	627.62		22146
55790	08/26/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,340.36		22146
55791	08/26/25	LN-50393 Maridalia Martinez Sosa	36,370.10		22146
55792	08/27/25	LN-50190 FIG 20, LLC	363.91		22148
55793	08/27/25	LN-50190 FIG 20, LLC	3,724.06		22148
55794	08/27/25	LN-50190 FIG 20, LLC	1,146.70		22148
55795	08/27/25	LN-50190 FIG 20, LLC	1,056.36		22148
55796	08/27/25	LN-50190 FIG 20, LLC	1,077.40		22148
55797	08/27/25	LN-50190 FIG 20, LLC	1,171.37		22148
55798	08/27/25	LN-50190 FIG 20, LLC	346.10		22148
55799	08/27/25	LN-50190 FIG 20, LLC	1,396.69		22148
55800	08/27/25	LN-50190 FIG 20, LLC	285.65		22148
55801	08/27/25	LN-50190 FIG 20, LLC	346.72		22148
55802	08/27/25	LN-50190 FIG 20, LLC	1,196.91		22148
55803	08/27/25	LN-50190 FIG 20, LLC	7,325.77		22148
55804	08/27/25	LN-50192 NALINI FUNDING LLC	1,485.74		22148
55805	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	8,707.11		22148
55806	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,376.69		22148
55807	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,858.62		22148
55808	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,622.75		22148
55809	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,092.68		22148
55810	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,269.99		22148
55811	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	783.58		22148
55812	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	839.75		22148
55813	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,754.61		22148
55814	08/27/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	13,530.62		22148
55815	08/27/25	LN-50309 Trade Money, LLC	175.58		22148
55816	08/27/25	LN-50354 TAX LIEN FUND L.P.	5,788.89		22148
55817	08/27/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00		22148
55818	08/27/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,359.76		22148
55819	09/02/25	LN-50190 FIG 20, LLC	4,908.31		22156
55820	09/02/25	LN-50190 FIG 20, LLC	19,645.76		22156
55821	09/02/25	LN-50190 FIG 20, LLC	292.57		22156
55822	09/02/25	LN-50190 FIG 20, LLC	1,122.92		22156
55823	09/02/25	LN-50190 FIG 20, LLC	3,802.15		22156
55824	09/02/25	LN-50190 FIG 20, LLC	320.23		22156
55825	09/02/25	LN-50190 FIG 20, LLC	1,547.46		22156
55826	09/02/25	LN-50190 FIG 20, LLC	1,719.53		22156
55827	09/02/25	LN-50190 FIG 20, LLC	2,058.88		22156
55828	09/02/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,566.11		22156
55829	09/02/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,439.73		22156
55830	09/02/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	815.88		22156
55831	09/02/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	996.64		22156
55832	09/02/25	LN-50245 Epcot MD LLC	8,140.54		22156

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
55833	09/02/25	LN-50320 Fundpality 2023 LLC	3,901.94		22156
55834	09/02/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,921.02		22156
55835	09/02/25	LN-50394 CAMDEN ONE LLC	1,202.18		22156
55836	09/02/25	LN-50394 CAMDEN ONE LLC	901.49		22156
55837	09/02/25	LN-50394 CAMDEN ONE LLC	703.51		22156
55838	09/03/25	LN-50190 FIG 20, LLC	985.55		22158
55839	09/03/25	LN-50190 FIG 20, LLC	219.71		22158
55840	09/03/25	LN-50190 FIG 20, LLC	1,436.13		22158
55841	09/03/25	LN-50190 FIG 20, LLC	1,126.36		22158
55842	09/03/25	LN-50190 FIG 20, LLC	356.07		22158
55843	09/03/25	LN-50190 FIG 20, LLC	1,148.83		22158
55844	09/03/25	LN-50190 FIG 20, LLC	5,861.29		22158
55845	09/03/25	LN-50190 FIG 20, LLC	1,065.61		22158
55846	09/03/25	LN-50190 FIG 20, LLC	1,300.84		22158
55847	09/03/25	LN-50190 FIG 20, LLC	1,043.78		22158
55848	09/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	753.28		22158
55849	09/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,003.52		22158
55850	09/03/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	21,504.73		22158
55851	09/03/25	LN-50309 Trade Money, LLC	93.54		22158
55852	09/03/25	LN-50354 TAX LIEN FUND L.P.	5,297.64		22158
55853	09/03/25	LN-50354 TAX LIEN FUND L.P.	12,571.18		22158
55854	09/03/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,298.99		22158
55855	09/03/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	3,164.55		22158
55856	09/03/25	LN-50373 CENTURION ACQUISITIONS LLC	1,787.38		22158
55857	09/04/25	LN-50190 FIG 20, LLC	2,434.69		22161
55858	09/04/25	LN-50190 FIG 20, LLC	1,176.70		22161
55859	09/04/25	LN-50190 FIG 20, LLC	1,228.54		22161
55860	09/04/25	LN-50190 FIG 20, LLC	1,279.30		22161
55861	09/04/25	LN-50190 FIG 20, LLC	1,042.38		22161
55862	09/04/25	LN-50190 FIG 20, LLC	831.64		22161
55863	09/04/25	LN-50190 FIG 20, LLC	1,004.07		22161
55864	09/04/25	LN-50190 FIG 20, LLC	1,163.50		22161
55865	09/04/25	LN-50190 FIG 20, LLC	1,106.79		22161
55866	09/04/25	LN-50190 FIG 20, LLC	1,343.85		22161
55867	09/04/25	LN-50190 FIG 20, LLC	1,312.13		22161
55868	09/04/25	LN-50190 FIG 20, LLC	1,212.18		22161
55869	09/04/25	LN-50192 NALINI FUNDING LLC	53.00		22161
55870	09/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,179.01		22161
55871	09/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	931.24		22161
55872	09/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	24,394.49		22161
55873	09/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,488.06		22161
55874	09/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,925.66		22161
55875	09/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	3,704.01		22161
55876	09/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,713.80		22161
55877	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	100.00		22172
55878	09/09/25	LN-50190 FIG 20, LLC	1,032.05		22173
55879	09/09/25	LN-50190 FIG 20, LLC	981.95		22173
55880	09/09/25	LN-50190 FIG 20, LLC	1,130.48		22173
55881	09/09/25	LN-50190 FIG 20, LLC	1,035.66		22173
55882	09/09/25	LN-50190 FIG 20, LLC	1,244.08		22173
55883	09/09/25	LN-50190 FIG 20, LLC	258.28		22173
55884	09/09/25	LN-50190 FIG 20, LLC	7,323.35		22173

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS		Trust - Tax Liens	4308903552	Continued	
55885	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	849.35		22173
55886	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	784.59		22173
55887	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,048.71		22173
55888	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,678.92		22173
55889	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,787.16		22173
55890	09/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,626.11		22173
55891	09/09/25	LN-50381 VERTEX TL LLC	6,131.89		22173
55892	09/10/25	LN-50320 Fundpality 2023 LLC	45.00		22174
55893	09/10/25	LN-50190 FIG 20, LLC	1,200.49		22175
55894	09/10/25	LN-50190 FIG 20, LLC	1,068.27		22175
55895	09/10/25	LN-50190 FIG 20, LLC	1,253.57		22175
55896	09/10/25	LN-50190 FIG 20, LLC	1,421.67		22175
55897	09/10/25	LN-50190 FIG 20, LLC	271.25		22175
55898	09/10/25	LN-50190 FIG 20, LLC	296.65		22175
55899	09/10/25	LN-50190 FIG 20, LLC	998.11		22175
55900	09/10/25	LN-50190 FIG 20, LLC	1,174.48		22175
55901	09/10/25	LN-50190 FIG 20, LLC	331.21		22175
55902	09/10/25	LN-50190 FIG 20, LLC	365.40		22175
55903	09/10/25	LN-50190 FIG 20, LLC	1,055.40		22175
55904	09/10/25	LN-50190 FIG 20, LLC	937.78		22175
55905	09/10/25	LN-50190 FIG 20, LLC	1,559.17	09/11/25 VOID	22175 (Reason: lien to be reopened)
55906	09/10/25	LN-50190 FIG 20, LLC	375.61		22175
55907	09/10/25	LN-50190 FIG 20, LLC	1,105.04		22175
55908	09/10/25	LN-50190 FIG 20, LLC	981.86		22175
55909	09/10/25	LN-50190 FIG 20, LLC	1,575.62		22175
55910	09/10/25	LN-50190 FIG 20, LLC	857.93		22175
55911	09/10/25	LN-50190 FIG 20, LLC	1,782.26		22175
55912	09/10/25	LN-50190 FIG 20, LLC	1,163.96		22175
55913	09/10/25	LN-50190 FIG 20, LLC	860.09		22175
55914	09/10/25	LN-50190 FIG 20, LLC	4,803.35		22175
55915	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	776.24		22175
55916	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,652.60		22175
55917	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,616.70		22175
55918	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	771.05		22175
55919	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,179.50		22175
55920	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	948.10		22175
55921	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,290.71		22175
55922	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,189.78		22175
55923	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,438.63		22175
55924	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	808.66		22175
55925	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	788.41		22175
55926	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	847.45		22175
55927	09/10/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,282.30		22175
55928	09/10/25	LN-50222 WSFS as Custodian for Actlien	16,171.67		22175
55929	09/10/25	LN-50245 Epcot MD LLC	3,283.92		22175
55930	09/10/25	LN-50309 Trade Money, LLC	107.70		22175
55931	09/10/25	LN-50354 TAX LIEN FUND L.P.	18,306.00		22175
55932	09/10/25	LN-50364 AMERICAN TAX LIEN FUND LLC	1,781.11		22175
55933	09/10/25	LN-50365 TYLER LATRAY	896.02		22175
55934	09/10/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,489.97		22175
55935	09/10/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	1,805.69		22175
55936	09/10/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,149.86		22175

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref. Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued				
55937	09/10/25	LN-50381 VERTEX TL LLC	1,013.56	22175
55938	09/10/25	LN-50381 VERTEX TL LLC	1,038.39	22175
55939	09/11/25	LN-50190 FIG 20, LLC	1,427.00	22176
55940	09/15/25	LN-11349 YOSIF Z ABED	15,781.99	22187
55941	09/15/25	LN-40190 GREYMORR LLC	6,300.86	22187
55942	09/15/25	LN-50190 FIG 20, LLC	1,559.17	22187
55943	09/15/25	LN-50190 FIG 20, LLC	100.00	22187
55944	09/15/25	LN-50190 FIG 20, LLC	12,369.50	22187
55945	09/15/25	LN-50190 FIG 20, LLC	2,902.79	22187
55946	09/15/25	LN-50190 FIG 20, LLC	1,200.13	22187
55947	09/15/25	LN-50190 FIG 20, LLC	301.84	22187
55948	09/15/25	LN-50190 FIG 20, LLC	358.11	22187
55949	09/15/25	LN-50190 FIG 20, LLC	314.37	22187
55950	09/15/25	LN-50190 FIG 20, LLC	2,886.12	22187
55951	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	892.61	22187
55952	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,447.30	22187
55953	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,178.57	22187
55954	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,369.44	22187
55955	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,913.29	22187
55956	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,898.78	22187
55957	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	13,040.19	22187
55958	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,281.00	22187
55959	09/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,303.90	22187
55960	09/15/25	LN-50245 Epcot MD LLC	4,359.93	22187
55961	09/15/25	LN-50320 Fundpality 2023 LLC	14,046.23	22187
55962	09/15/25	LN-50354 TAX LIEN FUND L.P.	8,341.70	22187
55963	09/15/25	LN-50354 TAX LIEN FUND L.P.	5,906.78	22187
55964	09/15/25	LN-50354 TAX LIEN FUND L.P.	23,276.37	22187
55965	09/15/25	LN-50395 ALINA A. BAUTISTA LOPEZ	9,926.90	22187
55966	09/15/25	LN-50354 TAX LIEN FUND L.P.	50.00	22188
55967	09/17/25	LN-50190 FIG 20, LLC	1,417.29	22194
55968	09/17/25	LN-50190 FIG 20, LLC	986.23	22194
55969	09/17/25	LN-50190 FIG 20, LLC	1,815.70	22194
55970	09/17/25	LN-50190 FIG 20, LLC	337.11	22194
55971	09/17/25	LN-50190 FIG 20, LLC	1,247.56	22194
55972	09/17/25	LN-50190 FIG 20, LLC	1,435.19	22194
55973	09/17/25	LN-50190 FIG 20, LLC	1,281.69	22194
55974	09/17/25	LN-50190 FIG 20, LLC	844.09	22194
55975	09/17/25	LN-50190 FIG 20, LLC	3,514.63	22194
55976	09/17/25	LN-50190 FIG 20, LLC	4,045.65	22194
55977	09/17/25	LN-50190 FIG 20, LLC	1,198.26	22194
55978	09/17/25	LN-50190 FIG 20, LLC	3,366.46	22194
55979	09/17/25	LN-50190 FIG 20, LLC	2,747.53	22194
55980	09/17/25	LN-50190 FIG 20, LLC	1,038.29	22194
55981	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	863.44	22194
55982	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	773.23	22194
55983	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	918.45	22194
55984	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	871.44	22194
55985	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	26,223.11	22194
55986	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	912.37	22194
55987	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	861.83	22194
55988	09/17/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,616.43	22194

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

TD T-TAX LIENS	Trust - Tax Liens	4308903552	Continued		
55989	09/17/25	LN-50204	PRO CAP 8 FBO Firstrust Bank	780.52	22194
55990	09/17/25	LN-50228	TLF 206 LLC	37,918.37	22194
55991	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55992	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55993	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55994	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55995	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55996	09/17/25	LN-50320	Fundpality 2023 LLC	45.00	22194
55997	09/17/25	LN-50354	TAX LIEN FUND L.P.	3,085.86	22194
55998	09/17/25	LN-50370	STONEFIELD INVEST FUND IV, LLC	1,931.34	22194
55999	09/18/25	LN-50370	STONEFIELD INVEST FUND IV, LLC	45.00	22195

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	262	4	853,587.19	4,366.35
Direct Deposit:	0	0	0.00	0.00
Total:	262	4	853,587.19	4,366.35

TD T-TRUST	Trust - Other Trust	4308903635			
3753	08/22/25	DSI02	DSI MEDICAL SERVICES, INC	643.50	22139
3754	08/22/25	QBE03	QBE SPECIALTY INSURANCE	1,414.40	22139
3755	08/22/25	ING01	INGT LEAD TESTING	690.00	08/29/25 22142 Direct Deposit
3756	09/05/25	MAD10	MADHOUZ & TECHMATES LLC	2,003.36	22169
3757	09/12/25	CON24	CONCENTRA MEDICAL CENTER	75.00	22183
3758	09/12/25	NJD20	NJ DEPT OF HLTH & SR SER.	51.60	22183
3759	09/12/25	JRA01	JBER RISK ADVISORS, LLC	1,600.00	22185 Direct Deposit
3760	09/19/25	TRA03	TRALIAN HOLDINGS, LLC	10,790.00	22196

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	14,977.86	0.00
Direct Deposit:	2	0	2,290.00	0.00
Total:	8	0	17,267.86	0.00

TD WATER	Water (and Sewer)	4308903560			
8941	08/21/25	TOW01	TOWNSHIP OF PENNSAUKEN	65,021.95	08/29/25 22157
8918	08/22/25	AUG03	VINCENT AUGUSTE	71.82	08/29/25 22140
8919	08/22/25	BLO01	JESSICA BLOUNT	92.24	08/29/25 22140
8920	08/22/25	CAR100	JOSEPH CARUSO	18,545.08	22140
8921	08/22/25	CER02	ELIZABETH S CERASUOLO	293.00	22140
8922	08/22/25	CHA51	CHAMBERS CORP #224	2,736.86	22140
8923	08/22/25	CTC01	CHERRY TREE CORP	46.59	22140
8924	08/22/25	DIL06	DILLANT INVESTMENTS LLC	769.30	22140
8925	08/22/25	ELS01	REFAT ELSAYED	2,026.36	08/29/25 22140
8926	08/22/25	EST31	ESTATE OF THEODORA KALMUS	4,526.81	08/29/25 22140
8927	08/22/25	FIN11	MICHAEL FINESILVER	288.26	22140
8928	08/22/25	GOL18	JOHN & VALERIE GOLIO	43.03	22140
8929	08/22/25	HOU11	ALEXANDER HOUVARDAS	274.00	08/29/25 22140
8930	08/22/25	MET13	METROPOLITAN COUNCIL	394.00	22140
8931	08/22/25	MUN42	RICHARD MUNS	509.52	08/29/25 22140
8932	08/22/25	PHA02	LIEU PHAM	535.59	22140
8933	08/22/25	THO64	BETTY THOMPSON	3.99	22140
8934	08/22/25	TIT04	TITLE TRUST LLC-ESCROW ACCT	2,031.43	22140
8935	08/22/25	TOM08	HILLARY TOMLINSON	1,157.55	22140

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

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD WATER		Water (and Sewer)			4308903560 Continued
8936	08/22/25	WIL125 AILEEN WILLIAMS WILCOX	1,997.78	08/29/25	22140
8937	08/22/25	WIL96 DOROTHY WILOUGHBY	378.91		22140
8938	08/22/25	YIA01 MAAME YIADOM	4,595.14	08/29/25	22140
8939	08/22/25	AME80 AMERICAN WATER SERVICES	5,006,645.75	08/29/25	22143 Direct Deposit
8940	08/29/25	AME80 AMERICAN WATER SERVICES	1,422,081.00	08/29/25	22155 Direct Deposit
8942	09/19/25	BOW05 BOWMAN & COMPANY LLP	14,000.00		22197

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	23	0	120,339.21	0.00
Direct Deposit:	2	0	6,428,726.75	0.00
Total:	25	0	6,549,065.96	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	531	5	6,201,024.00	33,866.35
Direct Deposit:	180	0	10,041,034.59	0.00
Total:	711	5	16,242,058.59	33,866.35

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	62,026.01	0.00	0.00	62,026.01
Current Fund	5-01	7,473,275.76	10,140.82	0.00	7,483,416.58
Water Operating Fund	5-05	893,270.53	36,928.22	0.00	930,198.75
Sewer Operating Fund	5-07	607,832.42	4,389.04	0.00	612,221.46
Payroll	5-10	305,759.18	0.00	0.00	305,759.18
Trust Fund - Insurance	5-13	14,522.90	0.00	0.00	14,522.90
Trust Fund - TTL Redemption	5-15	853,587.19	0.00	0.00	853,587.19
Trust Fund - Other	5-16	2,693.36	0.00	0.00	2,693.36
Trust Fund - Animal Control	5-32	51.60	0.00	0.00	51.60
Year Total:		10,150,992.94	51,458.08	0.00	10,202,451.02
Capital Fund	C-04	3,150.00	0.00	0.00	3,150.00
Water Capital Fund	C-06	5,006,645.75	0.00	0.00	5,006,645.75
Year Total:		5,009,795.75	0.00	0.00	5,009,795.75
Grant Fund	G-02	689,031.65	0.00	0.00	689,031.65
Trust Fund - HUD	H-25	242,495.96	0.00	0.00	242,495.96
Total of All Funds:		16,154,342.31	51,458.08	0.00	16,205,800.39

Project Description	Project No.	Project Total
PENNSAUKEN QOZ SELF STORAGE LL	0408I927	8,434.70
PSE&G 29 State St Substation	15920	512.00
CHERAN ROLLINS & MALCOLM STILL	16358	1,488.00
PSE&G AU701	SOPSEG24	25,823.50
Total of All Projects:		<u>36,258.20</u>

C-2



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, Finance Director *SP*

Date: September 22, 2025

Subject: Payroll Register Summary Communications for Forthcoming City  
Council Meeting- October 14, 2025 .

RECEIVED  
2025 SEP 23 AM 11:19  
CITY OF CAMDEN OFFICE  
CAMDEN, N.J.

Attached, please find the Payroll Register Summary for the City of Camden for the pay periods of 8/27/2025 and 9/12/2025 . Detailed information is available upon request to the Mayor's Office.

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

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

SZP/mr

Attachments

cc: Honorable Victor Carstarphen, Mayor

Final Totals	710 Checks to be Printed	709 Regular	0 Vacation	0 Manual	1 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:	1,562,929.35	Gross: 31,350,001.66	1,757,837.78	0.00	1,757,837.78	33,107,839.44	Payroll Direct Deposit:	1,032,914.11	
Overtime Pay:	160,816.36	*Fwt Wages: 27,153,310.96	1,509,507.60	0.00	1,509,507.60	28,662,818.56	Deduction Direct Deposit:	0.00	
Vacation Pay:	0.00	Soc Sec: 996,293.71	54,961.65	0.00	54,961.65	1,051,255.36	Total Direct Deposit:	1,032,914.11	
Holiday Pay:	0.00	Medicare: 431,443.25	24,202.48	0.00	24,202.48	455,645.73			
Sick Pay:	0.00	Adtl Med Tax: 41.09	104.01	0.00	104.01	145.10			
Special Pay:	0.00	Fwt: 3,009,130.59	161,089.18	0.00	161,089.18	3,170,219.77	Code 98 Exempt Fwt Wages:	1,432.54	
Admin Pay:	0.00	Swt: 1,294,633.44	72,155.21	0.00	72,155.21	1,366,788.65	Code 98 Exempt Swt Wages:	853.27	
Comp 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.		
Other Pay:	0.00	Owt: 0.00	0.00	0.00	0.00	0.00			
		FLI: 103,174.15	5,756.46	0.00	5,756.46	108,930.61			
		SUI: 88,934.74	1,689.91	0.00	1,689.91	90,624.65			
		SDI: 71,921.26	4,012.17	0.00	4,012.17	75,933.43			
		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: 264,030.15	11,458.54	0.00	11,458.54	275,488.69			
		Bef Tax Ded: 4,364,698.97	257,871.18	0.00	257,871.18	4,622,570.15			
		Aft Tax Ded: 1,831,354.88	88,148.65	0.00	88,148.65	1,919,503.53			
		Net: 19,413,309.86	1,087,846.88	0.00	1,087,846.88	20,501,156.74			
Employer Liability Totals:		Soc Sec: 996,293.71	54,961.65	0.00	54,961.65	1,051,255.36	Employee + Employer Soc Sec:	109,923.30	
		Medicare: 431,443.25	24,202.48	0.00	24,202.48	455,645.73	Employee + Employer Med:	48,508.97	
		Owt: 0.00	0.00	0.00	0.00	0.00	Fwt:	161,089.18	
		FLI: 0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt:	319,521.45	
		SUI: 0.00	0.00	0.00	0.00	0.00			
		SDI: 21,943.61	244.52	0.00	244.52	22,188.13			
		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: 21,943.61	244.52	0.00	244.52	22,188.13			
		Fui: 0.00	0.00	0.00	0.00	0.00			
Employer Liability Earning Codes:		6,703,797.19	373,812.25	0.00	373,812.25	7,077,609.44	NOTE: Ytd Totals include ALL Employees		
Total Employer Liabilities:		8,153,477.76	453,220.90	0.00	453,220.90	8,606,698.66	for the Current Payroll Year.		
Total Gross + Employer Liabilities:		39,503,479.42	2,211,058.68	0.00	2,211,058.68	41,714,538.10			

Total Deductions and Earnings:

Code	Description	Ded Amt	Payroll 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		286.36		0.00		286.36
E05	CLOTHING ALLOWANCE		185.00		0.00		185.00
E06	DOCKING		6,944.69-		0.00		6,944.69-
E09	ADJUSTMENT		684.68		0.00		684.68
E10	ON CALL		1,000.00		0.00		1,000.00
E13	SUSPENSION		1,265.71-		0.00		1,265.71-
E17	Overtime \$		25,224.02		0.00		25,224.02
E19	Vacation Payout	175.45	5,865.38	0.00	0.00	175.45	5,865.38
GFO	G - GARN GORMAN	0.00		0.00		0.00	
G60	G - GARN LACEY	218.43		0.00		218.43	
G10	G - GARN FRANKLIN	531.47		0.00		531.47	
G10	G - GARN TODORO	34.55		0.00		34.55	
GK0	G - GARN CC SHERIFF	476.09		0.00		476.09	
GL0	G - GARN PARIS PRATT	466.77		0.00		466.77	
GP0	G - Support - NJ/PA	332.31		0.00		332.31	
G00	G - Support Florida	8,609.95		0.00		8,609.95	
G50	G - SUPPORT - NJ	854.21		0.00		854.21	
G51	G - SUPPORT - NJ	613.67		0.00		613.67	
G52	G - SUPPORT - NJ	363.38		0.00		363.38	
G53	G - SUPPORT - NJ	305.66		0.00		305.66	
G54	G - SUPPORT - NJ	57.97		0.00		57.97	
G55	G - SUPPORT - NJ	26.79		0.00		26.79	
G56	G - SUPPORT - NJ	26.79		0.00		26.79	
G57	G - SUPPORT - NJ	26.79		0.00		26.79	
HEA	CH 78 COST SHARE	94,718.47		0.00		94,718.47	
HEB	CH 78 COST SHARE BACK ADJUST	2.36-		0.00		2.36-	
IMP	IMPUTED INCOME		10,973.54		0.00		10,973.54
PD1	DCRP - PENSION	3,061.91		0.00		3,061.91	
PE1	PERs - PENSION	54,701.68		0.00		54,701.68	
PE2	PERs - BACK DEDUCTIONS	2,029.93		0.00		2,029.93	
PE4	PERs - CONTRIBUTORY INSURANCE	3,546.84		0.00		3,546.84	
PE9	PERs - LOAN REPAYMENT	19,738.75		0.00		19,738.75	
PE1	PERs - PENSION	76,304.83		0.00		76,304.83	
PE2	PERs - BACK DEDUCTIONS	361.92		0.00		361.92	
PF9	PRs - LOAN REPAYMENT	23,205.03		0.00		23,205.03	
PTA	DEF COMP - NATIONWIDE	3,565.58		0.00		3,565.58	
PTB	DEF COMP - NATIONWIDE ROTH	1,677.32		0.00		1,677.32	

Code	Description	Liability Amt	Void Amt	Net Amt			
PTF	DEF COMP - COREBRIDGE	16,967.00		0.00		16,967.00	
PTG	DEF COMP - COREBRIDGE ROTH	96.92		0.00		96.92	
PTK	DEF COMP - MET LIFE	292.03		0.00		292.03	
PTO	DEF COMP - Equitable	2,984.00		0.00		2,984.00	
PTP	DEF COMP - Equitable Roth	1,550.00		0.00		1,550.00	
PTS	DEF COMP - National Life Group	120.00		0.00		120.00	
S10	AFLAC PRE-TAX	2,397.81		0.00		2,397.81	
S22	AFLAC GEORGIA POST-TAX	2,365.09		0.00		2,365.09	
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	165.43		0.00		165.43	
S99	AFLAC FSA WAGE WORKS	288.45		0.00		288.45	
SC1	SUPP - COLONIAL PRE-TAX	352.87		0.00		352.87	
SC2	SUPP - COLONIAL POST-TAX	2,686.34		0.00		2,686.34	
SC8	SUPP - COLONIAL X-GUARDS	113.49		0.00		113.49	
UC1	DUES - CWA STAFF	5,176.26		0.00		5,176.26	
UC2	DUES - CWA X-GRD	562.50		0.00		562.50	
UC3	DUES - CWA SUPERVISORS	1,265.88		0.00		1,265.88	
UC4	DUES - CWA PAC	30.00		0.00		30.00	
UC5	DUES - CWA PARKING DEDUCTION	589.00		0.00		589.00	
UF1	DUES - FIRE 2578	3,675.24		0.00		3,675.24	
UF2	DUES - FIRE 788	5,636.25		0.00		5,636.25	
UF5	DUES - FIRE HOUSE FUND	2,595.00		0.00		2,595.00	
XMD	Additional Medicare	104.01		0.00		104.01	
Z01	MISC - WAGE GARNISHMENT FEE	59.00		0.00		59.00	
Z04	Misc - Fines / Discipline	1.00		0.00		1.00	
		346,123.84	45,065.61	0.00	0.00	346,123.84	45,065.61

Employer Liability Codes:

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	373,812.25	0.00	373,812.25
		373,812.25	0.00	373,812.25

Break Down of Employees Paid:  
 Total Male: 426  
 Total Female: 284  
 Total Unknown: 0  
 Total Employees: 710

There are NO errors or warnings in this Payroll Register.

Final Totals	659 Checks to be Printed 0 Checks Voided since Last Payroll	658 Regular 0 Regular	0 Vacation 0 Vacation	0 Manual 0 Manual	1 Other 0 Other	0 Interim 0 Interim	0 Overtime 0 Overtime	0 Special 0 Special	0 Adjustment 0 Adjustment
Totals:									
Regular Pay:	1,581,556.96	Gross: 29,562,018.84	This Payroll 1,787,982.82	Void 0.00	Net 1,787,982.82	YTD End 31,350,001.66	This Payroll Direct Deposit: 1,192,521.22		
Overtime Pay:	121,788.02	*Fwt Wages: 25,477,424.39	1,675,886.57	0.00	1,675,886.57	27,153,310.96	Payroll Direct Deposit: 1,192,521.22		
Vacation Pay:	0.00	Soc Sec: 938,766.29	57,527.42	0.00	57,527.42	996,293.71	Deduction Direct Deposit: 0.00		
Holiday Pay:	0.00	Medicare: 406,812.11	24,631.14	0.00	24,631.14	431,443.25	Total Direct Deposit: 1,192,521.22		
Sick Pay:	0.00	Med Tax: 0.00	41.09	0.00	41.09	41.09			
Special Pay:	462.00	Fwt: 2,819,759.36	189,371.23	0.00	189,371.23	3,009,130.59			
Admin Pay:	0.00	Swt: 1,221,465.02	73,168.42	0.00	73,168.42	1,294,633.44	Code 98 Exempt Fwt Wages: 1,432.54		
Comp Pay:	0.00	Cwt: 0.00	0.00	0.00	0.00	0.00	Code 98 Exempt Swt Wages: 853.27		
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.		
Total Other Tax: 112,168.98									
Bef Tax Ded: 4,243,858.71									
Aft Tax Ded: 1,793,320.11									
Net: 18,273,507.67									
Total Gross + Employer Liabilities: 37,258,229.25									
Employer Liability Totals:									
Soc Sec:	938,766.29	57,527.42	0.00	57,527.42	996,293.71	115,054.84	Employee + Employer Soc Sec:		
Medicare:	406,812.11	24,631.14	0.00	24,631.14	431,443.25	49,303.37	Employee + Employer Med:		
Owt:	0.00	0.00	0.00	0.00	0.00	189,371.23	Fwt:		
FLI:	0.00	0.00	0.00	0.00	0.00	353,729.44	Total Soc Sec, Med + Fwt:		
SUI:	0.00	0.00	0.00	0.00	0.00				
SDI:	21,261.38	682.23	0.00	682.23	21,943.61				
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:	21,261.38	682.23	0.00	682.23	21,943.61				
Fui:	0.00	0.00	0.00	0.00	0.00				
Employer Liability Earning Codes:	6,329,370.63	374,426.56	0.00	374,426.56	6,703,797.19		NOTE: Ytd Totals include ALL Employees		
Total Employer Liabilities:	7,696,210.41	457,267.35	0.00	457,267.35	8,153,477.76		for the Current Payroll Year.		
Total Gross + Employer Liabilities:	37,258,229.25	2,245,250.17	0.00	2,245,250.17	39,503,479.42				

Total Deductions and Earnings:

Code	Description	Ded Amt	Earn Amt	Ded Amt	Earn Amt	Ded Amt	Earn Amt
		***** This Payroll *****		***** Void Checks *****		***** Net Totals *****	
E02	SECOND TITLED EMPLOY		9,057.03		0.00		9,057.03
E03	ACTING STATUS		284.90		0.00		284.90
E06	DOCKING		2,273.38-		0.00		2,273.38-
E09	ADJUSTMENT		176.32		0.00		176.32
E10	ON CALL		1,000.00		0.00		1,000.00
E13	SUSPENSION		950.00-		0.00		950.00-
E17	Overtime \$		51,550.36		0.00		51,550.36
E18	Stick Payout		9,751.69		0.00		9,751.69
E19	Vacation Payout		11,297.69		0.00		11,297.69
E21	Holiday Payout		4,281.23		0.00		4,281.23
G00	G - GARN GORMAN	188.95		0.00		188.95	
G00	G - GARN LACEY	0.00		0.00		0.00	
G10	G - GARN FRANKLIN	268.69		0.00		268.69	
G10	G - GARN TODORO	519.73		0.00		519.73	
GK0	G - GARN CC SHERIFF	37.76		0.00		37.76	
GL0	G - GARN PARIS PRATT	476.09		0.00		476.09	
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	9,301.85		0.00		9,301.85	
GS1	G - SUPPORT - NJ	1,135.75		0.00		1,135.75	
GS2	G - SUPPORT - NJ	991.97		0.00		991.97	
GS3	G - SUPPORT - NJ	535.64		0.00		535.64	
GS4	G - SUPPORT - NJ	393.24		0.00		393.24	
GS5	G - SUPPORT - NJ	49.05		0.00		49.05	
GS6	G - SUPPORT - NJ	22.67		0.00		22.67	
GS7	G - SUPPORT - NJ	22.67		0.00		22.67	
HEA	CH 78 COST SHARE	94,630.43		0.00		94,630.43	
HEB	CH 78 COST SHARE BACK ADJUST	177.89-		0.00		177.89-	
IMP	IMPUTED INCOME		10,176.55		0.00		10,176.55
PF9	PERS - LOAN REPAYMENT	994.98-		0.00		994.98-	
PTA	DEF COMP - NATIONWIDE	3,565.58		0.00		3,565.58	
PTB	DEF COMP - NATIONWIDE ROTH	1,652.32		0.00		1,652.32	
PTF	DEF COMP - COREBRIDGE	16,617.00		0.00		16,617.00	
PTG	DEF COMP - COREBRIDGE ROTH	96.92		0.00		96.92	
PTK	DEF COMP - MET LIFE	292.03		0.00		292.03	
PTO	DEF COMP - Equitable	2,984.00		0.00		2,984.00	
PTP	DEF COMP - Equitable Roth	1,550.00		0.00		1,550.00	
PTS	DEF COMP - National Life Group	120.00		0.00		120.00	

S10	AFLAC PRE-TAX	2,459.82	0.00	2,459.82
S22	AFLAC GEORGIA POST-TAX	2,365.09	0.00	2,365.09
S32	AFLAC NY POST-TAX	27.79	0.00	27.79
S99	AFLAC FSA WAGE WORKS	288.45	0.00	288.45
SC1	SUPP - COLONIAL PRE-TAX	352.87	0.00	352.87
SC2	SUPP - COLONIAL POST-TAX	2,686.34	0.00	2,686.34
UC4	DUES - CWA PAC	30.00	0.00	30.00
UF2	DUES - FIRE 788	5,636.25	0.00	5,636.25
UF5	DUES - FIRE HOUSE FUND	2,595.00	0.00	2,595.00
XMD	Additional Medicare	41.09	0.00	41.09
Z01	MISC - WAGE GARNISHMENT FEE	59.00	0.00	59.00
Z04	Misc - Fines / Discipline	1.00	0.00	1.00
		<u>151,621.25</u>	<u>94,352.39</u>	<u>151,621.25</u>
				<u>94,352.39</u>

Employer Liability Codes:

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	374,426.56	0.00	374,426.56
		<u>374,426.56</u>	<u>0.00</u>	<u>374,426.56</u>

Break Down of Employees Paid:  
 Total Male: 406  
 Total Female: 253  
 Total Unknown: 0  
 Total Employees: 659

There are NO errors or warnings in this Payroll Register.

*Ordinance first reading*

FUENTES  
10/14/2025

**ORDINANCE AMENDING CHAPTER 26; BOARDS, COMMITTEES, COMMISSIONS AND COUNCILS ESTABLISHING RESIDENCY REQUIREMENTS FOR ALL APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS AND COUNCILS IN THE CITY OF CAMDEN**

WHEREAS, the City Council of the City of Camden believes that it is important for members of Boards, Committees, Commissions and Councils established and functioning within the City, including those established in Chapters 7, 26 and 122 shall, to the extent allowed by law, be comprised of individuals who meet residency requirements; and

WHEREAS, the City Council of the City of Camden believes that such a residency requirement allows for the City of Camden and its residents, thereof, to be given due consideration when such Boards, Committees, Commissions and Councils, including those established in Chapters 7, 26 and 122 review and render decisions; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden, that Chapter 26 is hereby amended as follows:

**ARTICLE XIV Residency Requirements for Boards, Committees, Commissions and Councils**

**§26-89 Definitions.**

Residency – refers to the bona fide permanent home and domicile of a person within the City of Camden. It shall refer to the primary and principal residence of a person for legal purposes which can be established by driver's license, voter registration card, a lease, an income tax return, property tax bill, bank statement, utility bill or other form of appropriate identification.

**§26-90 Residency Required for Appointment.**

Unless otherwise specifically prohibited by law or as permitted by §26-93 herein, no person shall be appointed to serve on any Board, Committee, Commission and Council established and functioning within the City, including those established in Chapters 7, 26 and 122, who does not meet the residency definition as provided for herein.

**§26-91 Residency Required During Term of Appointment.**

If a person is appointed to a Board, Committee, Commission or Council but subsequently changes residency and no longer meets the residency definition as provided for herein, unless otherwise specifically prohibited by law or as permitted by §26-93 herein, such person shall no longer be eligible to serve on said Board, Committee, Commission and Council established and functioning within the City, including those established in Chapters 7, 26 and 122 and shall immediately resign or shall be removed from such Board, Committee, Commission or Council by resolution of the City Council of the City of Camden.

**§26-92 Residency Requirement During Term of Current Appointment.**

For any person who is currently serving on any Board, Committee, Commission and Council established and functioning within the City, including those established in Chapters 7, 26 and 122, who does not meet the residency definition as provided for herein, such person shall be eligible to complete his or her current term of office but shall not be eligible for re-appointment upon the expiration of said term of office due to his or her lack of residency in the City of Camden, unless otherwise specifically prohibited by law or as permitted by §26-93 herein.

**§26-93 Residency Requirement May be Waived.**

The City Council of the City of Camden may waive the residency requirement set forth herein in such circumstances where the City Council of the City of Camden has determined that a specialized need exists for an applicant, including but not limited to, education, certification(s), job-related experience or other meaningful experience of the person seeking to be member of a Board, Committee, Commission and Council established and functioning within the City, including those established in Chapters 7, 26 and 122.

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

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

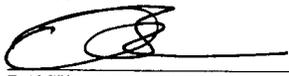
BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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

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

Date of Introduction: 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

BARCLAY  
10/14/2025

**ORDINANCE ESTABLISHING CHAPTER 284 OF THE CAMDEN CODE,  
PARENTAL RESPONSIBILITY FOR A MINOR CHILD, IN THE  
CITY OF CAMDEN**

WHEREAS, there have been numerous instances where certain minor juveniles have ignored laws, including instances where such juveniles have exhibited aberrant behavior and conduct, including but not limited to, disrupting public places and events in various municipalities in New Jersey; and

WHEREAS, the aberrant behavior of such minor juveniles has led to the Camden County Police Department to expend increased resources seeking to address and remedy the aberrant behavior of certain minor juveniles in the City of Camden; and

WHEREAS, such aberrant behavior and conduct has also led to municipalities and private businesses incurring damage to property and other costs for such behavior and conduct; and

WHEREAS, the Administration and the City Council of the City of Camden have determined that it is in the best interests of public safety, health and welfare of the City that the parents, guardians or legal guardians of minor children involved in such aberrant behavior and conduct must play or continue to play a significant parental role of overseeing, discouraging and controlling such aberrant behavior and conduct of the minor child; and

WHEREAS, the Administration and the City Council of the City of Camden now seek to establish Chapter 284 of the Camden Code to ensure that parents, guardians or legal guardians of minor children involved in such aberrant behavior and conduct, under the circumstances as described herein, be held responsible and accountable for the aberrant behavior and conduct of their children; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that Chapter 284 of the Camden Code is hereby established, as follows:

CHAPTER 284 Parental Responsibility for a Minor Child

§284-1 Definitions.

Minor — An individual who is under eighteen (18) years of age.

Parent or guardian means any natural parent, adoptive parent, resource family parent, stepparent, or any person, who has assumed responsibility for the care, custody, or control of a child or upon whom there is a legal duty for such care.

Legal guardian means a person who exercises continuing control over a child, including any specific right of control over an aspect of the child's upbringing, pursuant to a court order.

Offenses against the Public Health, Safety or Welfare means those offenses as defined, herein.

Parental supervision means the involvement of a parent or parents in his or her minor child's life, thereby ensuring the minor child's health, safety and appropriate development, and includes exercising control over a minor child, knowing his whereabouts, his associates, and the activities he is engaging in, which could adversely affect the public safety, health and welfare of the minor and the community, at large.

Public place means any place to which the public has access, including but not limited to a public street, road, thoroughfare, sidewalk, bridge, alley, plaza, park, recreation or shopping area, school and school grounds, community center, public transportation facility, vehicle used for public transportation, parking lot, public library or any other public building, structure or area.

§284-2 Offenses.

A. Offenses against the Public Health, Safety or Welfare are hereby defined to include:

1. Conduct defined as delinquency in N.J.S.A. 2A: 4A-23.
2. Any act or offense for which the juvenile could be prosecuted through a criminal action or proceeding, including those taking place in New Jersey Family Court or other New Jersey court with jurisdiction over the juvenile.
3. A violation of Title 2C, New Jersey Code of Criminal Justice.
4. Manufacturing, distributing, or possessing a controlled dangerous substance or controlled substance.
5. A violation of any City of Camden ordinance, including but not limited to Chapter 282; Curfew.
6. Knowingly visiting establishments, including but not limited to gambling places, which constitutes a violation of the City of Camden Code or New Jersey law.
7. Truancy.
8. Vehicle offenses including the provisions of Title 39, N.J.S.A. 39: 1-1 et seq. related to operating a motor vehicle but not including illegal parking violations.
9. Defacing or destroying public property or the property of another.

- B. Offenses against the Public Health, Safety or Welfare shall be punishable as provided for in §284-6 and §284-7 of this Chapter, herein.

§284-3 Assisting or encouraging violations by a minor.

It shall be unlawful for any parent, guardian or legal guardian of a minor child under eighteen (18) years of age, by any act or other conduct, or through the lack of parental supervision, or lack of parental control over said minor, to assist, encourage, contribute toward, cause or tend to cause said minor child to violate an offense as provided for in §284-2 of this Chapter herein, within the City of Camden.

§284-4 Allowing or permitting violations by a minor.

It shall be unlawful for any parent, guardian or legal guardian of any minor child under eighteen (18) years of age, to allow or permit said minor to violate an offense as provided for in §284-2 of this Chapter herein, either by overt act, failing to act or by a lack of supervision and control over said minor child.

§284-5 Presumption of evidence.

The fact that a child under eighteen (18) years of age is apprehended while in or at any public place as defined herein, during curfew hours as provided for in Chapter 282, shall be prima facie evidence of a violation of this Chapter by the parent(s), guardian(s) or legal guardian(s) of the minor child.

§284-6 Violators.

When a minor under eighteen (18) years of age is apprehended in violation of an offense as provided for in §284-2 of this Chapter herein and has been brought before a Judge of New Jersey Family Court or other New Jersey Court with jurisdiction over the juvenile minor, and upon the Court's determination that the minor is guilty of an offense as provided for in §284-2 of this Chapter herein, the parent, guardian or legal guardian of said minor may be summoned before a Judge of the Municipal Court of the City of Camden and ordered to promptly provide appropriate supervision of the minor. For a second offense, a Judge of the Municipal Court of the City of Camden may once again order the parent, guardian or legal guardian of said minor to promptly provide appropriate supervision of the minor. A third and subsequent offense, by said parent, guardian or legal guardian of a minor child for failure to provide appropriate supervision, shall subject the parent, guardian or legal guardian to the penalties as provided for in §284-7 of this Chapter herein.

§284-7 Violations and penalties.

Any parent, guardian or legal guardian of a minor child violating the provisions of this Chapter shall, upon conviction for a third or subsequent offense, be subject to the penalties imposed in accordance with the provisions of section 1-15. In addition to or in lieu of a fine or imprisonment being imposed, a period of community service not exceeding 90 days may be imposed.

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

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

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

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

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

Date of Introduction: 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

LEYBA-MARTINEZ  
10/14/2025

**ORDINANCE AMENDING CHAPTER 870 TO FURTHER LIMIT THE NUMBER OF "RETAIL SALE OF TOBACCO LICENSE" ESTABLISHMENTS IN THE CITY OF CAMDEN TO ONLY SIX SUCH ESTABLISHMENTS, CITY-WIDE, AND TO ESTABLISH REVISED FEES FOR A "RETAIL SALE OF TOBACCO LICENSE" ESTABLISHMENT**

WHEREAS, on June 12, 2025, the City Council of the City of Camden adopted MC-5565 amending Chapters 485 and 870 for licensing and regulating tobacco stores, smoke shops and other retail business establishments; and

WHEREAS, MC-5565 allows the Chief License Inspector to issue a maximum of twelve (12) Retail Sale of Tobacco Licenses with no more than three (3) licenses permitted per Ward in the City of Camden; and

WHEREAS, the City Council of the City of Camden believes that public health and safety requires further restrictions on "Retail Sale of a Tobacco License" establishments to limit the number of such "Retail Sale of Tobacco License" establishments in the City of Camden; and

WHEREAS, with this amendment, the City Council of the City of Camden, also seeks to permit currently operating establishments with a "Retail Sale of Tobacco License – Nonconforming" to continue to operate under current MC-5565, adopted on June 12, 2025, without such a cap or restriction; and

WHEREAS, MC-5565 further allows the following fees with a license application:

- 1. Retail Sale of Tobacco License – Nonconforming - \$219.42.
- 2. Retail Sale of Tobacco License - \$219.42; and

WHEREAS, the City Council of the City of Camden now seeks to increase a "Retail Sale of Tobacco License" from \$219.42 to \$1,250.00; now, therefore

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

**IV. LICENSING REQUIREMENTS**

A – C.

Same.

D.

The Chief License Inspector shall issue a maximum of six (6) "Retail Sale of Tobacco Licenses" city-wide within the City of Camden. This city-wide cap shall not apply to any establishment currently operating pursuant to a license - "Retail Sale of Tobacco License – Nonconforming."

**V. FEES**

The following fees should be included with a license application:

- 1. Retail Sale of Tobacco License – Nonconforming - \$219.42.
- 2. Retail Sale of Tobacco License - \$1,250.00.

Referral to Planning Board. Following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the City of Camden Planning Board for review pursuant to *N.J.S.A. 40:55D-26*.

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

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

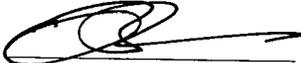
BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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

this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: 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

**ORDINANCE AMENDING SECTION 485-20; REASONS FOR REVOCATION OR SUSPENSION, TO CLARIFY AND FURTHER AMEND THIS SECTION WHICH PROVIDES FOR THE SPECIFIC REASONS FOR SUSPENSION OR REVOCATION OF A LICENSE IN THE CITY OF CAMDEN**

WHEREAS, §485-20 of the Camden Code outlines the specific reasons for revocation or suspension of a license in the City of Camden; and.

WHEREAS, the City Council of the City of Camden now seeks to amend subsections A and subsection B of §485-20 of the Camden Code to clarify and further amend these subsections; and

WHEREAS, the amendments to subsection B of §485-20 of the Camden Code will now allow for a license to be revoked for any conviction occurring with a period of one-year for any violation of the provisions of §485-20A, herein; and

WHEREAS, the proposed amendments will also provide clarification and consistency between subsections A and subsection B of §485-20 of the Camden Code; now, therefore

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

**ARTICLE IV Enforcement**

**§485-20. Reasons for revocation or suspension.**

A. In addition to provisions elsewhere in this chapter and other ordinances of the City of Camden, licenses issued by the City of Camden may be suspended for, but not limited to, one or more of the following reasons:

- (1) Material fraud, misrepresentation or false statements in connection with the application for the license.
- (2) Material fraud, misrepresentation or false statements in connection with the offer to sell or the sale of goods, wares, merchandise or services which are the subject of the license.
- (3) Material violation of this chapter or other ordinances.
- (4) Material violation by the licensee of this chapter or other ordinances related to the license or to the premises, if any, occupied by the licensee or in connection with the license.
- (5) Conducting the business activity or enterprise for which the license is issued in a manner so as to constitute a nuisance, as defined by other ordinances or the laws of this state.
- (6) Conducting the business activity or enterprise for which the license is issued in a manner so as to violate Chapter 400, Food Service Entities, of the Code of the City of Camden.
- (7) Conducting the business activity or enterprise for which the license is issued in a manner so as to violate Article V, Hours of Operation, of this chapter.
- (8) Conducting a business where the activity, use or privilege authorized under the license is being or has been exercised so as to otherwise be detrimental to the public health, safety or welfare.

B. In addition to provisions elsewhere in this chapter or other ordinances, licenses issued by the City of Camden may be revoked for, but not limited to, one or more of the following reasons:

- (1) Two or more suspensions for any length of time within a period of one year.
- (2) Any conviction occurring with a period of one-year for any violation of the provisions of §485-20A, herein.
- (3) Conducting the business, activity or enterprise for which the license is issued in a manner so as to constitute a nuisance, as defined by other ordinances or the laws of this state.
- (4) Conducting the business, activity or enterprise for which the license is issued in a manner where the activity, use or privilege authorized under the license is being or has been exercised so as to otherwise be detrimental to the public health, safety or welfare.

(5) Conducting the business, activity or enterprise for which the license is issued in a manner so as to violate Chapter 400, Food Service Entities, of the Code of the City of Camden.

(6) Conducting the business activity or enterprise for which the license is issued in a manner so as to violate Article V, Hours of Operation, of this chapter.

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

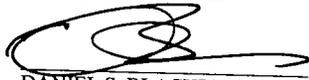
BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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

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

Date of Introduction: 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

0-5

MBS:dh  
10-14-25

**ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO RELEASE  
THE CITY OF CAMDEN'S RIGHTS OF REVERSION LOCATED AT  
1175 PRINCESS AVENUE**

WHEREAS, by deed dated April 27, 2001, and recorded in the Camden County Clerk's Office in Deed Book 5153 at page 0091, the City conveyed to Metropolitan Habitat for Humanity, Inc. the property located at 1175 Princess Avenue, Block 1289, Lot 71 in the City of Camden, County of Camden and State of New Jersey; and

WHEREAS, said conveyance was made upon the conditions, restrictions and covenants set forth in the Deed that the property:

- A. Shall be made available to low- and moderate-income households for a period of at least thirty (30) years in accordance with all pertinent forms, conditions and requirements as established and with the parameters of the Fair Housing Act.
- B. The architectural plans for the rehabilitation of the structures are subject to review and approval by the City of Camden, Department of Development and Planning, Code Enforcement or its successor.
- C. The property shall be rehabilitated within three (3) years from the date of acquisition.
- D. Upon default of these conditions or covenants, the property shall revert to the City of Camden. The consideration paid by the grantee shall be retained by the City of Camden as liquidated damages and not as a penalty.

WHEREAS, it has been requested by the owners of the property Kelvin A. Payamps-Cruz and Marquelis A. Payamps that said reversionary right be removed from the deed; now therefore

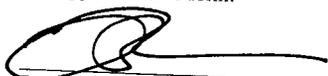
BE IT ORDAINED by the City Council of the City of Camden that the proper officers shall be and hereby are authorized to execute a Quitclaim Deed to Kelvin A. Payamps-Cruz and Marquelis A. Payamps, to terminate and/or release the City's right of reversion.

SECTION 1. This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

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

Date of Introduction: 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



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION** Ordinance authorizing the execution of a quitclaim deed to release the City of Camden's Right of Reversion on 1175 Princess Ave., Camden NJ 08103.

**FACTS/BACKGROUND:**

On 3/14/2002 the City of Camden transferred 1175 Princess Ave., Camden NJ 08103 to Metropolitan Camden Habitat for Humanity, Inc. with a Right of Reversion. The current property owner is seeking to refinance the property, and the mortgage company is requesting that the right of reversion be removed from the deed.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0.00

**IMPACT STATEMENT:**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- NA

**COORDINATION:**

- NA

Prepared by:

Tina Piliro

Name

856-757-7323

Phone/Email

Timorale@CamdenNJ.gov

Prepared by:

*Deanna Brown*  
Deanna Brown  
Real Estate Officer, City of Camden

THIS DEED, made this 27<sup>th</sup> day of April of 2001,  
Between THE CITY OF CAMDEN, a Municipal Corporation of the State  
of New Jersey having its principal office in the City Hall, City and County  
of Camden and State of New Jersey designated as the GRANTOR, and

METROPOLITAN HABITAT FOR HUMANITY, INC., a non-  
profit New Jersey Corporation, PO Box 3311, Camden, New Jersey 08101,  
hereinafter designated as the GRANTEE:

WITNESSETH, That the Grantor, for and in consideration of the sum of  
\$1.00 (ONE DOLLAR) and other and valuable does GRANT and CONVEY  
(Transfers ownership of) unto the GRANTEE, its successors and assigns, to  
have and to hold, all those tracts or parcels of land and premises, situate in  
THE CITY OF CAMDEN, COUNTY OF CAMDEN, and STATE OF NEW  
JERSEY, more particularly bounded and described as follows:

BEING premises known as 1171 and 1175 Princess Avenue and  
designated on the Official Map of the City of Camden as Block 1289, Lots  
69 and 71.

AND BEING the same land and premises title to which became  
vested in the City of Camden when an Order for Default Judgment was  
entered on August 9, 1995 in Superior Court (Docket No. C-51-95) and  
recorded August 28, 1995 in the Camden County Clerk's Office in Book  
4775 of Deeds at pages 56 &c.

BEING premises known as 625 and 701 Clinton Street and  
designated on the Official Map of the City of Camden as Block 1413, Lot 48  
and Block 1426, Lot 61, respectively.

AND BEING the same land and premises title to which became  
vested in the City of Camden when an In Rent Tax Foreclosure, known as  
Tax Foreclosure List No. 167 (Docket No. F-10481-99) when the Final  
Judgment was recorded October 18, 1999 in the Camden County Clerk's  
Office in Book 5047 of Deeds at pages 21 &c.; said property being  
numbers 4 and 5, respectively, on the attached list.

BEING premises known as 3012 Tuckahoe Road and designated  
on the Official Map of the City of Camden as Block 666, Lot 12.

AND BEING the same land and premises title to which became  
vested in the City of Camden when an In Rent Tax Foreclosure, known as  
Tax Foreclosure List No. 156 (Docket No. F-15375-96) when the Final  
Judgment, as Amended, was recorded April 7, 1999 in the Camden County  
Clerk's Office in Book 5009 of Deeds at pages 407 &c.; said property being  
number 52 on the attached list.

085153-0091

Consideration \$	1.00
Exempt Code - E	04/27/2001
County	.00
State	.00
M.P.M.R.F.	.00
AMR TOTAL	.00

A RESOLUTION (MC-01:210) authorizing the transfer of these properties was adopted by the City Council of the City of Camden on March 22, 2001.

THIS CONVEYANCE is made subject to the following conditions, restrictions and covenants, viz:

The properties shall be made available to low and moderate income households for a period of at least thirty (30) years in accordance with all pertinent forms, conditions and requirements as established and with the parameters of the Fair Housing Act.

The architecture plans for the rehabilitation of the structures are subject to review and approval by the City of Camden, Department of Development and Planning, Code Enforcement or its successor agency.

The properties shall be rehabilitated within three (3) years from the date of acquisition.

Upon default of these conditions and covenants, the properties shall revert to the City of Camden. The consideration paid by the grantee shall be retained by the City of Camden as liquidated damages and not as a penalty.

IN WITNESS WHEREOF, the Grantor has on this date affixed its Corporate Seal and caused this Deed to be signed and witnessed by its proper officers.

CITY OF CAMDEN

ATTEST: Luis Pastoriza  
Luis Pastoriza  
Municipal Clerk

BY: Devendolyn A. Patis  
Devendolyn A. Patis  
Mayor

The above has been reviewed  
and approved as to form.

Dennis G. Kille  
DENNIS G. KILLE  
City Attorney

085153-0092

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(C. 49, P.L. 1968)

PARTIAL EXEMPTION  
(C. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to C. 49, P.L. 1968, as amended.

STATE OF NEW JERSEY	Consideration \$	1.00
COUNTY OF Camden	Exempt Code = E	04/27/2001
	County	.00
	State	.00
	N.J.P.R.F.	.00
	TOTAL	.00

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Barbara Brennan (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Representative (Name of Grantor, Donee, Legal Representative, Corporate Officer, Officer of Trust Co., Lending Institution, etc.) in a deed dated 4/27/2001 transferring real property identified as Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_ located at SEE ATTACHED FOR BLOCK, LOT AND ADDRESSES, in the City and County of Camden (Street Address, Municipality, County) and annexed hereto.

(2) CONSIDERATION (See Instruction #1)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire consideration paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantor and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is 1.00.

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the realty transfer fee imposed by C. 49, P.L. 1968, for the following reason(s): Explain in detail (See Instruction #7) Mere reference to exemption symbol is not sufficient.

7(b) City of Camden is a NJ Municipal Corporation

(4) PARTIAL EXEMPTION FROM FEE

NOTE: Boxes below apply to grantor(s) only. ALL BOXES IN APPLICABLE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and 9)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by C. 176, P.L. 1975 for the following reason(s):

- A. SENIOR CITIZEN (See Instruction #8)
- Grantor(s) 62 yrs. of age or over.
- One or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.
- B. BLIND (See Instruction #8)
- Grantor(s) legally blind.
- One or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.
- IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTEE NEED QUALIFY.**
- DISABLED (See Instruction #8)
- Grantor(s) permanently and totally disabled.
- One or two-family residential premises.
- Receiving disability payment.
- Owned and occupied by grantor(s) at time of sale.
- Not gainfully employed.
- No joint owners other than spouse or other qualified exempt owners.
- C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)
- Affordable According to H.U.D. Standards.
- Meets Income Requirements of Region.
- Reserved for Occupancy.
- Subject to Resale Controls.
- D. NEW CONSTRUCTION (See Instruction #9)
- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of C. 49, P.L. 1968.

Subscribed and Sworn to before me on this

day of April A.D. 2001

Barbara Brennan City of Camden  
Name of Deponent  
City Hall, Camden, NJ  
Address of Deponent

DRONNE HICKS  
Notary Public of New Jersey  
My Commission Expires  
Feb. 2, 2004  
*asim...*

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds.

Instrument Number \_\_\_\_\_ County \_\_\_\_\_

Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.  
ORIGINAL—When copy to be retained by County.  
DUPLICATE—County to forward yellow copy to Division of Taxation on partial exemptions upon fee, (N.J.A.C. 18:16-2.12)

085153-0093  
085153-0093

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

Deed: City of Camden to Metropolitan Habitat for Humanity, Inc.  
Attachment to Article II of Consideration or Exemption

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1289	69	1171 Princess Avenue
1289	71	1175 Princess Avenue
1413	48	625 Clinton Street
1426	61	701 Clinton Street
666	12	3012 Tuckahoe Road

**This is not an official document**

085153-0094

STATE OF NEW JERSEY )  
 )8  
COUNTY OF CAMDEN )

BE IT REMEMBERED that on this 27<sup>th</sup> day of August 2001, before me, personally appeared Luis Pastoriza, who being duly sworn, upon his oath, says that he is the Municipal Clerk of the City of Camden, the Grantor herein, and that Gwendolyn A. Faison is the Mayor; that heponent knows the Corporate Seal of the City of Camden, that this Deed was signed by the Mayor and its Corporate Seal affixed in the presence of the Grantor; that this Deed was signed, sealed and delivered as the voluntary act of the City of Camden; that a Resolution (MC:01-210) authorizing the execution of this Deed was approved on March 22, 2001, by its Council; and that at the execution of this Deed deponent subscribed his name as a witness thereto.

Sworn and subscribed this day  
and year aforesaid.

*Barbara Erdman*

BARBARA ERDMAN  
COUNTY CLERK OF CAMDEN  
City of Camden, New Jersey

*Luis Pastoriza*

LUIS PASTORIZA  
Municipal Clerk

**THIS IS NOT an official document**

BARGAIN AND SALE DEED

CITY OF CAMDEN,  
a N.J. Municipal Corporation

TO

METROPOLITAN HABITAT  
FOR HUMANITY, INC.,  
a non-profit NJ Corporation

DATED: 11/2/88

Prepared by: Office of City Attorney  
City Hall, Room 419  
Camden, New Jersey

Return to: Division of City Projects  
Room 317A, City Hall  
Camden, New Jersey

**This is not an official document**

*Handwritten signature*  
RECORDED - CAMDEN COUNTY

01 APR 27 1989

1364810

005153-0096

PD. 25.00  
3.00  
RCH MIB

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 amended 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.

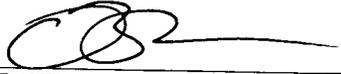
Section 5. This Ordinance shall take effect twenty (20) days after the final passage and publication as provided by law.

Section 6. If and 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: An ordinance amending the Gateway Redevelopment Plan (MC-466) regarding the Tax Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		10/7/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature

10/7/25  
Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** An ordinance amending the Gateway Redevelopment Plan (MC-466) regarding the Tax Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map

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

- This proposed action involves amending the existing Gateway Redevelopment Plan to include a storage lot for company vehicles.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate the amendment to the Gateway Redevelopment Plan

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

DSB:db

**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 amended 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 and 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: \_\_\_\_\_, 2025

Date of Adoption: \_\_\_\_\_, 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

**PROPOSED AMENDMENT TO GATEWAY REDEVELOPMENT PLAN**

**SEPTEMBER 2025**

**PREMISES: BLOCK 1464, LOTS 4 AND 5**

Prepared for: City of Camden Planning Board  
City of Camden Department of Development and Planning  
City of Camden Division of Planning

Prepared by: Troutman Pepper Locke LLP for Subaru of America, Inc.

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  - A. Amendments
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## I. INTRODUCTION

### A. Executive Summary.

This Amendment ("this Amendment" and the "proposed amendment") to the City of Camden Gateway Redevelopment Plan (the "Redevelopment Plan"), dated December 2005 and last amended by Ordinance MC-4166, dated September 12, 2023, is intended to facilitate the redevelopment of the property located at 1350 Admiral Wilson Boulevard and 250 Memorial Avenue in the City of Camden. The property is identified as Block 1464, Lots 4 and 5 on the City Official Tax Map (the "Property"). See **Figure A** attached. Finger One, LLC, an affiliate of Subaru of America, Inc., is the new owner and designated redeveloper of the Property ("Subaru").

The Property (comprising approximately 1.919 Acres) consists of vacant land and has frontage on Admiral Wilson Boulevard, Memorial Avenue and South 11<sup>th</sup> Street. The Property is located in the Office Light Industrial (OLI) Zone of the Gateway Redevelopment Area. The Property is situated directly across the street from the Subaru Corporate Headquarters building. It was the former site of the Sears Tire & Battery operation. The structures related to the previous use were demolished in 2011 by the prior owner and designated redeveloper Campbell Soup Company in accordance with a certain Redevelopment Agreement with the City of Camden Redevelopment Agency. The Property has existing environmental contamination which will be remediated in connection with the redevelopment of the Property.

Subaru, through its affiliate Finger One, LLC, acquired the Property in April 2025 and intends to redevelop the Property with an off-street vehicle storage use for its corporate vehicles. The use of the corporate vehicles is strictly for offsite Subaru events and promotions. The lot will not be utilized for employee, overflow or visitor parking for the Subaru Headquarters building. Other site improvements may include the installation of a guard house, fencing, landscaping and stormwater management infrastructure (collectively, the "Project"). See **Figure B** attached.

The Redevelopment Plan was initially adopted in 2005. During the last 20 years, the Property has not been redeveloped, and the contamination has not been fully remediated. This Amendment is intended, in part, to encourage redevelopment and remediation of the Property.

In addition, the Redevelopment Plan currently does not permit off-street corporate vehicle storage as a principal permitted use in the OLI Zone District of the Gateway Redevelopment Area. In 2005, the Plan could not and did not envision the need to accommodate the type of use now being proposed by Subaru for the Property. Encouraging the redevelopment of the Property for the off-street corporate vehicle storage use will facilitate the intent of the Redevelopment Plan for the Property that it be maintained, improved and beautified given its prominent location in the Gateway Redevelopment Area of the City.

This Amendment is only intended to facilitate the redevelopment of the Property specifically designated herein and shall not be applicable to any other properties in the Gateway Redevelopment Area.

### B. Purpose/Consistency.

The Amendment will further the following goals and objectives of the Redevelopment Plan:

- Attract new business to the Central Gateway;
- Create attractive and pedestrian friendly green areas;
- Clean up and redevelop contaminated sites; and
- Improving the area infrastructure.

The Amendment also furthers various Redevelopment Plan strategies and concepts such as open space enhancement in the Gateway Redevelopment Area.

The Amendment is consistent with the Redevelopment Plan's regulatory controls for the development of the Project on the Property. The OLI Zone does presently permit off-street parking lots as a permitted accessory use. This Amendment seeks to designate a lot for off-street corporate vehicle storage as a principal permitted use on the Property. It is only because the Property constitutes a separate lot and is not immediately adjacent to the Subaru Headquarters parcel, that the proposed off-street corporate vehicle storage use must be classified as a principal use and therefore requiring the need for this Amendment. If it were not for these geographic circumstances, the Project would be considered "as-of-right".

#### C. Need for Amendment of Plan.

To successfully redevelop the Property, certain amendments to the Redevelopment Plan are required. These amendments will allow for the redevelopment and use of the Property in a way that is modern, aesthetically pleasing and complementary to surrounding uses and buildings. The Redevelopment Plan currently provides that the designated Redeveloper "shall agree to comply with all applicable submission requirements, design standards and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey, except where variances and waivers are properly approved." However, the Redevelopment Plan also provides that it "may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law."

As noted above, the Redevelopment Plan as adopted in 2005 does not allow vehicle storage lots as a separate principal permitted use such as planned by Subaru. Since the Planning Board has sole jurisdiction over Gateway Redevelopment Area applications, it does not have the authority to grant a "d(1)" use variance to permit vehicle storage uses. This Amendment including off-street corporate vehicle storage as a principal permitted use in the OLI Zone would allow for the successful redevelopment of the Property.

As stated above, this Amendment is only intended to facilitate redevelopment of the Property and shall not be applicable to any other properties in the Gateway Redevelopment Area.

## II. THE PLAN

### A. Plan Concepts.

This Amendment is consistent with the Redevelopment Plan's goals and objectives. The only exception is that this Amendment applies to the specific Project and the Property described herein and shall not be applicable to any other properties subject to the Redevelopment Plan or located in the Gateway Redevelopment Area.

B. Overview of Proposed Amendment.

This Amendment modifies specific criteria and design standards related to principal use, fence height and material, parking requirements and design standards, landscaping, lighting and accessory uses and structures.

III. **REGULATORY CONTROLS**

A. Amendments.

1. Definitions.

"Off-street corporate vehicle storage"—an open area on a lot, other than a street or other public way, used for the storage of corporate-owned motor vehicles which are used only for corporate events and promotions and not for the parking of motor vehicles of employees, guests, clients or customers. It shall include delineated spaces, driveways and drive aisles located on the lot.

2. Principal Uses.

In addition to the permitted principal uses for the Office Light Industrial Zone set forth in the Redevelopment Plan, the following principal use shall be permitted on the Property:

--Off-street corporate vehicle storage.

3. Fence Height and Material.

Fences in the front, side or rear yard of the Property shall have a maximum height of 7 feet and shall be ornamental in nature along Memorial Drive and powdered coated black chain link along all other sides. Sections 870-197.E and 870-197.Y of the City of Camden Code pertaining to fencing shall not apply.

4. Parking Requirements and Design Standards.

Vehicle storage spaces shall be identified by means of four-inch painted lines. All parking shall be curbed with permanent and durable curbing to confine cars without overhang or projection onto perimeter sidewalks, driveways, bicycle parking areas, planted areas or adjacent landscaped areas. Provisions for the stacking of vehicle spaces shall be permitted provided that no more than two vehicles shall be stacked before a drive aisle is provided. Except as set forth above, the provisions of Sections 870-230, 870-231 and 870-234 of the City of Camden Code and Section F of the Site Design Controls of the Redevelopment Plan shall not apply.

5. Landscaping.

Suitable perimeter landscaping shall be installed to minimize noise, glare and other nuisance characteristics as well as to improve the environment of the site and the surrounding area. Such landscaping shall be coordinated with the proposed River Birch Trail sidewalk and trail improvements project to be undertaken by Camden Community Partnership along all street frontages of the Property. Except as set forth above, the provisions of Section 870-244.F of the City of Camden Code and Section E of the Site Design Controls of the Redevelopment Plan shall not apply.

6. Lighting.

LED lights shall be permitted anywhere within the Property.

7. Accessory Uses and Structures.

In addition to the accessory uses for the Office Light Industrial Zone set forth in the Redevelopment Plan, the following accessory uses and structures shall be permitted on the Property: (i) guard booths; and (ii) accessory uses and structures customary and incidental to the principal use permitted including, but not limited to, utility facilities, solar canopies and emergency generators.

B. Deviations from the Approved Redevelopment Plan.

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from the requirements of the Redevelopment Plan, this Amendment, or other City of Camden land use ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if an applicant desires to deviate from the bulk provisions or design standards in the Redevelopment Plan, this Amendment, or the City of Camden Code, so long as the applicant obtains the appropriate variance(s) from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as required by City ordinance. Decisions of such requests shall be made in accordance with the legal standards set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-70(c), in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted by the Planning Board that result in any of the following:

- i. To allow a principal use not specially permitted on the Property; or
- ii. To allow the maximum height of a principal building or structure to exceed the maximum permitted height by more than ten (10) feet or ten percent (10%).

**IV. EFFECTIVE DATE OF THE REDEVELOPMENT PLAN**

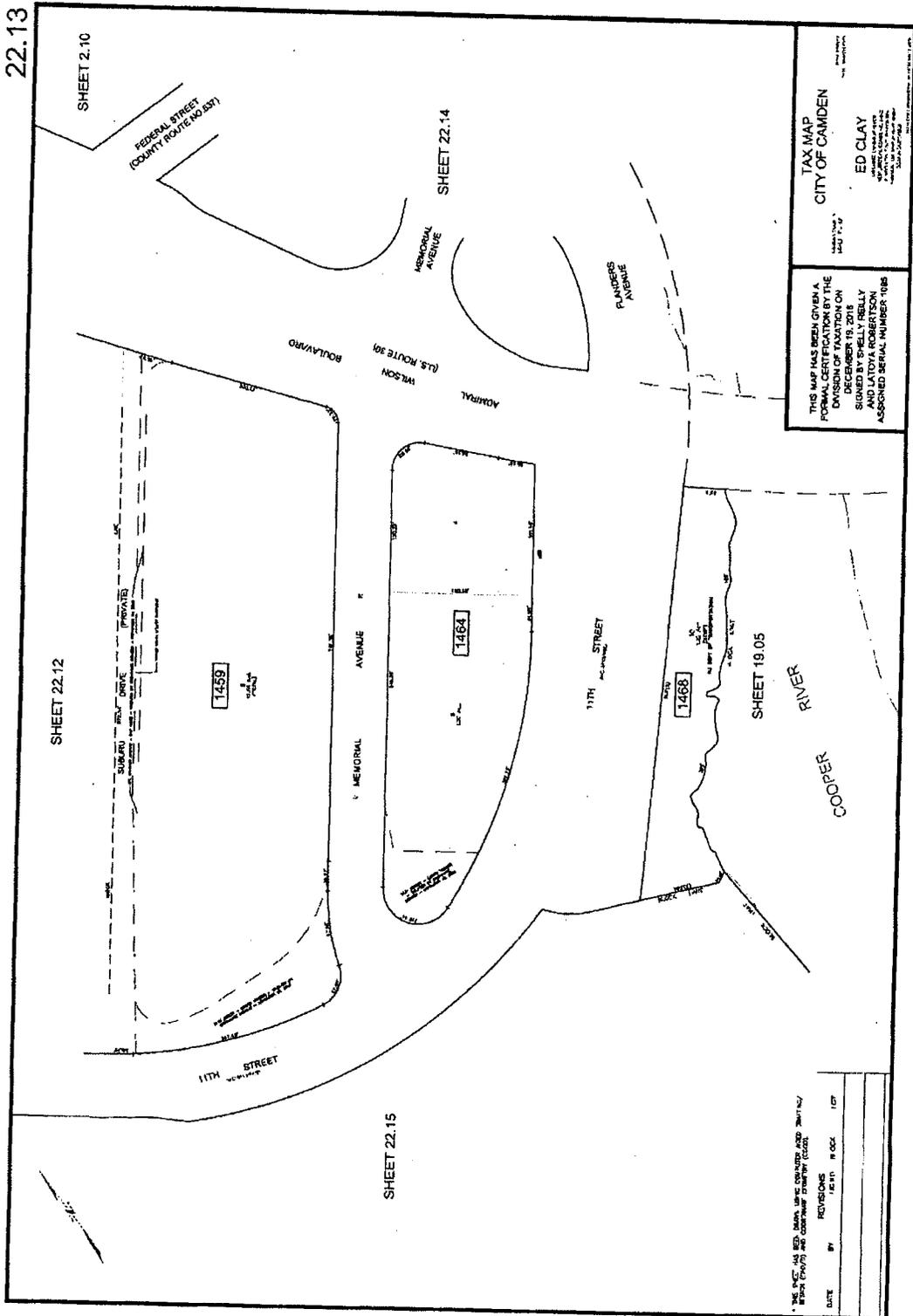
The effective date of this Amendment shall be the date that the Ordinance adopting this Amendment becomes effective.

**V. LIST OF FIGURES**

- Figure A—Highlighted Tax Map
- Figure B—Conceptual Site Plan

FIGURE A

22.13



TAX MAP  
CITY OF CAMDEN  
MAY 1979  
ED CLAY  
JAMES THOMPSON  
LATOYA ROBERTSON  
ASSIGNED SERIAL NUMBER 108

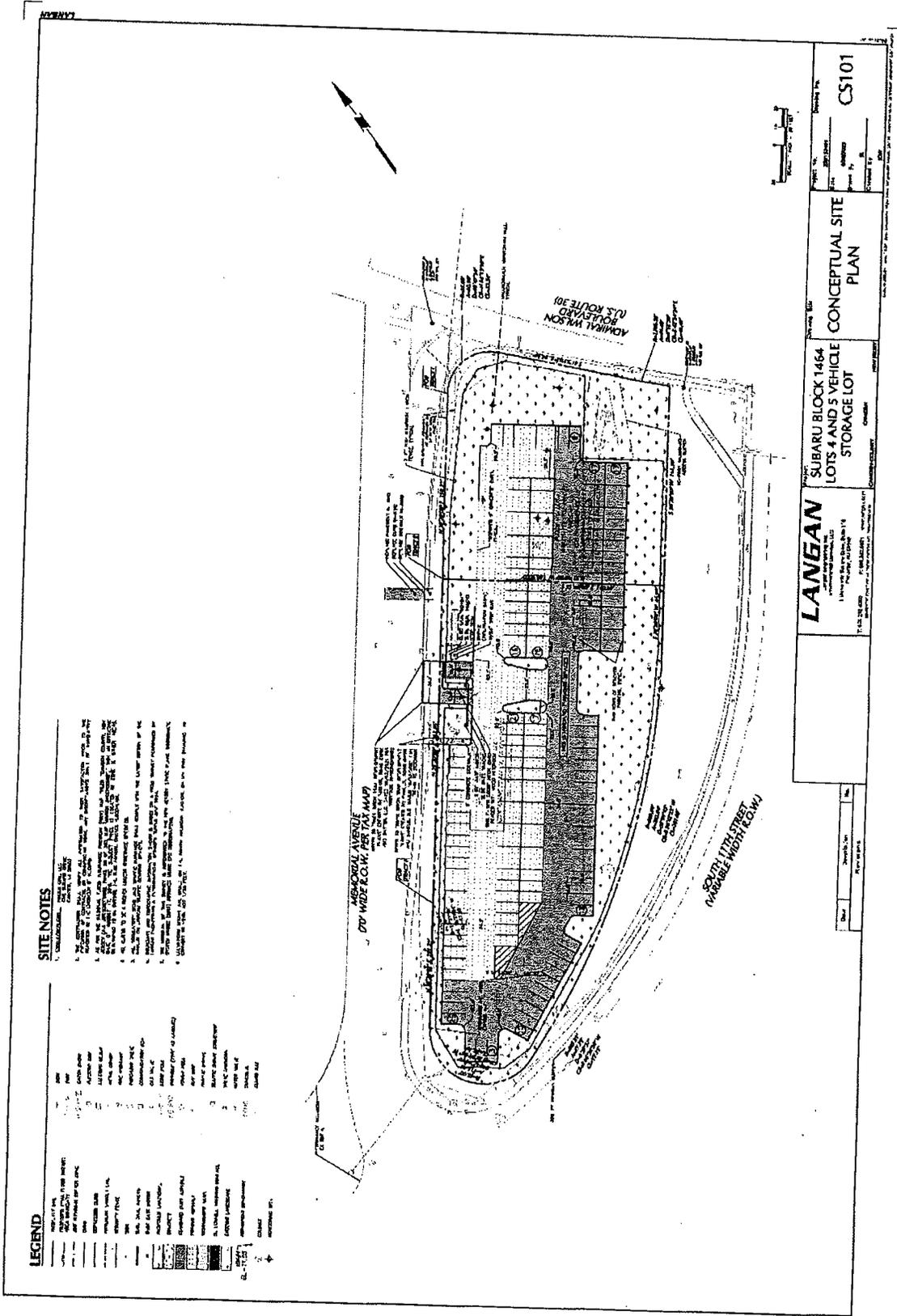
THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DEPARTMENT OF TAXATION ON  
DECEMBER 15, 1978  
SIGNED BY SHELLY BELLY  
AND LATOYA ROBERTSON  
ASSIGNED SERIAL NUMBER 108

THE CITY OF CAMDEN, NEW JERSEY, HEREBY CERTIFIES THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE CITY'S TAX MAP AS OF THE DATE SHOWN THEREON.

DATE	BY	POSITION	W.O.C.	LOT

22.13

FIGURE B



**SITE NOTES**

1. EXISTING UTILITIES TO BE MAINTAINED.
2. ALL UTILITIES SHALL BE DEEPENED TO THE EXISTING GRADE OF THE ADJACENT PROPERTY.
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**LEGEND**

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**LANGAN**

1100 W. 10th Street, Suite 110  
 Anchorage, Alaska 99501  
 Phone: (907) 562-1100  
 Fax: (907) 562-1101  
 Email: info@langan.com

PROJECT No. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 PROJECT No. **CS101**

**SUBARU BLOCK 1464  
 LOTS 4 AND 5 VEHICLE  
 STORAGE LOT**

**CONCEPTUAL SITE  
 PLAN**

**ORDINANCE APPROVING APPLICATION FOR A LONG-TERM TAX EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.**

WHEREAS, Ablett Village Phase 2 Urban Renewal, LLC an Urban Renewal Entity corporation, (hereinafter referred to as the "Sponsor") has or will lease the land currently comprising part of Block 807, Lot 2, Block 807.01, Lot 1, Block 807.02, Lot 1, Block 807.04, Lot 2, Block 807.05, Lot 1, and Block 807.06, Lots 3 & 4 on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property") from the City of Camden Housing Authority; and

WHEREAS, Sponsor proposes to construct a 144 unit affordable rental community (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Tax Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Cramer Hill neighborhood within the City of Camden (hereinafter referred to as the "Municipality") the Property" which Project shall be known as Ablett Village Phase II; and

WHEREAS, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, the Housing Authority of the City of Camden ("HACC") and Michaels Development Company received Low Income Housing Tax Credits from the New Jersey Housing Mortgage Finance Agency which will provide the required equity to allow this US HUD CHOICE Neighborhoods Implementation neighborhood revitalization project to proceed; and

WHEREAS, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

WHEREAS, City Council has heretofore determined that there is a need for affordable housing in the Cramer Hill neighborhood and that such housing will be beneficial to the City of Camden; and

WHEREAS, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

WHEREAS, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

WHEREAS, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

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

SECTION 1. The Council finds and determines that the proposed Project will meet or meets an existing housing need.

SECTION 2. The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

SECTION 3. The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1.

SECTION 4. The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long-Term Tax Exemption Law.

SECTION 5. The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and

improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of six and twenty-eight hundredths percent (6.28%) of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

SECTION 6. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden, the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

SECTION 7. The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

SECTION 8. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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

Date of Introduction: 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



**PROPERTY DESCRIPTION**

TAX BLOCK 807.02, LOT 1  
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

**BEGINNING** at the intersection of the southerly line of East State Street (a.k.a. County Route No. 601, 80 feet wide), with the westerly line of Pierce Avenue (60 feet wide, now or about to be dedicated to the City of Camden); thence

1. South 15°42'34" West, along said line of Pierce Avenue, a distance of 187.88 feet to a point on the northerly line of Ablett Street (50 feet wide, now or about to be dedicated to the City of Camden); thence
2. North 74°17'26" West, along said line of Ablett Street, a distance of 182.81 feet to a point on the easterly line of Village Road (50 feet wide, now or about to be dedicated to the City of Camden); thence

The following seven (7) courses being along the easterly, northerly and westerly lines of Village Road:

3. North 15°42'34" East, a distance of 64.62 feet to a point; thence
4. South 74°17'26" East, a distance of 11.00 feet to a point; thence
5. North 15°42'34" East, a distance of 51.00 feet to a point; thence
6. North 74°17'26" West, a distance of 72.00 feet to a point; thence
7. South 15°42'34" West, a distance of 51.00 feet to a point; thence
8. South 74°17'26" East, a distance of 11.00 feet to a point; thence
9. South 15°42'34" West, a distance of 64.62 feet to a point on the northerly line of Ablett Street; thence

The following four courses being along the northerly and easterly lines of Ablett Street:

10. North 74°17'26" West, a distance of 86.49 feet to a point of curvature; thence
11. Along a curve to the right having radius of 175.00 feet a distance of 32.33 feet (chord: North 68°59'56" West, 32.28 feet) to a point; thence
12. North 63°42'26" West, a distance of 71.13 feet to a point; thence
13. North 15°42'34" East, a distance of 171.84 feet to a point on the southerly line of East State Street; thence
14. South 74°17'26" East, along said line of East State Street, a distance of 421.36 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 71,567 square feet or 1.643 acres, more or less.

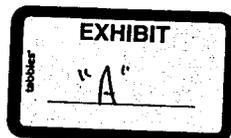
This description was prepared in accordance with a plan entitled "Major Subdivision Plan, Tax Lot 1, Block 807, City of Camden, Camden County, New Jersey" prepared by Vargo Associates dated May 31, 2023, last revised March 11, 2024 and noted as Project Number 21214-MS.

December 3, 2024

Prepared by:

Michael R. Vargo  
Professional Land Surveyor  
N.J. License #GS33182

2771 Delsea Drive · PO Box 647 · Franklinville, NJ 08322  
P 856.694.1716 · F 856.694.3102 · govargo.com





**PROPERTY DESCRIPTION**  
TAX BLOCK 807.05, LOT 1  
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

**BEGINNING** at the intersection of the westerly line of Wayne Avenue (60 feet wide, now or about to be dedicated to the City of Camden), with the southerly line of Ablett Street (50 feet wide, now or about to be dedicated to the City of Camden); thence

1. South 28°33'34" West, along said line of Wayne Avenue, a distance of 184.95 feet to a point on the northerly line of Pierce Avenue (50 feet wide, now or about to be dedicated to the City of Camden); thence
2. North 61°26'26" West, along said line of Pierce Avenue, a distance of 124.41 feet to an angle point in same; thence
3. North 15°42'34" East, along the easterly line of Pierce Avenue (now 60 feet wide), a distance of 155.54 feet to a point on the southerly line of Ablett Street; thence
4. South 74°17'26" East, along said line of Ablett Street, a distance of 141.33 feet to a point of curvature in same; thence
5. Eastwardly along a curve to the right having a radius of 75.00 feet a distance of 16.82 feet (chord: South 67°51'56" East, 16.79 feet) to a point of tangency; thence
6. South 61°26'26" East, continuing along said line of Ablett Street, a distance of 4.53 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 24,350 square feet or 0.559 acres, more or less.

This description was prepared in accordance with a plan entitled "Major Subdivision Plan, Tax Lot 1, Block 807, City of Camden, Camden County, New Jersey" prepared by Vargo Associates dated May 31, 2023, last revised March 11, 2024 and noted as Project Number 21214-MS.

December 3, 2024

Prepared by:

A handwritten signature in black ink, appearing to read 'Michael R. Vargo'.

Michael R. Vargo  
Professional Land Surveyor  
N.J. License #GS33182



**PROPERTY DESCRIPTION**

TAX BLOCK 807.06, LOT 3

CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

**BEGINNING** at the intersection of the westerly line of Pierce Avenue (60 feet wide, now or about to be dedicated to the City of Camden), with the southerly line of Ablett Street (50 feet wide, now or about to be dedicated to the City of Camden); thence

1. South 15°42'34" West, along the westerly line of Pierce Avenue, a distance of 149.27 feet to a point of curvature; thence
2. Southeastwardly along Pierce Avenue curving to the left having a radius of 55.00 feet, a distance of 74.06 feet (chord: South 22°51'56" East, 68.59 feet) to a point of tangency in same; thence
3. South 61°26'26" East, along the southerly line of Pierce Avenue (now 50 feet wide), a distance of 246.19 feet to a point on the division line between tax lots 2 and 3, block 807.06; thence
4. South 28°32'55" West, along said division line, a distance of 75.72 feet to a point for a corner common to tax lots 2, 3 and 5, block 807.06; thence

The following seven (7) courses being along the division line between tax lots 3 and 5, block 807.06:

5. North 57°31'40" West, a distance of 31.83 feet; thence
6. South 32°52'41" West, a distance of 7.99 feet; thence
7. North 57°44'24" West, a distance of 184.42 feet; thence
8. North 57°45'47" West, a distance of 88.33 feet; thence
9. North 35°30'36" East, a distance of 5.72 feet; thence
10. North 60°30'34" West, a distance of 99.45 feet; thence
11. North 30°04'15" East, a distance of 56.57 feet; thence
12. North 61°17'33" West, a distance of 66.58 feet to a point on the easterly line of Village Road (now or about to be dedicated to the City of Camden); thence
13. North 15°42'34" East, along said line of Village Road, a distance of 70.13 feet to an angle point in same; thence
14. North 74°17'26" West, along the northerly line of Village Road, a distance of 9.00 feet to an angle point in same; thence
15. North 15°42'34" East, along the easterly line of Village Road (now 50 feet wide), a distance of 83.29 feet to a point on the southerly line of Ablett Street; thence
16. South 74°17'26" East, along said line of Ablett Street, a distance of 182.81 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 59,086 square feet or 1.356 acres, more or less.

2771 Delsea Drive · PO Box 647 · Franklinville, NJ 08322

P 856.694.1716 · F 856.694.3102 · [govargo.com](http://govargo.com)

Property Description  
Tax Block 807.06, Lot 3  
Camden City, Camden County, New Jersey  
Page 2

This description was prepared in accordance with a plan entitled "Major Subdivision Plan, Tax Lot 1, Block 807, City of Camden, Camden County, New Jersey" prepared by Vargo Associates dated May 31, 2023, last revised March 11, 2024 and noted as Project Number 21214-MS.

December 3, 2024

Prepared by:

A handwritten signature in black ink, appearing to read "Michael R. Vargo". The signature is fluid and cursive, with the first name "Michael" and last name "Vargo" clearly distinguishable.

Michael R. Vargo  
Professional Land Surveyor  
N.J. License #GS33182



**PROPERTY DESCRIPTION**  
TAX BLOCK 807.06, LOT 4  
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

**BEGINNING** at the intersection of the southerly line of East State Street (a.k.a. County Route No. 601, 80 feet wide), with the division line between tax lot 63, block 807 and tax lot 4, block 807.06; thence

1. South  $74^{\circ}17'26''$  East, along said line of East State Street, a distance of 70.23 feet to a point on the westerly line of Ablett Street (50 feet wide, now or about to be dedicated to the City of Camden); thence

The following five courses being along the westerly and southwesterly line of Ablett Street:

2. South  $15^{\circ}42'34''$  West, a distance of 176.00 feet to a curve;
3. Southeastwardly along a curve to the left having a radius of 45.00 feet a distance of 62.37 feet (chord: South  $23^{\circ}59'56''$  East, 57.50 feet) to a point of tangency; thence
4. South  $63^{\circ}42'26''$  East, a distance of 75.28 feet to a point of curvature; thence
5. Eastwardly along a curve to the left having a radius of 225.00 feet a distance of 41.56 feet (chord: South  $68^{\circ}59'56''$  East, 41.50 feet) to a point of tangency; thence
6. South  $74^{\circ}17'26''$  East, a distance of 86.49 feet to a point on the westerly line of Village Road (50 feet wide, now or about to be dedicated to the City of Camden); thence
7. South  $15^{\circ}42'34''$  West, along the westerly line of Village Road, a distance of 83.29 feet to an angle point in same; thence
8. North  $74^{\circ}17'26''$  West, along the northerly line of Village Road, a distance of 11.00 feet to an angle point in same; thence
9. South  $15^{\circ}42'34''$  West, along the westerly line of Village Road, a distance of 53.97 feet to a point on the division line between tax lots 4 and 5, block 807.06; thence

The following six (6) courses being along the division line between tax lots 4 and 5, block 807.06:

10. North  $61^{\circ}17'33''$  West, a distance of 31.54 feet to a point; thence
11. North  $29^{\circ}36'48''$  East, a distance of 37.25 feet to a point; thence
12. North  $64^{\circ}35'37''$  West, a distance of 270.47 feet to a point; thence
13. North  $25^{\circ}02'03''$  West, a distance of 66.82 feet to a point; thence
14. North  $29^{\circ}50'41''$  East, a distance of 98.62 feet to a point; thence
15. North  $59^{\circ}41'00''$  West, a distance of 23.43 feet to a point on the division line between tax lot 4, block 807.06 and tax lot 63, block 807; thence
16. North  $29^{\circ}27'02''$  East, along said division line, a distance of 138.13 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 47,151 square feet or 1.082 acres, more or less.

Property Description  
Tax Block 807.06, Lot 4  
Camden City, Camden County, New Jersey  
Page 2

This description was prepared in accordance with a plan entitled "Major Subdivision Plan, Tax Lot 1, Block 807, City of Camden, Camden County, New Jersey" prepared by Vargo Associates dated May 31, 2023, last revised March 11, 2024 and noted as Project Number 21214-MS.

December 3, 2024

Prepared by:

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Michael R. Vargo  
Professional Land Surveyor  
N.J. License #GS33182



**PROPERTY DESCRIPTION**

TAX BLOCK 807, LOT 2

CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

**BEGINNING** at the intersection of the easterly line of Wayne Avenue (60 feet wide, now or about to be dedicated to the City of Camden), with the southerly line of East State Street (a.k.a. County Route 601 - 80 feet wide); thence

1. South  $74^{\circ}17'26''$  East, along the southerly line of East State Street, a distance of 29.51 feet to an angle point in same; thence
2. South  $56^{\circ}40'06''$  East, still along the southerly line of East State Street, a distance of 29.74 feet to a point for a corner in the division line between tax lots 1 and 2, block 807; thence
3. South  $28^{\circ}32'55''$  West, along the division line between tax lots 1 and 2, block 807, a distance of 214.73 feet to a point for a corner in the northerly line of Ablett Steet (50 feet wide, now or about to be dedicated to the City of Camden); thence
4. North  $61^{\circ}26'26''$  West, along the northerly line of Ablett Steet, a distance of 58.45 feet to a point of intersection between the easterly line of Wayne Avenue and the northerly line of Ablett Steet; thence
5. North  $28^{\circ}33'34''$  East, along the easterly line of Wayne Avenue, a distance of 210.64 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 12,559 square feet or 0.288 acres, more or less.

This description was prepared in accordance with a plan entitled "Major Subdivision Plan, Tax Lot 1, Block 807, City of Camden, Camden County, New Jersey" prepared by Vargo Associates dated May 31, 2023, last revised March 11, 2024 and noted as Project Number 21214-MS.

December 3, 2024

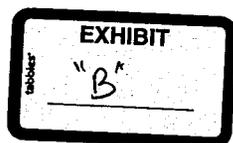
Prepared by:

Michael R. Vargo  
Professional Land Surveyor  
N.J. License #GS33182

## Ablett Village Phase 2

### Estimated Annual Payments in Lieu of Taxes

	Estimated PILOT Payment
Year 1	\$ 115,211
Year 2	\$ 116,939
Year 3	\$ 118,694
Year 4	\$ 120,474
Year 5	\$ 122,281
Year 6	\$ 124,115
Year 7	\$ 125,977
Year 8	\$ 127,867
Year 9	\$ 129,785
Year 10	\$ 131,731
Year 11	\$ 133,707
Year 12	\$ 135,713
Year 13	\$ 137,749
Year 14	\$ 139,815
Year 15	\$ 141,912
Year 16	\$ 144,041
Year 17	\$ 146,201
Year 18	\$ 148,394
Year 19	\$ 150,620
Year 20	\$ 152,880
Year 21	\$ 155,173
Year 22	\$ 157,500
Year 23	\$ 159,863
Year 24	\$ 162,261
Year 25	\$ 164,695
Year 26	\$ 167,165
Year 27	\$ 169,673
Year 28	\$ 172,218
Year 29	\$ 174,801
Year 30	\$ 177,423



## FISCAL IMPACT ANALYSIS

Taxes payable on the property are currently \$16,000 per year. The proposed developments annual taxes payable on the property would be \$115,211. Ablett Village Phase II represents the new construction of one hundred forty-four (144) new rental homes, providing families access to safe, decent and affordable housing in the City of Camden.

Redeveloping vacant, underutilized land into beautiful, energy efficient homes for families within the Ablett Village neighborhood will stimulate future economic development in and around the neighborhood which will provide for positive ratables to the City of Camden in perpetuity.

The CHOICE Neighborhood redevelopment effort will leverage \$150,000,000 to help revitalize the Ablett Village public housing site and improve various other components of the Ablett Village neighborhood.

The applicant will be required, pursuant to Housing and Urban Development Section 3 regulation, to hire local employees for this construction project which will result in temporary jobs for City of Camden residents. The applicant has also demonstrated significant investment into local business from supplier, contractors and professional services which will help promote Camden business.

**FINANCIAL AGREEMENT PURSUANT TO  
THE LONG TERM TAX EXEMPTION LAW  
N.J.S.A. 40A:20-1 ET. SEQ.**

**BETWEEN THE CITY OF CAMDEN  
AND  
ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC.**

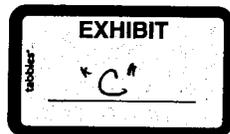
This Financial Agreement (this "Agreement") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **City of Camden**, a Municipal Corporation of the County of Camden and State of New Jersey, hereinafter referred to as the "City" and **Ablett Village Phase 2 Urban Renewal, LLC**, a New Jersey limited liability company having its principal office at 2 Cooper Street, 14<sup>th</sup> Floor, Camden, New Jersey 08102, hereinafter referred to as the "**ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC**", which is qualified to do business under the provisions of the "Long Term Tax Exemption Law of 1998", as amended, said law being set forth in N.J.S.A. 40A:20-1- through 20 (hereinafter referred to as the "Act").

WITNESSETH:

**WHEREAS**, the projects will be situated on three parcels of land currently designated as Block 807, Lot 2, Block 807.01 Lot 1, Block 807.02, Lot 1, Block 807.04, Lot 2, Block 807.05, Lot 1, and Block 807.06, Lots 3 & 4 shown on the Official Assessment Map of the City of Camden, and will be comprised of one hundred forty four (144) total rental units within the Cramer Hill Neighborhood (the "Project"). In the event the property constituting the Project is subdivided, **ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC** agrees to amend this Agreement to reflect the correct block, lots and addresses; and

**WHEREAS**, the City of Camden is authorized pursuant to the Act to grant a real property tax exemption for low to moderate income housing projects located within the City; and

4934-2036-1032, v. 1



WHEREAS, in accordance with the Act, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC has heretofore made written application to the City for approval of a tax exemption for the Project ("Application"), a copy of which application is attached hereto as Exhibit C; and

WHEREAS, City Council by Ordinance MC-\_\_\_\_\_, hereby incorporated into this Agreement and made a part hereof, adopted on \_\_\_\_\_, 2025, approved said Application and the instant Financial Agreement, and a certified copy of such Ordinance of approval is attached hereto as Exhibit "B"; and

WHEREAS, the City believes that the in lieu of tax consideration to be given the Project pursuant to this Agreement affords maximum redevelopment of the Property and is, therefore, in the best interest of the City and the health, safety, morals and welfare of its residents and is in accordance with the provisions of the Act and the public purposes pursuant to which the redevelopment of Project's area of the City has been undertaken and is being assisted in accordance with the applicable provisions of State law:

**NOW THEREFORE**, it is mutually agreed as follows:

1. This Agreement shall be governed by the provisions of the Act, it being expressly understood and agreed that the City relies upon the facts, data and representations contained in the Application, and Redeveloper covenanting and agreeing to use its reasonable best efforts to conform in the development, construction and operation of the Project to the matters and things set forth in the Application; that is, the manner in which ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC proposes to develop, manage and operate the Project and the plans for financing the Project, it being understood, however, with respect to the Project costs, interest rate, financing terms and mortgage amortization, rents and lease terms, that the same are projected and estimated

and may be modified as particular circumstances may require, but that in all material respects it is the intent of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC to comply as closely as shall be practicable with the information and representations set forth in the said Application. This Agreement shall be subject to the US Department of Housing and Urban Development Davis-Bacon wage requirements.

2. (a) The City hereby grants to ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC to the extent provided in this Agreement exemption from real property taxation on the land comprising the Property and the improvements thereon for a period of not more than thirty (30) years from the "Date of Completion of the Project" (as hereinafter defined). Such tax exemption shall be claimed and allowed in the same or similar manner as in the case of other real property exemptions. In the event that the exemption status changes during a tax year, the procedure for the apportionment of taxes for said year shall be the same as in the case of other changes in the tax exemptions status during the tax year.

(b) As used herein, the term "Date of Completion of the Project" is defined as the date of issuance by the City of a Certificate of Occupancy or Temporary Certificate of Occupancy for the Project. If the City issues more than one Certificate of Occupancy for the Project, the parties stipulate that for purposes of establishing the term of the exemption and for ease of administration, the Date of Completion of the Project will be the date on which the City issues the Certificate of Occupancy or Temporary Certificate of Occupancy for the last unit of the Project. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall promptly provide copies of all Certificates of Occupancy or the Temporary Certificates of Occupancy to the Tax Assessor and the Tax Collector along with a request that the tax exemption be implemented. The tax exemption shall commence for each parcel of the Project on the Date of Completion of the Project (the "Effective

Date”) notwithstanding different parcels or units may be occupied earlier than others. This Agreement shall run for the full thirty (30) years from the Date of Completion of the Project but in no event longer than thirty-five (35) years from the date of execution of this Agreement, so that the tax exemption for all parcels within the Project shall terminate simultaneously.

3. (a) In consideration for the tax exemption, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall make an annual PILOT payment, as defined below, for municipal services supplied to the Project based on a percentage of the “Gross Shelter Rents” of the Project. The Annual PILOT Payment shall be adjusted from time to time following the submission by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC’s annual Auditor’s Report as provided in Section 3(b) below. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC and the City specifically agree that, in the interpretation and administration of this paragraph:

(i) Gross Shelter Rents shall be calculated by taking the Annual Gross Revenue (defined below) and subtracting therefrom (a) a five percent (5%) vacancy allowance as set forth in Exhibit “D” attached hereto and (b) the costs of the Common Utilities (defined below) paid by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC;

(ii) the computation of “Annual Gross Revenue” means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Annual Gross Revenues shall not include any rental subsidy contributions received from any federal or state program.

(iii) ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC and the City acknowledge that the figures contained in Exhibits B and D are projections only and that the calculation of Gross Shelter Rents will be based on actual income and expenses.

(b) The Annual PILOT Payment, as defined herein, shall be calculated as follows (the "Annual PILOT Payment") :

(1) Commencing on the Effective Date and continuing for a period of fifteen (15) years thereafter, the Annual PILOT Payment shall be six and twenty-eight hundredths (6.28%) of the Project's Annual Gross Shelter Rents;

(2) Commencing on the fifteenth (15<sup>th</sup>) anniversary of the Effective Date and continuing for a period of five (5) years thereafter, the Annual PILOT Payment shall be the greater of: (i) six and twenty-eight hundredths percent (6.28%) of the Project's Annual Gross Shelter Rents, or (ii) twenty percent (20%) of the amount of taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;

(3) Commencing on the twentieth (20<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) six and twenty-eight hundredths percent (6.28%) of the Project's Annual Gross Shelter Rents, or (ii) forty percent (40%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;

(4) Commencing on the twenty-fourth (24<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) six and twenty-eight hundredths percent (6.28%) of the Project's Annual Gross Shelter Rents; or (ii) sixty percent (60%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;

(5) Commencing on the twenty-eighth (28<sup>th</sup>) anniversary of the Effective Date and continuing for a period of two (2) years thereafter, the Annual PILOT Payment shall be the greater of: (i) six and twenty-eight hundredths percent (6.28%) of the Project's Annual Gross Shelter Rents, or (ii) eighty percent (80%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City.

(c) Notwithstanding the provisions of this Agreement to the contrary, the Annual PILOT Payment shall in no case be less than the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation. Notwithstanding the foregoing, the Minimum Annual PILOT Payment shall be \$10,000.00 ("Minimum Annual PILOT Payment"). The Minimum Annual PILOT Payment shall be paid in each year in which the Annual PILOT Payment calculated pursuant to paragraph 3(b) above is less than the Minimum Annual PILOT Payment.

(d) In each year during the term hereof, the Minimum Annual PILOT Payment will be increased as follows commencing on the first anniversary of the first full year after the Date of Completion of the Project: the prior year's Gross Shelter Rents shall be multiplied by 1.5% and that product shall then be multiplied by 6.28% and the amount by which that product shall exceed the prior year's Minimum Annual PILOT Payment shall then be added to the prior year's Minimum Annual PILOT Payment (the "New Minimum Annual PILOT Payment") for that year. Provided, however, in resetting the New Minimum Annual PILOT Payment annually, in no case may the New Minimum Annual PILOT Payment ever exceed the actual Gross Shelter Rents for the prior year utilizing a vacancy allowance of ten (10%) percent in place of the allowance set

forth in Paragraph 3(a)(i)(a). Examples of how this shall operate are set forth on Exhibit "E" attached hereto.

(e) The Annual PILOT Payment shall be paid to the City on a quarterly basis, pro rata, in a manner consistent with the City's tax collection schedule.

(f) Water, sewer, gas and electric charges that are for common areas within the Project and not for a specific unit within the Project and water and sewer charges for tenant units (the "Common Utilities") shall be paid by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC. Each tenant within the Project will pay their own utility charges. The Landlord will pay all water and sewer charges.

(g) The City acknowledges that the rents at the Property are subject to the jurisdiction of HUD, and are not subject to any rent control or rent leveling ordinance of the City.

4. A Financial Plan, showing the anticipated Project funding, and a Fiscal Plan, computing the estimated Annual PILOT Payment, are attached hereto as Exhibit "E" and made a part hereof.

5. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC further covenants and agrees as follows:

(a) To limit its profits and dividends from operations payable in accordance with the provisions of the Act.

(b) During the period of tax exemption, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall distribute any excess profits earned by it in accordance with N.J.S.A. 40A:20-15. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall have the right to establish and maintain reserves against vacancies, unpaid rentals and contingencies in an amount not exceeding 10% of the gross revenues of ABLETT VILLAGE PHASE 2 URBAN RENEWAL,

LLC for the last full fiscal year preceding the year for which a determination is being made with respect to allowable net profit; and, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC may retain such part of any excess net profit as may be necessary to eliminate the deficiency, if any, in such reserves.

(c) To pay the Annual PILOT Payment as provided for in paragraph 3 hereof, pro rata on a quarterly basis, in a manner consistent with the municipality's tax collection schedule. In the event ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC fails to so pay within the time set forth in (d) below, the amount unpaid shall bear the same rate of interest permitted in the case of the unpaid taxes or tax liens on land until paid ("Late Fee"). For the first year after the Effective Date, the Tax Collector shall issue quarterly bills based on the Minimum Annual PILOT Payment set forth in Paragraph 3(d) on a pro-rata basis. Thereafter, pro rata quarterly bills will be based on six and twenty-eight hundredths percent (6.28%) of the actual Gross Shelter Rents of the prior year, if same has been provided to the Tax Collector, or six and twenty-eight hundredths percent (6.28%) of the prior year's projection of Gross Shelter Rents. Within ninety (90) days after the City's receipt and review of the Auditor's Report described in Paragraph 6(e), the City shall adjust the Annual PILOT Payment to reconcile with ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's actual Gross Shelter Rents. The City will promptly issue a credit where it is determined that there has been an overpayment or an invoice where it is determined that there has been an underpayment of the Annual PILOT Payment.

(d) The failure of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC to pay any quarterly installment of the Annual PILOT Payment and/or sewer and water charge payments, in a timely manner shall constitute a violation and breach of this Agreement. With respect to delinquent water and sewer charges, the City shall retain all rights reserved to municipalities under New Jersey law and the Code of the City of Camden, New Jersey Chapters 840 and 675, including

the right to proceed against ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's interest in the property and its ownership interest in the improvements pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:55-1, et seq. In the event that ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall fail to pay the Annual PILOT Payment within 30 (thirty) days after said payment is due, then the City shall send written notice to ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC and any Lender entitled to Notice hereunder that said payment is overdue and ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC is in Default under the terms of this Agreement (the "Default Notice"). In the event that ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC fails to make payment of the delinquent installment of the Annual PILOT Payment and/or sewer and water charges together with the Late Fee within sixty (60) days after the date of the Default Notice, then this Agreement shall terminate on the sixtieth (60<sup>th</sup>) day after the date of the Default Notice.

(e) To submit annually, within ninety (90) days after the close of each of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's fiscal years, to the City's Chief Financial Officer and the Municipal Clerk, a financial audit, which audit shall include a note disclosure which both defines and calculates the amount of Annual PILOT Payment due for that audit year, which calculations shall be attested to by the Certified Public Accountant of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC as to the accuracy of the computation and the compliance with this Agreement. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's fiscal year runs from January 1 to December 31. Such auditor's report shall include, but not be limited to, a rental schedule of the improvements, the terms and interest rate on any mortgage associated with the Property and the improvements, and such details as may relate to the financial affairs of

ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC and its operation of the improvements and performance under this Agreement.

(f) Following receipt of the annual audit and transmittal letter required by subsection (e) above, the Chief Financial Officer shall modify the Annual PILOT Payment for the then-current calendar year. The remaining amount due on the Annual Pilot payment for the then-current calendar year, following receipt of the audit and transmittal letter, shall be increased (or decreased) by the difference between the audited amount and the Annual Pilot payment being utilized for that year with the intention that, by the end of that calendar year, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC will have paid an Annual PILOT Payment equal to the amount identified in the most recent audit.

Upon initial review of the audit and schedule of payments stated in the cover letter, the Chief Financial Officer or designee may acknowledge acceptance of the audit and payment schedule while reserving the Chief Financial Officer's right to contest or modify the audit and payment schedule upon a more detailed examination of the audit. The City may undertake its audit, if at all, not later than 90 days after delivery of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's audit above. Should the Chief Financial Officer not issue its preliminary acceptance of the audit and proposed payment schedule before the next quarterly payment is due, then ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall continue to make quarterly payments equal to the first quarter payment.

Upon finalizing the audit for the previous year, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC will have thirty (30) days from receipt of an invoice or other written notice from the City to pay any additional amounts owed for the previous year or that would have been owed in the previous quarters of the current year if the audit had been accepted before those payments

were made. Interest and penalties shall not be imposed upon any shortfall for the previous year or previous quarters if payment is made within thirty (30) days of receipt of an invoice or other written notice from the Chief Financial Officer.

(g) If the City and ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC dispute either (i) the correctness of the audit, or (ii) the calculation of the Annual PILOT Payment, either party may, pursuant to N.J.S.A. 40A:20-9f, submit this dispute to the American Arbitration Association in Camden, New Jersey to be determined in accordance with its rules and regulations in such a fashion as to accomplish the purposes of the Act. The arbitration shall be before one neutral arbitrator to be selected in accordance with the AAA Rules and whose decision shall be rendered in writing. The results of the arbitration shall be final and binding upon the parties, with each party paying its own costs of the arbitration and 50% of the costs of the neutral arbitrator, and judgment on the award may be entered in any court having jurisdiction thereof. In rendering the award, the arbitrator shall determine the rights and obligations of the parties according to the laws of the State of New Jersey.

(h) Upon request of the City, to permit inspection of the property, equipment, buildings and other facilities of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC at the Project, and to permit examination and audit of any of its books, contracts, records, documents and papers relating to this Agreement or the Project, by duly authorized representatives of the City, provided same are at reasonable hours on reasonable notice and in the presence of designated representatives of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC.

(i) At all times prior to the expiration or other termination of this Financial Agreement, to remain bound by the provisions of the Act and other applicable laws of the State of New Jersey, including N.J.S.A. 52:15C-1 et seq.

(j) Not to effect or execute any agreement, lease, conveyance, or other instrument, whereby the Project, or any part thereof, or the use thereof, is restricted upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in sale, lease or occupancy thereof, nor to discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in the sale, lease, or rental, or in the use or occupancy of the Project or any improvement erected or to be erected thereon, or any part thereof, and to comply with all State and local laws prohibiting discrimination or segregation by reason of race, color, creed, religion, ancestry, national origin, sex or marital status.

(k) That operation under this Agreement shall be terminable by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC in the manner provided for under the Act.

(l) That ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's agreement to pay: (i) the Annual PILOT Payment, including the methodology of computation thereof; (ii) water and sewer charges, and (iii) any interest payments due pursuant this Agreement (collectively the "Material Conditions") are material conditions of the Agreement. The Material Conditions shall be deemed independent and severable, and the invalidity or unenforceability of any other provision or portion of this Agreement shall not affect the enforceability or validity of the Material Conditions.

(m) It shall be the obligation of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC to make application for and make all reasonable efforts to obtain Certificates of Occupancy for the improvements in a timely manner as identified in the Application. The failure of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC to use reasonable efforts to secure and obtain the Certificate of Occupancy for the improvements shall constitute a Default by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC provided the City has reasonably cooperated in

processing ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's request for the issuance of such Certificate of Occupancy. In the event that ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC does not obtain a Certificate of Occupancy within five (5) years after the date hereof then this Agreement will terminate.

6. It is understood and agreed that, commencing on the thirty-first (31st) anniversary of the Effective Date, the tax exemption upon the Project shall thereupon absolutely cease, and the property and improvements comprising the Project shall thereupon be assessed and taxed according to general law as other property in the City is assessed and taxed and, on the date on which the tax exemption upon the Project absolutely ceases, as described above, all restrictions and limitations herein contained as provided by law shall absolutely terminate and be at an end and ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall thereupon render its final account to the City.

7. (a) The City, on written application by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, will not unreasonably withhold, delay or condition its consent to a transfer of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's interest in the Property, the improvements and this Agreement to an entity eligible to operate the Project under the Act (a "Permitted Transferee"), provided: (i) there is at the time of the request no uncured event of default by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC regarding any performance required of it under this Agreement; (ii) ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC has fully complied with the Act at the time of the request; and (iii) the Permitted Transferee fully assumes ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's obligations under this Agreement. Notwithstanding the foregoing, upon written notice by any lender advancing funds to ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC for the development of the Project (a

“Lender”), whether or not there is an uncured event of default by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC under this Agreement, the City will consent to a transfer of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC’s interest in the Property, the improvements, and this Agreement to a Lender or any entity organized, controlled or designated by the Lender (a “Lender Transferee”) which succeeds to the interest of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC in the Property and the improvements as a result of the foreclosure of the leasehold mortgage held by the Lender or by assignment of such interest to the Lender Transferee in lieu of foreclosure, provided that the Lender Transferee complies with the requirements of the Act and continues to operate the improvements as contemplated by this Agreement. Upon the assumption by the Permitted Transferee and/or Lender Transferee of the remaining obligations under this Agreement, the tax exemption of the improvements of the Project shall continue and inure to the Permitted Transferee and/or Lender Transferee, their respective successors or assigns.

(b) The City and ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC acknowledge that subsequent changes or expansions within the area of the Project may occur which may not now be in the contemplation of the parties. In connection with such changes or expansions, the City agrees that unimproved portions of the Project area (including surface parking areas) may be withdrawn by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC from the coverage of this Agreement upon written notice to the City. Any such withdrawals shall not affect the continued applicability of the Agreement to the remainder of the Project.

(c) The City recognizes and acknowledges that ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC is a New Jersey limited liability company and as such intends to sell ownership interests in ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC through syndication of certain low income housing tax credits allocated to ABLETT VILLAGE PHASE 2

URBAN RENEWAL, LLC. The City specifically recognizes and consents to such syndication and sale or resale of ownership interests in ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC.

8. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC may at any time after the expiration of one (1) year from the Date of Completion of the Project notify the City that, as of a certain date designated in said notice, it relinquishes its tax exemption status as to all or any designated portion of the Project. As of the date so set, the tax exemption, the service charges, the profit restrictions and all other restrictions and limitations imposed by this Agreement or by the Act shall terminate as to the Project or any designated portion of the Project, as applicable.

9. Upon any termination of such tax exemption, obligations and restrictions, whether by affirmative action of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC as provided in paragraph 8 above or by the provisions of the Act or pursuant to this Agreement, and subject to paragraph 5(d) above, the date of such termination shall be deemed to be the end of the fiscal year of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, and within ninety (90) days after the date of such termination ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall pay to the City a sum equal to the amount of the reserve described in Section 6(b) above, if any, maintained pursuant to N.J.S.A. 40A:20-16, as well as the excess profit, if any, payable pursuant to N.J.S.A. 40A:20-16, and pursuant to paragraph 5 of this Financial Agreement by reason of the treatment of such date as the end of the fiscal year.

10. Unless otherwise provided by law, neither ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC nor any of its partners (or members of any of its partners), officers, employees, members, or Trustees shall be personally liable under this Agreement for the payment of the

Annual PILOT Payment nor for the payment of any tax or assessment which may be levied or assessed against any land or building now or hereafter constituting all of or a portion of the Project.

11. (a) Any notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if sent registered or certified mail, postage prepaid and return receipt requested, or delivered personally and, in the case of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, addressed to: Alfred Cramer Phase 2 Urban Renewal, LLC, 2 Cooper Street, P.O. Box 90708, Camden, NJ 08101; and, in the case of the City, addressed to the Municipal Clerk of Camden, New Jersey, with a copy to the City Attorney, each of the foregoing having an address for this purpose at City Hall, 520 Market Street, Room 419, P.O. Box 95120, Camden, New Jersey 08101-5120; or to any such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the others as provided in this paragraph.

(b) Whenever the City shall deliver any notice or demand to ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC with respect to any breach or default by ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC in its obligations or covenants under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Lender, provided the City has received notice of the name and address of such Lender.

(c) (1) After any breach or default under this Agreement, each Lender shall (insofar as the rights of the City are concerned) have the right, at its option, to cure or remedy such breach or default in accordance with Section 6(d) above.

(2) Any such Lender who shall cure or remedy any breach or default under this Agreement shall be entitled to the benefits of the tax exemption previously granted to ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC pursuant to the Act and this Agreement, to the

same extent that ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC would then have been if no default had occurred.

12. (a) Except as set forth in Paragraph 5(g), in the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New Jersey by an appropriate proceeding to settle and resolve said dispute in such fashion as will tend to accomplish the purpose of the Act, including the termination of the exemption. In the event that the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in Camden, New Jersey utilizing the arbitration process as set forth in paragraph 5(g) above.

(b) Anything in the foregoing to the contrary notwithstanding: (i) any dispute between the parties hereto concerning any provision of this Agreement shall be governed by the laws of the State of New Jersey; and (ii) no arbitrator shall have the power or authority to amend, alter, or modify any part of this Agreement, in any way. In the event of any inconsistency between the terms of this Agreement and the Act, such ambiguity or inconsistency shall be rendered in favor of the Act.

13. ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC agrees to enter into an agreement with the Housing Authority to submit an Affirmative Action Plan prior to the execution of this Agreement to the Housing Authority for approval if determined satisfactory by the Housing Authority Section 3 Compliance Officer and to thereafter comply with said Plan during the construction phase, including submitting such documents as are requested from the Housing Authority's Section 3 Compliance Officer for the purpose of determining ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC's compliance with its Affirmative Action Plan. If ABLETT

VILLAGE PHASE 2 URBAN RENEWAL, LLC fails to comply with the Affirmative Action Plan, such failure could lead to sanctions by the Housing Authority for failing to comply with Section 3 and/or NJ HMFA Affirmative Action requirements and/or constitute an event of default and be cause for the City to implement paragraph 12 of this Agreement.

14. It is understood and agreed that in the event the City shall be named as a party defendant by a third party in any action brought against ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC by reason of any breach, default, or a violation of any of the provisions of this Agreement and/or the provisions of N.J.S.A. 40A:20-1, et seq., as a result of the actions or inaction of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC shall indemnify and hold the City harmless and shall further defend any such action at its own expense.

15. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

16. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

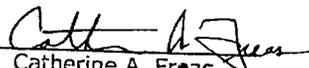
17. This Agreement shall be binding upon and inure to the benefit of ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC, the City, and their respective successors and permitted assigns.

[Signature Page Follows]



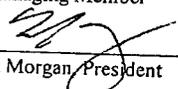
IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by the Mayor, and ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC has caused this Agreement to be duly executed on its behalf by duly authorized officers, all as of the day and year first above written.

WITNESS:

  
Catherine A. Freas

ABLETT VILLAGE PHASE 2 URBAN RENEWAL, LLC

By: MM Ablett Village - Michaels, LLC  
Its Managing Member

  
Mark Morgan, President

ATTEST:

\_\_\_\_\_  
Name: Luis Pastoriza  
Title: City Clerk

Authorized by Ordinance  
MC-\_\_\_\_\_. This Agreement has  
been approved as to form:

\_\_\_\_\_  
City Attorney

CITY OF CAMDEN

By: \_\_\_\_\_  
Name: Victor Carstarphen  
Title: Mayor



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ~~ALFRED CRAMER~~ URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. **ABLETT VILLAGE PHASE 2**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdenj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			9/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

9/30  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ALFRED CRAMER URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.

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

- This proposed action involves financial agreement inclusive of the PILOT rate of 6.28% for the proposed project at Ablett Village

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate the financial agreement for this project.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

# Ablett Village Phase II Urban Renewal, LLC

CITY OF CAMDEN

TAX ABATEMENT APPLICATION



**SUBMITTED BY:**

ABLETT VILLAGE PHASE II URBAN RENEWAL LLC  
THE HOUSING AUTHORITY OF THE CITY OF CAMDEN &  
MICHAELS DEVELOPMENT COMPANY

2 COOPER STREET  
CAMDEN, NEW JERSEY 08001

NICHOLAS J. CANGELOSI

[NCangelosi@TMO.com](mailto:NCangelosi@TMO.com)

(856) 355-1573



June 11, 2025

Dr. Edward Williams, Director  
Department of Planning and Zoning  
City of Camden  
520 Market Street  
City Hall, Suite 224  
Camden, NJ 08101

RE: Ablett Village Phase 2  
One Hundred Forty-Four (144) Rental Homes  
CHOICE Neighborhood Implementation Program

Dear Dr. Williams:

Enclosed please find the following Tax Abatement Application. We are excited to work with you and the city on this transformation effort within the Ablett Village Neighborhoods utilizing the resources afforded to the city under the CHOICE Neighborhoods program.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Cangelosi", is written over a horizontal line.

Nicholas J. Cangelosi  
Vice President  
Michaels Development Company

THE Michaels ORGANIZATION

DEVELOPMENT | MANAGEMENT | CONSTRUCTION | INVESTMENT  
P.O. Box 90708, Camden, NJ 08101 | 856 596 0500 | [www.TMO.com](http://www.TMO.com)

## **Table of Contents:**

1. Application under the Long-Term Tax Exemption Law
2. Tax Abetment Worksheet

### Attachments

- a. Narrative
- b. List of Block & Lots
- c. Legal Description (Forthcoming)
- d. Site Plans (Forthcoming)
- e. Estimated Cost Statement for Propose Project from Qualified Architect
- f. Development Budget
- g. Operational Budget
- h. Projected Income & Expense Statement
- i. Fiscal Plan
- j. Fiscal Impact Analysis
- k. Proposed Financial Agreement
- l. Certificate of Incorporation
- m. Copy of Good Standing Certificate
- n. Certified copy of resolution authorizing application, execution of Financial Agreement, designating authorized signatories

**APPLICATION UNDER THE LONG-TERM TAX EXEMPTION LAW**

Ablett Village Phase 2 Urban Renewal, LLC

To: The Honorable Vic Carstarphen  
Mayor, City of Camden  
City Hall, 4<sup>th</sup> Floor  
P.O. Box 95120  
Camden, NJ 08101-5120

Dear Sir or Madam:

**Ablett Village Phase 2 Urban Renewal, LLC** an **Urban Renewal Entity** corporation, (the "Applicant") does hereby make application for approval under the provisions of the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et. seq.) for a project more particularly described hereunder:

1. **General Description of the Project and the Applicant**

Proposed Improvements

The Applicant is working in partnership with The Housing Authority of the City of Camden and various other stakeholders to promote a City of Camden lead initiative to revitalize areas of the Ablett Village Neighborhood under US HUD's CHOICE Neighborhoods funding initiative. This program centrally focuses on three (3) major elements of community revitalization, (i) Housing, (ii) People and (iii) Neighborhood to promote holistic change that fundamentally improves neighborhoods and the quality of life for current residents.

This particular housing redevelopment effort is the second on site phase of the redevelopment of the Ablett Village William Stanley community.

The Michaels Organization and the Housing Authority of the City of Camden will utilize the US HUD Rental Assistance Demonstration program to leverage federal tax credit equity, permanent debt, US HUD Choice Neighborhoods Loan, NJ EDA State Tax Credits through Aspire, NJHMFA and Housing Authority capital to effectuate material improvements to this existing neighborhood.

- Size of site

**144 Apartment homes**

- Address

**Ablett Village – East State Street & River Ave**

- Block & Lot

**Block 807, Lot 2, Block 807.01 Lot 1, Block 807.02, Lot 1, Block 807.04, Lot 2, Block 807.05, Lot 1, and Block 807.06, Lots 3 & 4 shown on the Official Assessment Map of the City of Camden**

- Statement that the undertaking conforms to all applicable municipal ordinances  
**The redevelopment effort will make application to conform with all applicable municipal ordinances.**
- Statement that the project is in accord with the redevelopment plan and master plan of the City.

**This redevelopment project will make application to be consistent with the redevelopment plan and the master plan of the City.**

- Anticipated construction schedule.

**May 2nd, 2026 to December 31st, 2027**

- How applicant is organized?

**Urban Renewal Entity/ Limited Liability Company**

- When applicant was organized?

**6/13/22**

- Description of applicant's experience.

**The applicant is an affiliate of The Michaels Organization which is among the leading private sector affordable housing owners and developers in the nation. From small scale properties to massive neighborhood transformations, Michaels Development has created high-quality, environmentally conscious and financially successful communities that offer affordable housing opportunities to more than 200,000 residents in 39 states, Washington, D.C., and the U.S. Virgin Islands.**

- Benefits of the project to the City of Camden.

**Significant investment to support the transformation of blighted and dilapidated public housing in the Ablett Village Neighborhood.**

- Why the tax exemption is necessary for the project.

**To secure project financing from New Jersey Housing and Mortgage Finance Agency and various other capital and debt providers.**

## **2. Legal Description**

- Legal description of project site.

Copy of architectural and site plans (sealed by NJ Licensed Engineer)

**Attached**

## **3. Project Costs**

- Statement prepared by qualified architect or engineer of the estimated cost of the proposed project in detail required, including the estimated cost of each unit to be undertaken.
- Include development budget
- Include projected operational budget.
- Include projected income and expense statement.

**Attached**

4. **Source of Equity Funds**

- Describe amount, source and method of money to be subscribed through the investment of private capital, setting forth the amount of stock or other securities to be issued therefore or the extent of capital invested and the proprietary or ownership interest obtained in consideration therefore.

**The project includes a capital stack that permits the Sponsor the ability to apply for financing at New Jersey Housing and Mortgage Finance Agency.**

**The project includes;**

- **Construction Loan from TD Bank;**
- **NJHMFA Permanent Mortgage;**
- **Low Income Housing Tax Credit Equity syndicated by Berkadia**
- **Affordable Tax Credit Solutions;**
- **US HUD Choice Neighborhoods Implementation Loan;**
- **NJEDA Aspire State Tax Credits**
- **Deferred Developer Fee.**

5. **Fiscal Plan**

- Fiscal plan for the project outlining a schedule of annual gross revenue, the estimated expenditure for operation and maintenance, payments for interest, amortization of debt and reserves, and payments to the municipality to be made pursuant to a financial agreement to be entered into with the City.

**Attached**

- Fiscal Impact Analysis: i.e. an analysis of the costs and benefits of the proposed project.

**Attached**

6. **Proposed Financial Agreement**

- Copy of proposed financial agreement.

**Attached**

7. **Organizational Documents**

- Copy of Certificate of Incorporation
- Copy of Good Standing Certificate
- Certified copy of resolution authorizing application, execution of financial agreement, designating authorized signatories.

**Attached**

I Nick J. Cangelosi, Vice President of **The Michaels Development Company** do hereby certify that the facts and data contained herein and submitted herewith are true accurate.



---

Nicholas J. Cangelosi  
Vice President

TAX ABATEMENT WORKSHEET

Name of Project: Ablett Village Phase II Urban Renewal

Address of Project: East State Street & River Avenue

Sponsor: Ablett Village Phase II Urban Renewal LLC

Type of Project: Affordable / New Construction

Statutory Authority for Exemption: N.J.S.A. 40A:20-1 ET. SEQ.

Type of Exemption requested: Long Term Tax Exemption Law

Length of Exemption: Thirty Years

Calculation of PILOT payment:

(does income include subsidy income?)

Yes

Projected Annual Gross Revenue	\$2,275,200
Proforma Vacancy at 5%	(\$141,598)
Projected Annual Utility Costs	(\$335,000)
Project Revenues	\$1,798,602
Payment in Lieu Percentage	6.28%
<b>Annual Projected Payment in Lieu Amount</b>	<b><u>\$112,952</u></b>
City of Camden Administration Fee (2%)	\$2,259
<b>TOTAL</b>	<b>\$115,211</b>

New Jersey Housing and Mortgage Finance Agency analysis of PILOT payments relative to their competitive point system for the award of Low-Income Housing Tax Credits specifically review *NET* payment to the municipality and tie break as it relates to the amount of the tax credits a job will require. The current properties do not generate any taxes for the City of Camden. Higher taxes require HACC and its development partner to request more tax credit financing thus deeming the request for credits less competitive.

Yes, income includes subsidy.

What percentage of income is to be paid? The Sponsor will pay 6.28% in year 1 – 10 and 6.28% thereafter.

Will PILOT increase after 20 years? The PILOT percentage will remain at 6.28% from years 10 through 30.

Define Gross Income: Total Annual Income (inclusive of tenant paid rent, rental subsidies, laundry fees, parking fees, late fees and all other fees) less utilities

Vacancy Allowance: Shall be the lesser of the actual vacancy or 5% notwithstanding any and all issues relative to force majeure, certain delays from 3<sup>rd</sup> parties reviewing resident files and providing qualified residents to the project, delayed construction schedule, and deficiencies related to the design or construction of the property that results in prolonged vacancy levels.

Where notices should be sent?

Nicholas Cangelosi  
Vice President  
Ablett Village Phase II Urban  
Renewal LLC P.O. Box 90708  
Camden, NJ 08101  
P. (856) 355-1573  
ncangelosi@TMO.com

Specific Terms to be Agreed to at Meeting:

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

[Attach copy of attendance sheet]



**OPERATING CASH FLOW**

**Ablett Village Phase 3B**

	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	1/01/2044 - 12/31/2044	1/01/2045 - 12/31/2045	1/01/2046 - 12/31/2046	1/01/2047 - 12/31/2047	1/01/2048 - 12/31/2048	1/01/2049 - 12/31/2049	1/01/2050 - 12/31/2050	1/01/2051 - 12/31/2051	1/01/2052 - 12/31/2052	1/01/2053 - 12/31/2053	1/01/2054 - 12/31/2054	1/01/2055 - 12/31/2055	1/01/2056 - 12/31/2056	1/01/2057 - 12/31/2057	1/01/2058 - 12/31/2058	1/01/2059 - 12/31/2059
<b>REVENUE</b>																
LHIC Tenant- Paid Rents	921,267	939,692	958,486	977,656	997,209	1,017,153	1,037,496	1,058,246	1,079,411	1,100,999	1,123,019	1,145,479	1,168,389	1,191,757	1,215,592	1,239,904
Subsidized Rents	1,760,023	1,795,223	1,831,127	1,867,750	1,905,105	1,943,207	1,982,071	2,021,712	2,062,146	2,103,389	2,145,457	2,188,366	2,233,133	2,276,776	2,322,312	2,368,758
Affordable Vacancy	(152,490)	(155,540)	(158,650)	(161,823)	(165,060)	(168,361)	(171,728)	(175,163)	(178,666)	(182,239)	(185,884)	(189,602)	(193,394)	(197,262)	(201,207)	(205,231)
Non-LHIC Rents	380,829	388,446	396,715	404,139	412,222	420,466	428,875	437,453	446,202	455,126	464,229	473,514	482,984	492,644	502,497	512,547
Non-LHIC Vacancy	(38,083)	(38,845)	(39,622)	(40,414)	(41,222)	(42,047)	(42,888)	(43,745)	(44,620)	(45,513)	(46,423)	(47,351)	(48,298)	(49,264)	(50,250)	(51,255)
Miscellaneous, Net	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other Income, Net	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>2,871,546</b>	<b>2,928,976</b>	<b>2,987,556</b>	<b>3,047,308</b>	<b>3,108,354</b>	<b>3,170,418</b>	<b>3,233,826</b>	<b>3,298,503</b>	<b>3,364,473</b>	<b>3,431,762</b>	<b>3,500,398</b>	<b>3,570,406</b>	<b>3,641,814</b>	<b>3,714,651</b>	<b>3,788,944</b>	<b>3,864,773</b>
<b>EXPENSES</b>																
Administrative	257,177	264,892	272,839	281,024	289,455	298,139	307,083	316,295	325,784	335,558	345,625	355,994	366,674	377,674	389,004	400,674
Might Fee	215,376	221,837	228,492	235,347	242,407	249,679	257,169	264,884	272,831	281,016	289,446	298,129	307,073	316,285	325,774	335,547
Utilities	561,179	578,014	595,354	613,215	631,611	650,559	670,076	690,178	710,883	732,009	754,175	776,800	800,104	824,107	848,930	874,295
Operating & Maint	305,674	314,844	324,289	334,018	344,039	354,360	364,981	375,941	387,219	398,836	410,801	423,125	435,819	448,894	462,361	476,232
Payroll & Benefits	369,492	380,577	391,994	403,754	415,867	428,343	441,193	454,429	468,062	482,104	496,567	511,464	526,808	542,612	558,990	575,657
Insurance	392,608	404,386	416,518	429,014	441,884	455,141	468,795	482,859	497,345	512,265	527,633	543,462	559,766	576,559	593,956	611,672
PILOT 6.28% of Sheltered Rents	147,563	150,187	152,853	155,562	158,316	161,113	163,955	166,843	169,777	172,757	175,785	178,860	181,983	185,156	188,377	191,649
<b>Total Operating Expenses</b>	<b>2,249,069</b>	<b>2,314,737</b>	<b>2,382,339</b>	<b>2,451,934</b>	<b>2,523,579</b>	<b>2,597,334</b>	<b>2,673,262</b>	<b>2,751,429</b>	<b>2,831,901</b>	<b>2,914,745</b>	<b>3,000,032</b>	<b>3,087,834</b>	<b>3,178,227</b>	<b>3,271,287</b>	<b>3,367,092</b>	<b>3,465,776</b>
NOI (Before DS & RR)	622,477	614,239	605,217	595,374	584,675	573,084	560,564	547,074	532,572	517,017	500,366	482,572	463,587	443,364	421,852	398,997
Annual RR Deposit	169,445	174,528	179,764	185,157	190,711	196,433	202,326	208,395	214,647	221,087	227,719	234,551	241,587	248,835	256,300	263,989
<b>NOI for Debt Service &amp; Waterfall</b>	<b>453,032</b>	<b>439,711</b>	<b>425,453</b>	<b>410,217</b>	<b>393,964</b>	<b>376,651</b>	<b>358,238</b>	<b>338,679</b>	<b>317,925</b>	<b>295,930</b>	<b>272,647</b>	<b>248,021</b>	<b>221,999</b>	<b>194,529</b>	<b>165,552</b>	<b>135,008</b>

\*Base Year Management Fee is \$80.00 PUPM. The \$

**CASH FLOW WATERFALL**

Interim Inc Holdback

MUST-PAY from Operations or if there is available	NET CASH FLOW
LOAN OR CASH FLOW PAYMENT	
WATERFALL DESCRIPTION	
HFA/Housing Authority 1st Mortgage	(461,272)
LP Asset Management Fee	(459,790)
Deferred Dev Fees	(458,980)
CNI Loan	(458,120)
	(457,209)
	(456,240)
	(455,213)
	(454,123)
	(452,967)
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## Ablett Village 3B Narrative

As part of the Ablett Village HUD Choice Neighborhoods Implementation (CNI), the Michaels Organization, in partnership with the Housing Authority of the City of Camden (HACC), will build a quality affordable development for families, on Ablett Village, an 8.82 acre parcel currently owned by the HACC.

The second phase of the on site development of Ablett Village will be developed into a 144-unit affordable rental community which will include eighteen (18) residential buildings as well as a stand-alone, full-service, clubhouse including a multipurpose room with a kitchenette, fitness center, computer laboratory, maintenance facility and a community manager's office. The development will be funded with a construction loan from TD Bank, a permanent loan from NJ HMFA, a portion of the Choice Neighborhoods Implementation grant, 4% low-income housing tax credits equity, and New Jersey Economic Development Authority State Tax Credits through the ASPIRE program.

The development team plans to submit for 4% LIHTC in the Fall of 2025, coterminously with NJ EDA ASPIRE state tax credits. We expect a Declaration of Intent for 4% LIHTC in Q1 of 2026, followed by a Mortgage Commitment in Q2 and a financial closing in Q4. Demolition is anticipated to begin in August of 2025. We will start construction upon financial closing in Q4 of 2026. We are anticipating a 20-month construction schedule (target completion of August 2028) with permanent loan conversion in February of 2029.

The site is bordered by East State Street and River Avenue, designated as Lot 1 on Blocks 155.04, 155.05 and 155.06. The site is served by three NJ Transit, Camden County bus stops, each bordering East State Street. Ablett Village sits across the street from a new Charter School, Master Schools of Camden Ablett Village Elementary and is down the street from the new State of the Art Salvation Army Kroc Center, a regional recreation and services center located in Ablett Village. There are a number of amenities that are in the neighboring Ablett Village and downtown Camden areas. Some of these site amenities include the Cooper Hospital medical center, a Center for Family Services, a Rite Aid pharmacy, a number of child care service providers and acres of revitalized waterfront park.

The site provides easy commuter access via Route 676, Route 30 and Route 130. These highways provide access to the Ben Franklin and Betsy Ross Bridges.

The Ablett Village site is the core of the five Phase Housing Plan that is critical to the success of the Ablett Village Choice Neighborhoods Transformation plan. Ablett Village is the oldest public housing community in Camden that has yet to be redeveloped. The project team's goal, per HUD's program and consistent with the Ablett Village Redevelopment Plan, is to de-densify Ablett Village, while bringing all 306 units back to the City of Camden as required by the HUD Choice NOFA. The development team will also construct 119 non-replacement units, for a total of 425 new construction units. This will be the final and largest phase of the CNI transformation Plan and will improve the standard of living for Ablett Village residents.

Each apartment will have a full kitchen, living and dining areas, full baths, generous bedrooms and ample closet space. Each unit will boast Energy Star rated appliances and an energy efficient heating and cooling systems that meet the Energy Star Program requirements. The residents will be responsible for heating, hot water, electric cooking, air conditioning, and household electric.

Through the de-densification of Ablett Village, the development of this family rental community will have a positive impact on the neighborhood, providing residents with access to safe, quality housing. In addition, the developments proximity to the Kroc Center, with its innumerable programing for Camden residents of all ages, will serve as a boon for the well-being of the Ablett Village tenants.

**urban practice**

PO BOX 90708 | CAMDEN NJ 08101  
www.urbanpractice.com

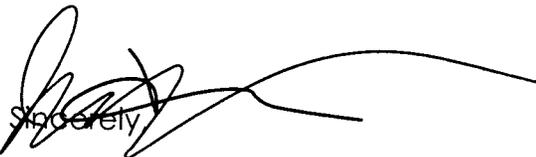
April 24, 2024

Nicholas Cangelosi  
Ablett Village Phase 2 Urban Renewal, LLC  
2 Cooper Street  
Camden, NJ 08101

RE: Ablett Village Phase 2  
Estimated Construction Cost

Dear Mr. Cangelosi,

Per your request, we have reviewed the estimated construction cost from the Ablett Village Phase 2 Community development in Camden, NJ. To the best of our professional knowledge, the estimated construction cost of \$49,000,000 or \$340,954 per unit, proposed by Michaels Development Company, is reasonable for the construction of these one hundred forty-four (144) units family housing development located within the Cramer Hill Neighborhood.

  
Sincerely,

Jack Curran  
Senior Project Manager - Preconstruction

**SOURCES OF FUNDS**

**Ablett Village Phase 3B**

**PRE-STABILIZATION PERIOD SOURCES**

Loans whose proceeds directly fund Uses • All other Sources pre-Conversion:

BOND TEST: 30.3% PASS

	Amount	Loan Interest	Rate	Term
TEB / Direct Purchase from NJHMFA	20,728,061	P 1,984,782	4.839%	32
CNI Loan	6,080,349	A 457,117	4.820%	32
Taxable Construction Loan	25,370,000	P 883,145	7.500%	32
Accrued Interest on Soft Debt	457,117	-	-	-
Deferred Dev Fees	4,244,556	-	-	-
LIHTC Equity	15,888,375	-	-	-
<b>Total Pre-Conversion Financing</b>	<b>72,768,458</b>	<b>3,325,044</b>		
		P 2,867,927 < Paid		
		A 457,117 < Accrued		

**PERMANENT SOURCES**

	Amount	Rate	Term	Amort	Type	PMT	Begin Int	Begin PMT	Debt Analysis
<b>Equity</b>									
Managing GP	100								
Investor LP	55,651,936								
<b>Debt</b>									
HFA/Housing Authority 1st Mortgage	6,334,400	5.950%	32	384	Hard-Amort - T/E	468,576	2/1/28	3/1/28	Foreclosable Debt
Deferred Dev Fees	4,244,556	0.000%	12	144	DDF	100% of NCF	N/A	4/1/29	Total 6,334,400
CNI Loan	6,080,349	4.820%	32	384	Soft-Int only-Compounding	100% of NCF	8/1/28	4/1/29	Per Unit 43,989
-	-	-	-	-	-	-	-	-	% of Equity 11%
-	-	-	-	-	-	-	-	-	% of TDC 9%
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	
<b>Other Capital</b>									
Accrued Interest on Soft Debt	457,117								Soft Debt Total 10,332,405
Transfer Existing Reserves	-								Per Unit 71,753
									% of Equity 19%
									% of TDC 14.20%
<b>Total Permanent Sources</b>	<b>72,768,458</b>								

**Terms and Structure**

	Federal:	NJEDA Aspire w/LIHTC	Notes
	LIHTC	Investor	
		26,088,256 [ \$ 0.5500 ]	
		29,563,680	

**USES OF FUNDS**

**Ablett Village Phase 3B**

Total Development Costs		Federal LIHTC Basis			Ancillary Credit Basis NJEDA Aspire w/LIHTC
		Acquisition	New/Rehab	Non - Eligible	
<b>Acquisition Costs</b>					
	600,000			600,000	-
<b>Subtotal</b>	<b>600,000</b>				
<b>Construction Costs</b>					
Construction New (On-Site)	32,335,116	-	32,335,116	-	32,335,116
Sitework	10,433,375	-	10,433,375	-	10,433,375
GC - General Requirements	2,566,109	-	2,566,109	-	2,566,109
GC - Overhead	855,370	-	855,370	-	855,370
GC - Profit	2,566,109	-	2,566,109	-	2,566,109
Constr. Contingency	5.00% 2,454,869	-	341,293	-	341,293
<b>Subtotal</b>	<b>51,552,241</b>	-	<b>2,454,869</b>	-	<b>2,454,869</b>
<b>Personal Property</b>					
	43,000	-	143,000	-	-
<b>Subtotal</b>	<b>143,000</b>				
<b>Soft Costs</b>					
Accounting	15,000	-	15,000	-	15,000
Appraisal	15,000	-	15,000	-	-
	57,500	-	562,500	-	506,250
Construction Monitoring	50,000	-	187,500	-	168,750
Cost Certification	15,000	-	50,000	-	50,000
	500,000	-	15,000	-	-
	300,000	-	500,000	-	450,000
Insurance	655,648	-	300,000	-	300,000
Legal - Taxable Constr/Bridge Loan	75,000	-	655,648	-	655,648
Legal - Bond Counsel	100,000	-	48,750	26,250	75,000
Legal - Developer	250,000	-	71,030	28,970	100,000
Legal - Other	150,000	-	162,500	87,500	225,000
Market Study & RCS	10,000	-	97,500	52,500	135,000
Marketing ( Rent Up)	25,000	-	10,000	-	-
Organizational Fees	1,000	-	-	25,000	-
	250,000	-	-	1,000	-
Phase I Environmental	10,000	-	250,000	-	250,000
Soft Cost Contingency	206,042	-	10,000	-	-
	50,000	-	103,021	103,021	206,042
Survey	50,000	-	50,000	-	45,000
Tap Fees	435,000	-	50,000	-	50,000
Tax Credit Fees	621,644	-	435,000	-	435,000
Lease Up Fee	71,500	-	-	621,644	-
	200,000	-	-	71,500	-
Working Cap/Stabilization Reserves	668,186	-	200,000	-	180,000
<b>Subtotal</b>	<b>5,474,020</b>	-	-	<b>668,186</b>	-
<b>Financing Costs</b>					
Construction Interest Capitalized	2,381,291	-	2,381,291	-	2,381,291
Construction Interest Expensed	943,753	-	-	943,753	-
Construction/Bridge Loan Fee – Basis Eligible	181,692	-	181,692	-	181,692
Construction/Bridge Loan Fee – Not in Basis	72,008	-	-	72,008	72,008
All TEB & TEL Fees	621,842	-	441,694	180,148	-
	14,561	-	-	414,561	-
Syndication Costs	75,000	-	-	75,000	67,500
<b>Subtotal</b>	<b>4,690,147</b>	-	-	<b>75,000</b>	-

Total Development Costs		
<b>Developer Costs</b>		
Developer Fee		9,095,476
<b>Subtotal</b>	<b>9,095,476</b>	
<b>Reserves (Long Term Only)</b>		
Operating + Debt Svc Reserve	[ 6 mos. ]	1,020,288
Escrow 1st yr RE Tax & Insurance		154,238
Debt Service Reserve	[ 1 mos. ]	39,048
<b>Subtotal</b>	<b>1,213,574</b>	
<b>TOTAL USES</b>		<b>72,768,458</b>

Federal LIHTC Basis			Ancillary Credit Basis
Acquisition	New/Rehab	Non - Eligible	NJEDA Aspire w/LIHTC
-	9,095,476	-	9,095,476
-	-	1,020,288	-
-	-	154,238	-
-	-	39,048	-
-	<b>67,583,843</b>	<b>5,184,615</b>	<b>67,196,898</b>

25% Test:

TEB + TEL	20,728,061	\$ 20,728,061
Divided by sum of:		
Land	600,000	
Construction 4% Basis for LIHTC Calculation	67,583,843	
Possible Additional Land or Depreciable Costs not in 4% Ba	171,597	
	68,355,440	
TEB / TEL %		30.30%

See attached schedule for details

Development Costs - 95% Good/5% Bad Costs:

Tax-Exempt Bond Interest in Good Costs

Tax-Exempt Bond Interest in Good Costs - Capitalized	1,514,498
Tax-Exempt Bond Interest in Good Costs - Expensed	157,222
<b>Total TEB + TEL Interest</b>	<b>1,671,720</b>

Portion of other costs highlighted in yellow above

15,507,487 < See Supporting Schedules for details and calculation

Total Potential Good Costs	\$ 20,728,061
Divided by Total of Tax-Exempt Bonds	20,728,061
Equals Good Costs %	100.00%

Total TEB + TEL	\$ 20,728,061
Times Needed Good Costs %	95%
Minimum Good Costs needed	\$ 19,691,658
Less Current Potential Good Costs	(20,728,061)
<b>(Surplus) of Good Costs</b>	<b>\$ (1,036,402.71)</b>

TEB + TEL Funding - 95% Good/5% Bad Costs:

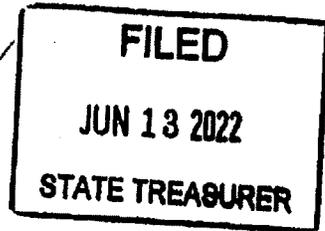
TEB/TEL max potential funding of Good Costs per Draw Schedule	\$ 20,728,061	100.00%
Minimum Good Costs needed	19,691,658	95.00%
<b>Surplus of Good Costs</b>	<b>\$ 1,036,402.71</b>	5.00%

**OPERATING BUDGET**

**Ablett Village Phase 3B**

**BASE YEAR OPERATING BUDGET**

REVENUE	Proforma	PUPA	PUPM	Vacancy	Trending	Notes
LIHTC Tenant- Paid Rents	684,516	4,754	396	7%	102.0%	
Subsidized Rents	1,307,724	9,081	757	5%	102.0%	
Affordable Vacancy	(113,302)	(787)	(66)			
Non-LIHTC Rents	282,960	1,965	164	10%	102.0%	
Non-LIHTC Vacancy	(28,296)	(197)	(16)			
Miscellaneous, Net	-	-	-			
All Other Income, Net	-	-	-			
	2,133,602	14,817	1,235			Underwritten Occ: 93.8%      Breakeven Occ: 89.6%
				Base Year:	12/31/2029	
<b>EXPENSES</b>						
Administrative	165,072	1,146	96		103.0%	
Management Fee	138,240	960	80		103.0%	Management Fee: \$80.00 PUPM
Utilities	360,200	2,501	208		103.0%	
Operating & Maint	196,200	1,363	114		103.0%	
Payroll & Benefits	237,163	1,647	137		103.0%	
Insurance	252,000	1,750	146		103.0%	
Real Estate Taxes	112,952	784	65		N/A*	*PILOT of 6.28% of Sheltered Rents assumed
Total Opex Not Including R4R	1,461,827	10,152	846			
NOI Before DS & RR	671,775					
R4R Deposits	108,760	755	63		103.0%	
NOI available for Debt Svc	563,015	10,907	909			
Hard Debt Service + Must-Pay Fees	468,576					
Base Year DSCR	1.20					
Opex + R4R + Debt Service / Month	169,930					



**New Jersey Department of Treasury  
Division of Revenue**

**Certificate of Formation**

0600477492

*1. Name of Company*

**Ablett Village Phase 2 Urban Renewal LLC**

*2. Registered Agent:*

**Arthur M. Brown**

*3. Registered Office of the Company:*

**3030 Atlantic Avenue  
Atlantic City, New Jersey 08401**

*4. Term:*

**The Company shall exist in perpetuity.**

*5. Members:*

**The Company shall have one or more members.**

*6. Business Purpose:*

**(a) The Company is formed to develop, own and operate real estate under the Long Term Tax Exemption Law, P.L.1991, c.431 (C. 40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the municipality, to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L.1991, c.431 (C.**

40A:20-1 et seq.). The Company may develop a housing project (the "Project") in Camden, New Jersey as an urban renewal entity.

(b) So long as the Company is obligated under financial agreement with a municipality made pursuant to P.L.1991, c.431 (C. 40A:20-1 et seq.), it shall engage in no business other than the ownership, operation and management of the Project.

(c) The Company has been organized to serve a public purpose, and its operations shall be directed toward:

(1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by redevelopment, or the conduct of low and moderate income housing projects;

(2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L.1991, c.431 (C. 40A:20-1 et seq.);

(3) that it shall be subject to regulation by the municipality in which its Project is situated, and to a limitation or prohibition, as appropriate, on profits or dividends for so long as it remains the owner of a project subject to P.L.1991, c.431 (C. 40A:20-1 et seq.).

(d) The Company shall not voluntarily transfer more than 10% of the ownership of the Project or any portion thereof undertaken by it under P.L.1991, c.431 (C. 40A:20-1 et seq.), until it has first removed both itself and the Project from all restrictions of P.L.1991, c.431 (C. 40A:20-1 et seq.) in the manner required by P.L.1991, c.431 (C. 40A:20-1 et seq.) and, if the Project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the municipality in which the Project is situated, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The Company shall file annually with the municipal governing body a disclosure of the persons having an ownership interest in the Project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the urban renewal entity itself provided that the transfer, if greater than 10 percent, is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the municipality in advance of the annual disclosure statement referred to above.

(e) The Company is subject to the provisions of Section 18 of P.L. 1991, c. 431 (C. 40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the urban renewal entity or to perform actions on behalf of the entity upon a determination of financial emergency.

(f) Any housing units constructed or acquired by the entity shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

7. *List any other matters that the members decide to include:*

N/A

8. *Effective date of amendment if subsequent to date of filing: (Must be within 30 days following date of filing):*

Effective date is the date of filing.

IN TESTIMONY WHEREOF, the undersigned Managing Member executes this Certificate as of April 1, 2022.

ABLETT VILLAGE PHASE 2-MICHAELS LLC,  
Managing Member

By:   
Michael J. Levitt, Manager



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
LOCAL PLANNING SERVICES  
101 SOUTH BROAD STREET  
PO Box 813  
TRENTON, NJ 08625-0813  
(609) 292-3000 • FAX (609) 633-6056

PHILIP D. MURPHY  
Governor

FILED  
JUN 13 2022  
STATE TREASURER

LT. GOVERNOR SHEILA Y. OLIVER  
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer  
RE: ABLETT VILLAGE PHASE 2 URBAN RENEWAL LLC  
File # 3378  
An Urban Renewal Entity

This is to certify that the attached CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 8<sup>th</sup> day of June 2022 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

By:   
Sean Thompson, Director  
Local Planning Services



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**STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES  
LONG FORM STANDING WITH CHARTER DOCUMENTS**

***Ablett Village Phase II URBAN RENEWAL LLC  
0600477491***

*I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New Jersey Domestic Limited Liability Company was registered by this office on June 13, 2022.*

*As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey. Annual Reports are outstanding for the following year(s): 2023*

*I further certify that the registered agent and office are:*

ARTHUR M BROWN  
3030 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401-0000

*I further certify that as of the date of this certificate, no amendments have been filed.*



*IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this 18th day of April, 2024.*

Elizabeth Maher Muoio  
State Treasurer

Certificate Number : 6152794981

Verify this certificate online at

[https://www1.state.nj.us/TYTR\\_StandingCert/JSP/Verify\\_Cert.jsp](https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp)

**ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND Ablett Village Phase II URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.**

WHEREAS, Ablett Village Phase II Urban Renewal LLC, a New Jersey limited liability company (hereinafter referred to as the "Sponsor") has or will lease the land currently comprising part of Block 807, Lot 1 on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property") from the City of Camden Housing Authority; and

WHEREAS, Sponsor proposes to construct a new 144 unit affordable rental community (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Ablett Village neighborhood within the City of Camden (hereinafter referred to as the "Municipality") the Property" which Project shall be known as Ablett Village Phase I; and

WHEREAS, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, the Housing Authority of the City of Camden ("HACC") and Michaels Development Company received Low Income Housing Tax Credits from the New Jersey Housing Mortgage Finance Agency which will provide the required equity to allow this US HUD CHOICE Neighborhoods Implementation neighborhood revitalization project to proceed; and

WHEREAS, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

WHEREAS, City Council has heretofore determined that there is a need for affordable housing in the Ablett Village neighborhood and that such housing will be beneficial to the City of Camden; and

WHEREAS, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

WHEREAS, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

WHEREAS, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

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

SECTION 1. The Council finds and determines that the proposed Project will meet or meets an existing housing need.

SECTION 2. The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

SECTION 3. The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1.

SECTION 4. The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long Term Tax Exemption Law.

SECTION 5. The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of six and twenty-eight hundredths (6.28%) percent of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

SECTION 6. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden, the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

SECTION 7. The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

SECTION 8. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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

Office of the Municipal Clerk.

Date of Introduction: \_\_\_\_\_, 2022

0-8

DB:dh  
10-14-25

**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, Armando L. Colon, 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 3076 Carmen Street; and

WHEREAS, Maria Ines Rodriquez, 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 340 Boyd Street; and

WHEREAS, Margiza Cordero, 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 618 S 4<sup>th</sup> Street; and

WHEREAS, Donna M Appafucio, 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 3085 Stevens Street; and

WHEREAS, Jamaica Stanley, 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 1710 Kossuth Street; and

WHEREAS, Jerome Hall, 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 1544 Greenwood Avenue; and

WHEREAS, Leslie L. Ford, 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 1769 Pershing Street; and

WHEREAS, Lucy Kee, 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 644 Randolph Street; and

WHEREAS, Lissette Vasquez, 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 530A S 3<sup>rd</sup> Street; and

WHEREAS, Joreny Torres, 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 16 S 35<sup>th</sup> Street; and

WHEREAS, Clotilde Nunez-Abreu, 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 3046 Waldorf Avenue; 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: October 14, 2025

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

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VICTOR CARSTARPHEN  
Mayor

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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN AREAS IN THE CITY OF CAMDEN AS HANDICAP PARKING ONLY*

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 Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance	Y	<i>Keith L. Walker</i>	9/10/25	

Approved by:  
Business Administrator

*[Signature]*  
Signature

9/20  
Date

Attachments:

1. Disabled Parking Approvals Submission – October 14, 2025 Council Meeting

***“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]*  
Signature

10/1  
Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN AREAS IN THE CITY OF CAMDEN AS HANDICAP PARKING ONLY*

**FACTS/BACKGROUND:**

- Ordinance establishing a handicapped parking zone in front of a residence occupied by an individual with disability, who has been issued a windshield placard or wheelchair symbol license plate for the vehicle registered by the individual, or a family member who provides transportation for the individual with disability.

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

**IMPACT STATEMENT:**

- If City Council approves the legislation, City residents issued disabled parking placards or vehicle plates, who have submitted application to the City and been approved for disabled parking privileges, will have disabled parking privileges established at their residence.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- **Keith L. Walker, Director of Public Works**
  - Attendance: Yes

**COORDINATION:** N/A

**Prepared by:** Angela M. Watkins

(856) 757-7139/ anjohnst@ci.camden.nj.us

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Name

Phone/Email



INDIVIDUALS WITH DISABILITIES  
 HANDICAP PARKING ZONE APPROVALS  
 Submitted for City Council Meeting of: October 14, 2025

APPLICANT	ADDRESS	FEE PAID	PLACARD #/ PLATE #	PERMIT TYPE
1. Armando L. Colon	3076 Carman St	120.00	P3031461	TYPE 1
2. Maria Ines Rodriguez	340 Boyd St	120.00	P3031321	TYPE 1
3. Margiza Cordero	618 S 4th St	120.00	P3025692	TYPE 1
4. Donna M Appafucio	3085 Stevens St	120.00	P2814353	TYPE 1
5. Jamaica Stanley	1710 Kossuth St	145.00	6991HL	TYPE 2
6. Jerome Hall	1544 Greenwood Ave	145.00	6451HL	TYPE 2
7. Leslie L. Ford	1769 Pershing St	145.00	2382HM	TYPE 2
8. Lucy Kee	644 Randolph St	145.00	1320HL	TYPE 2
9. Lissette Vasquez	530A S 3rd St	145.00	6420HH	TYPE 2
10. Joreny Torres	16 S 35th St	45.00	2237HM	TYPE 2 upgrade
11. Clotilde Nunez-Abreu	3046 Waldorf Ave	45.00	1278HM	TYPE 2 upgrade

DB:dh  
10-14-25

0-9

**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:

3014 Mickle Street  
1141 Lowell Street  
927B S. Broadway

Irma L. Feliciano  
Willa Moreland  
Lisette Vazquez

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

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

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

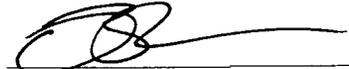
SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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

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

Date of Introduction: 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

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

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 Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance	Y	<i>Keith Walker, W.</i>	09/10/25	

Approved by:  
Business Administrator

*[Signature]*  
Signature

9/30  
Date

Attachments (list and attach all available):

1. Disabled Parking Removals Submission – September 9, 2025 Council Meeting

***“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]*  
Signature

10/1  
Date

## EXECUTIVE SUMMARY

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

**FACTS/BACKGROUND:**

- Ordinance authorizing the removal of designated restricted parking zone(s) for disabled individual parking applicants who did not renew their permits.

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

**IMPACT STATEMENT:**

- If City Council approves the legislation, the disabled parking signage at the designated location will be removed in accordance with the Disabled Parking approval/removal procedures.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- **Keith L. Walker, Director of Public Works**
  - Attendance: Yes

**COORDINATION:** N/A

**Prepared by:** Angela M. Watkins

**(856) 757-7139/ anjohnst@ci.camden.nj.us**

---

Name

Phone/Email



*Ordinance second reading*

DB  
09-09-25

0-1

**AN ORDINANCE OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS**

WHEREAS, facilitating the direct financing of clean energy and resiliency-related improvements ("C-PACE Projects") on commercial and certain other types of property will enable the City of Camden, in the County of Camden ("County") to contribute toward the goals of community sustainability and the reduction of greenhouse gas, carbon emissions and energy consumption, while also providing a valuable service to the citizens of this community that will create jobs and strengthen our ratable base; and

WHEREAS, the Legislature and the Governor of the State of New Jersey (the "State") have declared it to be the public policy of this State to invest in clean energy and resiliency-related improvements to conserve our resources and allay the impact of natural disasters; and

WHEREAS, the Legislature and the Governor of the State have authorized the establishment of the Garden State C-PACE Program, pursuant to P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.) (the "Act"); and

WHEREAS, pursuant to the Act, the New Jersey Economic Development Authority (the "Authority") has issued Guidelines for the Garden State C-PACE Program; and

WHEREAS, any capitalized terms used in this Ordinance if not defined herein shall have their meaning as set forth in the Program Guidelines; and

WHEREAS, pursuant to the Act and the Program Guidelines, municipalities may "opt in" to the Garden State C-PACE Program to facilitate the Direct Financing of C-PACE Projects; and

WHEREAS, in order to participate in the Garden State C-PACE Program, a municipality must adopt an opt-in ordinance authorizing it to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, in compliance with the Act and the Program Guidelines, and in order to facilitate Direct Financing pursuant to the Garden State C-PACE Program, this Ordinance authorizes the creation of C-PACE Assessments to be imposed on Eligible Properties located within the Municipality, at the request of their Eligible Owners; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be considered a single, continuous first lien, paramount to all prior or subsequent alienations and descents or encumbrances thereon, except subsequent taxes, charges or assessments, and such lien shall not be extinguished by the Municipality's *in rem* foreclosure proceedings; and

WHEREAS, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes of law; and

WHEREAS, a C-PACE Assessment shall be entered into voluntarily by an Eligible Owner to facilitate the Direct Financing of a C-PACE Project with a loan from a Qualified Capital Provider, the repayment of which is made by way of the C-PACE Assessment on the Eligible Property on which the C-PACE Project is or will be located; and

WHEREAS, opting-in to the Garden State C-PACE Program is in the best interests of the health, safety, and welfare of the Municipality and will generate more economic opportunities for citizens, property owners, and commercial businesses alike; and

WHEREAS, the Municipality, pursuant to the Act and the Garden State C-PACE Program Guidelines and Supplemental Guidelines, as may be amended from time to time (collectively the "Program Guidelines"), does hereby declare its commitment to opt in and participate in the Garden State C-PACE Program and to enter into a Garden State Program Agreement with the Authority; and

WHEREAS, the Municipality further declares that participating in the Garden State C-PACE Program is a valid public purpose; and

WHEREAS, if and to the extent there is any inconsistency between this Ordinance and the Act or Program Guidelines, this Ordinance shall be construed consistently with the provisions and requirements of the Act and the Program Guidelines and in case of conflict the Act and the Program Guidelines shall control.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Camden as follows:

1. **Scope and Purpose; Approval of Certain C-PACE Project Documents**

A. Pursuant to the Act, this Ordinance shall constitute the Municipality's "opt-in" ordinance that authorizes participation in the Garden State C-PACE Program, which shall be available to Eligible Properties situated within the Municipality and authorizes execution of a Garden State Program Agreement.

B. The Municipality shall accept C-PACE Projects in accordance with the Garden State Program Agreement to be entered into with the Authority.

C. In accordance with the Act, the Municipality shall levy, bill, collect, remit, and enforce C-PACE Assessments with respect to participating Eligible Properties located within the Municipality.

D. The Mayor, or business administrator (as appropriate to the form of local government), municipal clerk] or any of their designees in writing are designated as the "Authorized Officers" for purposes of executing and delivering the various agreements and documents authorized by this Ordinance.

E. An Authorized Officer is hereby authorized and directed to enter into the Garden State Program Agreement with the Authority in substantially the form attached as Exhibit A hereto.

F. An Authorized Officer under the direction of the Mayor or business administrator (as appropriate to the form of government)] is hereby authorized and directed to (i) enter into C-PACE Assessment Agreements, Notices of Assessment, and any other Uniform Assessment Documents with Eligible Owners, and arrange for the recording of such documents in the Recording Office of the County; and (ii) enter into Assignment Agreements and any other Uniform Assessment Documents with Qualified Capital Providers, and arrange for the recording of such documents in the Recording Office of the County.

## 2. Definitions

Such terms and meanings as defined in this Ordinance or in the Program Guidelines shall be applicable to municipal actions and municipal documents required to carry out the purposes of this Ordinance.

## 3. Criteria For Qualifying A C-PACE Project For A C-PACE Assessment

To qualify for a C-PACE Assessment, a proposed project must meet the criteria in the Program Guidelines for eligibility and have been approved by the Authority.

## 4. Municipal C-PACE Liaison

The Mayor (as appropriate to the form of government)] shall designate a municipal official, who shall be known as the "Municipal C-PACE Liaison," to serve as the Municipality's liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality's participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified as described in the Garden State Program Agreement and shall have the responsibilities and obligations set forth in the Garden State Program Agreement.

## 5. Municipal C-PACE Fees; Recording of C-PACE Project Documents

Municipal C-PACE fees and the recording of Uniform Assessment Documents for a C-PACE Project shall be as set forth in the Garden State Program Agreement. The amount of any fee shall not be revised without providing prior written notice to the Authority and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of a fee shall not apply retroactively to any prior fee paid for which a completed C-PACE Project application was submitted but shall apply to all prospective fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

## 6. Forms of Uniform Assessment Documents and Related Documents

A. All Uniform Assessment Documents, financial documents, or other documents in the form set forth in the Uniform Assessment Documents to be entered into between the Municipality and an Eligible Owner or a Qualified Capital Provider shall be subject to review by the [select: Mayor or municipal manager (as appropriate to the form of government)] or their designee to determine their substantive adherence to the forms as set forth in the Uniform Assessment Documents and shall be approved by resolution of the governing body, prior to execution of any such documents. All C-PACE Project Documents, such other Uniform Assessment Documents, and other related documents to be entered into in connection with the Garden State C-PACE Program shall be in compliance with the Act, this Ordinance, the Garden State Program Agreement, and the Program Guidelines.

B. All final documents to be executed by the Municipality in connection with its participation in the Garden State C-PACE Program shall be subject to review and approval by the Municipal Attorney.

**7. Acceptance of Projects**

A. Pursuant to Section 1 of this Ordinance, the Municipality hereby agrees to accept C-PACE Projects pursuant to the Garden State C-PACE Program in accordance with the Act, the Program Guidelines, and the Garden State Program Agreement entered into with the Authority.

B. All C-PACE Projects and Eligible Owners shall have satisfied the criteria set forth in Section 3 of this Ordinance.

**8. Collection, Enforcement and Remittance**

A. If any payment of a C-PACE Assessment is not made when that payment shall have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon ("statutory interest") at the same rate as may be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement.

B. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

C. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

D. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any payment made by the Property Owner to any and all such other delinquencies before being applied to any delinquent C-PACE Assessment.

E. In the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the "tax sale law," N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

F. While the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

G. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

H. The Municipality's appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A. 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

**9. Public Funds Not To Be Utilized To Pay Delinquent Assessment**

A. The Municipality shall not be responsible for or required to make any payment from its funds or any other source of public funds in furtherance of or to satisfy the C-PACE Assessment.

B. This Ordinance shall not be construed to confer any right of action or property interest upon any party participating in a C-PACE transaction with the Municipality, nor shall it be interpreted to pledge, offer, or encumber the full faith and credit of the Municipality for any C-PACE lien or C-PACE Assessment.

**10. Revenue From The C-PACE Assessment Not A Part of General Fund**

A. The C-PACE Assessment in respect of a C-PACE Project shall be assigned directly by the Municipality, and any assignee thereof, to the Qualified Capital Provider with respect to such C-PACE Project, as security for the Direct Financing.

B. Such assignment shall be an absolute assignment of all of the Municipality's right, title, and interest in and to the C-PACE Assessment, except for its obligations to levy, bill, collect, remit, and enforce C-PACE Assessments. The proceeds of a C-PACE Assessment shall be considered "special revenues" owned by the Qualified Capital Provider pursuant to chapter 9 of the federal bankruptcy code, U.S.C. Title 11.

C. Pursuant to N.J.S.A. 34:1B-378, C-PACE Assessments assigned shall not be included in the Municipality's general funds, or be subject to any laws regarding the receipt, deposit, investment, or appropriation of public funds, and shall retain such status notwithstanding enforcement of the C-PACE Assessment by the Municipality or its assignee.

D. If the Municipality is otherwise subject to tax or revenue sharing pursuant to law, the C-PACE Assessments shall not be considered part of the tax or revenue sharing formula or calculation of municipal revenues for the purpose of determining whether the Municipality is obligated to make payment to, or receive a credit from, any tax sharing or revenue sharing pool. However, the redemption of any delinquent and unpaid C-PACE Assessments, including any interest, penalties, or other charges related thereto, shall be paid no later than on the first available tax bill after the property has been sold after an action to foreclose the right of redemption.

11. Independent Sections, Conflicts & Effective Date

A. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void, invalid or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or parts thereof which shall survive in full force and effect.

B. All ordinances and parts of ordinances that conflict with or that are inconsistent with this Ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

C. This Ordinance shall take effect after final adoption and approval following publication in accordance with 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: September 9, 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

**DISCLAIMER:** This is intended as a **SAMPLE** document only; it is not executable. It is subject to revision by the Authority. The Authority may make changes to this document without notice. The final executable version of this document will be provided to you by the Authority at the appropriate time.

**FORM OF PROGRAM AGREEMENT**

**GARDEN STATE PROGRAM AGREEMENT**  
**BETWEEN**  
**THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**  
**AND**  
**[NAME OF MUNICIPALITY]**

THIS GARDEN STATE PROGRAM AGREEMENT (this "Garden State Program Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 202\_, by and between [MUNICIPALITY] (the "Municipality"), a municipal corporation of the State of New Jersey (the "State"), having an address at \_\_\_\_\_, in the County of [COUNTY], and the NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic of the State (the "Authority"; and together with the Municipality, the "Parties", and each, a "Party").

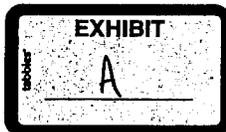
Capitalized terms not defined herein shall have the meanings given such terms in the Program Guidelines.

**BACKGROUND**

**WHEREAS**, the Authority has established the Garden State C-PACE Program (the "Program"), and developed the Garden State C-PACE Program Guidelines and Supplemental Guidelines (as may be amended from time to time, collectively the "Program Guidelines"), pursuant to and in accordance with P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.), as may be amended, the "C-PACE Act"), to facilitate private and other loan financing for clean energy and resiliency-related improvements to commercial and certain other types of properties (each, a "C-PACE Project"); and

**WHEREAS**, the C-PACE Act authorizes the imposition of a voluntary local improvement assessment in accordance with N.J.S.A. 40:56-1 et seq. (a "C-PACE Assessment") at the request of an Eligible Owner to provide security for the repayment to a Qualified Capital Provider of Direct Financing for a C-PACE Project, provided that the municipality in which the Eligible Property is located has adopted an Opt-in Ordinance to participate in the Program and has entered into a Garden State Program Agreement; and

**WHEREAS**, the Municipality has adopted an Opt-in Ordinance authorizing its participation in the Program and its execution of this Garden State Program Agreement;



4875-8303-0314.v1

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto mutually covenant and agree as follows:

**Section 1 - Purpose.**

The Authority and the Municipality are entering into this Garden State Program Agreement for the purpose of setting forth their respective obligations in connection with the Program in accordance with the C-PACE Act and the Program Guidelines.

**Section 2 - Rights and Obligations of the Authority.**

A. C-PACE Program Guidelines; Uniform Assessment Documents. Pursuant to the C-PACE Act, the Authority has developed and published Program Guidelines, which are inclusive of the Uniform Assessment Documents. A copy of the current Program Guidelines, as in effect on the date hereof, can be found on the Authority's Program website. The Authority may, from time to time and at its discretion, revise the Program Guidelines, including one or more of the Uniform Assessment Documents. In the event that the Program Guidelines are revised, the revised Program Guidelines shall not apply retroactively to any prior approvals, actions, or fees paid for C-PACE Projects that were previously approved but shall be effective and applicable to all C-PACE Projects in the Municipality upon their publication on the Authority's Program website.

B. Applications for C-PACE Projects. As set forth in the Program Guidelines, an individual or entity seeking to receive a Direct Financing shall submit a completed application to the Authority for the Authority to determine if the individual or entity, the property, and the proposed project are eligible. The Authority shall inform the Municipality of the Authority's determinations with respect to the eligibility of proposed projects within the Municipality for which the Authority has received applications.

C. Applications by Capital Providers. As set forth in the Program Guidelines, a Capital Provider seeking to be qualified to participate in the Program shall submit a completed application to the Authority for the Authority to determine if the Capital Provider is eligible. In addition, the Program Guidelines set forth the conditions and requirements for participation by Qualified Capital Providers in the Program. The Authority shall maintain a list of Qualified Capital Providers on the Authority's Program website.

D. Use of Third-Party Administrators; Use of State Government Agencies. Pursuant to the C-PACE Act, during the term of this Garden State Program Agreement, the Authority: (i) may contract with one or more third-party administrators, whether private, public or quasi-public, or for-profit or not-for-profit, to assist the Authority in its implementation or administration, or a combination thereof, of the Program and may delegate any duties under the program to one or more such third-party administrators, provided that the Authority shall not delegate its responsibility for general oversight of the Program, or (ii) may enter into a memorandum of agreement with one or more State government agencies or instrumentalities whereby any of the powers the Authority may exercise or responsibilities it must fulfill pursuant to the C-PACE Act may be exercised or fulfilled, as the case may be, by such agency or instrumentality. If the Authority contracts with one or more third-party administrator or enters into a memorandum of

agreement with one or more State government agencies or instrumentalities, the Municipality agrees to cooperate with such third-party administrator or State agency or instrumentality and to enter into such amendments to this Garden State Program Agreement or such new agreements with respect to the Program as may be required at such time in connection with the change in Program administration, provided that any such new agreements will contain only provisions required to enable the new entity to undertake the administration of the Program.

**Section 3 - Rights and Obligations of the Municipality.**

A. Compliance with the Garden State C-PACE Program. The Municipality acknowledges and agrees that it has reviewed the C-PACE Act and the Program Guidelines and it shall comply with the C-PACE Act and the Program Guidelines. The Municipality shall remain in compliance at all times with all requirements and obligations of the Garden State C-PACE Program, the C-PACE Act, this Garden State Program Agreement, the Program Guidelines (as such Program Guidelines may be revised from time to time), and each Uniform Assessment Document to which the Municipality is a party. Without limiting the generality of the foregoing, in connection with each C-PACE Project in the Municipality, the Municipality shall be obligated to (i) enter into a C-PACE Assessment Agreement with the Eligible Owner; (ii) enter into a Notice of Assessment; (iii) enter into an Assignment Agreement with the Qualified Capital Provider; and (iv) enter into any amendment(s) to such C-PACE Assessment Agreement, Notice of Assessment, or Assignment Agreement, as the Eligible Owner and the Qualified Capital Provider shall jointly request. Each such Uniform Assessment Document shall be substantially in the form of such document included in the Program Guidelines.

B. Designation of Municipal C-PACE Liaison. The Mayor or municipal manager, as appropriate to the form of government, shall designate an official of the Municipality, who shall be known as the Municipal C-PACE Liaison, to serve as the Municipality's liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality's participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified by training and experience to serve in that role. The Municipal C-PACE Liaison shall be responsible for coordinating within the Municipality the operation of the Garden State C-PACE Program in order to ensure the Municipality's compliance with the Garden State C-PACE Program, including compliance with the Program Guidelines, compliance with this Garden State Program Agreement, enforcement of C-PACE Assessments, and establishment of the appropriate municipal processes to fully participate in the Garden State C-PACE Program.

C. C-PACE Assessment Treated as a Municipal Lien. A C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes, including for the purposes of this Garden State Program Agreement.

D. Obligation to Levy, Bill, Collect, Remit, and Enforce C-PACE Assessments.

1. Payments of the C-PACE Assessment shall commence as set forth in the C-PACE Assessment Agreement. The Municipality shall levy, bill and collect payments for the C-PACE Assessments in accordance with the Repayment Schedule attached to the C-PACE Assessment Agreement. The Repayment Schedule may be amended from time to time by

agreement of the Qualified Capital Provider and the Eligible Owner. Following its receipt of any such payments, the Municipality shall remit such payment to the applicable Qualified Capital Provider within thirty (30) days following the receipt of the payment by the Municipality.

2. If any payment of a C-PACE Assessment is not made when that payment should have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon ("statutory interest") at the same rate as shall be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency, pursuant to the Direct Financing Agreement.

3. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

4. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

5. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any payment made by the Property Owner to any and all such other delinquencies before applying any payment to any delinquent C-PACE Assessment.

6. The Municipality acknowledges that in the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the "tax sale law," N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

7. Notwithstanding the obligations of the Municipality pursuant to N.J.S.A. 54:5-53.1, while the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

8. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that the Municipality acknowledges and agrees that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

9. The Municipality's appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the

Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A. 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

E. Assignment of C-PACE Assessments.

1. Pursuant to an Assignment Agreement between the Municipality and a Qualified Capital Provider, a C-PACE Assessment shall be assigned directly by the Municipality, and any assignee thereof, to a Qualified Capital Provider, as security for the Direct Financing provided by the Qualified Capital Provider to finance a C-PACE Project.

2. The assignment of C-PACE Assessments shall be an absolute assignment of all of the Municipality's right, title, and interest in and to the C-PACE Assessments, except for the Municipality's obligations to levy, bill, collect, remit, and enforce C-PACE Assessments.

F. Obligation to Report Certain Events to the Authority. The Municipality shall maintain records of the following events and the Municipal C-PACE Liaison shall report such events to the Authority no later than thirty (30) days after the occurrence of any such event: (i) a delinquency in the payment of a C-PACE Assessment; (ii) the commencement of foreclosure proceedings with respect to a C-PACE Assessment; and (iii) the completion of foreclosure proceedings with respect to a C-PACE Assessment.

G. Municipal C-PACE Fees.

1. Closing Fee: The Municipality shall be entitled to charge an Eligible Owner a Closing Fee at the closing of the Direct Financing for the Municipality's activities to prepare for the ongoing billing, collecting, and remittance of the C-PACE Assessment with respect to a C-PACE Project. The amount of the Closing Fee shall be as set forth in Schedule I, shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of the Closing Fee shall not apply with respect to any C-PACE Project for which the Eligible Owner's completed application to the Authority was filed prior to the date of implementation of the increase.

2. Municipal Servicing Fee: The Municipality shall be entitled to charge an Eligible Owner a Municipal Servicing Fee with respect to each C-PACE Project of the Eligible Owner, for the Municipality's billing, collection and remittance services rendered with respect to such C-PACE Project. The Annual Servicing Fee shall be charged each calendar year, or part thereof, in which a C-PACE Assessment is in effect with respect to such C-PACE Project. The Annual Servicing Fee may be billed together with the C-PACE Assessment and payable in respect of one quarter each year, such amount to be retained by the Municipality before remitting the balance to the Qualified Capital Provider, or the Annual Servicing Fee may be billed separately. The amount of the Annual Servicing Fee shall be as set forth in Schedule I, shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of the Annual Servicing Fee shall not apply retroactively to any prior Annual Servicing Fee paid for a C-PACE project that was previously approved but shall apply to all prospective Annual Service Fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

H. Recording of C-PACE Project Documents. The Municipality acknowledges and agrees that certain Uniform Assessment Documents and each amendment to such documents are required to be recorded within the time and in the manner as required in the Program Guidelines. The Municipality shall designate on Schedule I whether the responsibility to record or arrange for the recording of such documents shall be the Municipality's or the Qualified Capital Provider. The Municipality's designation as set forth on Schedule I shall not be revised without providing prior written notice to the Authority, and any such revision shall not apply retroactively to any recording for a C-PACE Project that was previously approved but shall apply to all prospective recordings for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

I. Indemnification. To the fullest extent permitted by Applicable Law, the Municipality shall release, defend, indemnify and hold harmless the Authority and its directors, employees, consultants, agents, successors, and assigns (collectively, "Indemnified Parties") from and against any and all liability for losses (including property damage, injury or death) arising from third party claims to the extent such losses arise out of, or as a consequence of, the subject matter of this Garden State Program Agreement, provided, however, that the foregoing indemnification and protections shall not extend to any losses, claims, damages, liabilities, or costs arising from the gross negligence or willful misconduct of the Indemnified Parties.

**Section 4 – Term; Termination for Convenience; Termination for Cause.**

A. Commencement of Term. The term of this Garden State Program Agreement shall commence upon the date first written above.

B. Termination of Participation by the Municipality: The Municipality may terminate its participation in the Program for any reason by providing ninety (90) days prior written notice to the Authority or in the case of a material change to the Program, by providing written notice to the Authority within sixty (60) days of the material change to the Program with such a termination being effective fifteen (15) days after the written notice; provided, however, that any termination shall not be effective with respect to any continuing obligations of the Municipality relating to any C-PACE Assessments that have not been paid or otherwise discharged in full, and all such continuing obligations of the Municipality relating to such C-PACE Assessments shall continue until all such C-PACE Assessments have been paid or otherwise discharged in full.

D. Termination by Authority for Cause. If the Municipality fails to comply with a requirement of the Program, including, but not limited to, requirements in the Program Guidelines or in this Garden State Program Agreement, the Authority may revoke the designation as a Participating Municipality, which shall be in addition to any remedy any other individual or entity may have; provided, however, that any such termination for cause shall not relieve or terminate the Municipality's duties, obligations, and responsibilities with respect to any C-PACE Project located within the Municipality that received the approval of the Authority prior to the date of termination and with respect to all continuing obligations of the Municipality relating to any C-PACE Assessments that have not been paid or otherwise discharged in full, and all such continuing obligations of the Municipality relating to such C-PACE Assessments shall survive and continue until all such C-PACE Assessments have been paid or otherwise discharged in full.

E. Ongoing Obligation with respect to Continuing C-PACE Assessments. Notwithstanding anything to the contrary in this Garden State Program Agreement, for so long as there are any C-PACE Projects on Eligible Properties located within the Municipality that are subject to C-PACE Assessments, the Municipality's obligations hereunder shall survive and remain in full force and effect with respect to such C-PACE Assessments until all such C-PACE Assessments have been paid or otherwise discharged in full.

**Section 5 – Miscellaneous.**

A. Rules of Construction. If and to the extent there is any conflict or inconsistency between the C-PACE Act and this Garden State Program Agreement, the C-PACE Act shall control. If and to the extent there is any conflict or inconsistency between this Garden State Program Agreement and the Program Guidelines, the Program Guidelines shall control.

B. Severability. If any term or provision of this Garden State Program Agreement, or the application thereof to any person or circumstances, shall, to any extent, be held illegal, invalid or unenforceable by any court of competent jurisdiction, the remainder of this Garden State Program Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held illegal, invalid or unenforceable, shall not be invalidated, rendered unenforceable, or otherwise affected thereby, and each term and provision of this Garden State Program Agreement shall be valid and be enforceable to the fullest extent permitted by law.

C. Counterparts. This Garden State Program Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.

D. Notices. All notices, requests, consents and other communications shall be in writing and shall be delivered by any of the following methods: (i) by first class mail, postage prepaid; (ii) by overnight delivery service; or (iii) by messenger delivery service. Notices may also be sent by confirmed email and shall be deemed to have been given upon confirmation of receipt by either automatic read receipt or email confirmation by the recipient and so long as follow-up notice is sent by the methods set forth in clauses (i), (ii), or (iii) of the previous sentence.

If to the Municipality:  
[Address]  
Attention:  
Email:  
Fax:

If to the Authority:  
New Jersey Economic Development Authority  
36 W. State Street, Trenton, New Jersey 08608  
Attention:  
Email:  
Fax:

E. Amendment and Waivers. Except as otherwise set forth in this Garden State Program Agreement, any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the Authority and the Municipality.

F. Governing Law and Venue. This Garden State Program Agreement and its provisions shall be governed by and construed in accordance with the laws of the State of New Jersey. In any action, in equity or law, with respect to the enforcement or interpretation of this Garden State Program Agreement, venue shall be in the County of Mercer State of New Jersey. Any and all claims made or to be made against the Authority based in tort law shall be governed by and subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., and any and all claims made or to be made against the Authority based in contract law shall be governed by and subject to the provisions of the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq. as if incorporated here.

G. Entire Agreement. This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Garden State Program Agreement.

H. Headings. The headings in this Garden State Program Agreement are solely for convenience, do not constitute a part of this Garden State Program Agreement, and do not affect its meaning or construction.

*[SIGNATURES FOLLOW]*

IN WITNESS WHEREOF, the Municipality and the Authority have each caused this Garden State Program Agreement to be executed and delivered as of the date first set forth above:

(SEAL)

ATTEST:

[NAME OF MUNICIPALITY]

\_\_\_\_\_

By: \_\_\_\_\_  
[Name]  
[Title]

ATTEST:

**NEW JERSEY ECONOMIC  
DEVELOPMENT AUTHORITY**

\_\_\_\_\_

By: \_\_\_\_\_  
[Name]  
[Title]

[Signature Page to Agreement]

SCHEDULE I

DESIGNATION OF RESPONSIBILITY TO RECORD C-PACE PROJECT DOCUMENTS

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, the Municipality designates the following party to be responsible for the recording of Uniform Assessment Documents, as may be required:

- Municipality
- Qualified Capital Provider

MUNICIPAL C-PACE FEES

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, in accordance with the Program Guidelines and subject to the limitations set forth therein, the Municipality shall charge the following fees to Eligible Owners in connection with C-PACE Assessments:

Closing Fee: \$

Annual Servicing Fee: \$

MBS:dh  
09-09-25

02

**ORDINANCE AUTHORIZING THE STREET VACATION FOR CAMDEN LUTHERAN HOUSING -EASTSIDE OF RAY STREET TO THE WEST SIDE OF NORTH 10<sup>TH</sup> STREET BETWEEN ELM AND PEARL STREETS, BLOCK: 804, LOTS 47-86 AND BLOCK 805, LOTS 1-40 AS MORE PARTICULARLY SET FORTH IN THE ATTACHED METES AND BOUNDS DESCRIPTIONS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1**

WHEREAS, Camden Lutheran Housing has requested a street vacation of portions of certain alleyways for the propose of construction 26 residential townhomes located on the east side of Ray Street to the west side of North 10<sup>th</sup> Street between Elm and Pearl Streets also known as Block 804, Lots 47-86 and Block 805, Lots 1-40, Camden, NJ as more particularly set forth in the metes and bounds descriptions attached hereto as Exhibit "A;" and

WHEREAS, no reservations or objections have been made; and

WHEREAS, the matter has been referred to the City Engineer, who has recommended that the City proceed with the vacation; and

WHEREAS, it appears to the City that the public will not be adversely affected by the vacating of the public right in these areas; and

WHEREAS, the City is desirous of retaining a utility easement over the portions being vacated; now therefore

BE IT ORDAINED, by the City Council of the City of Camden that:

SECTION 1. The rights of the public and the City of Camden and to the Plan of Survey, proposed Block 804, Lots 47-86 and Block 805, Lots 1-40 as more particularly set forth in the attached metes and bounds descriptions are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement. The vacation shall comply with all conditions of the vacation approval that the applicant is responsible for as per the City Engineer. Please see Exhibit "B" for the detailed description of the Block and Lots, being vacated.

SECTION 2. All municipal public utilities and cable television lines and facilities, if any, existing in, on or under the vacated streets as described in the legal descriptions shall remain the property of the City of Camden, applicable public utility or cable television company. The City of Camden expressly reserves an easement in, on or under those portions of the streets to be vacated. The party or parties, who become owners of the vacated streets under this ordinance, and their successors in title, shall not have the right to close, remove, relocate, erect any structure upon, or block access to any municipal or public utility or cable television lines or facilities existing in, on or under the vacated streets. They shall have the right to contract with the City of Camden or applicable public utility or cable television company to close, remove, relocate, detour or operate and maintain any such municipal public utility or cable television company lines and facilities. The party or parties who become owners of the vacated streets must maintain fire access to the vacated streets at all times.

SECTION 3. The street vacations are subject to the rights of the City of Camden and of public utilities to enter the vacated streets in a reasonable manner for the purpose of inspecting, maintaining, repairing, replacing, closing or removing any municipal public utility or cable television lines and/or facilities remaining in, on or under the vacated streets, unless the City of Camden or public utility or cable television company waives such right by contract or agreement under Section 2 above.

SECTION 4. The Municipal Clerk shall have this ordinance published once, not less than (10) days instead of one (1) week prior to the second reading.

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

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies only.

SECTION 7. This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

SECTION 8. The Municipal Clerk shall, within sixty (60) days after this ordinance becomes effective, file a certified copy of this ordinance, together with a copy of the proof of publication, in the

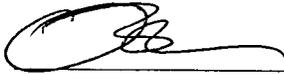
Office of the Camden County Clerk/Register of Deeds with instructions that the certified copy of this ordinance be recorded and properly indexed in the street vacation book.

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: September 9, 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

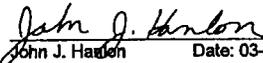
Metes & Bounds Description  
Block 804  
Lots 47 thru 86

All that certain parcel of land known as lots 47 thru 86, block 804 in the City of Camden, Camden County, New Jersey, with an area of 25,600 square feet or 0.588 acres more or less, and being further described as follows:

Beginning at concrete monument to be set at the intersection of the southern right-of-way line of Elm Street (60' r.w) and the western right-of-way line of Borton Street (30' r/w), said point having a New Jersey State Plane Coordinate of N:407121.90, E:320455.43, running thence along said western right-of-way line of Borton Street:

1. South 14 degrees 27 minutes 35 seconds West, 256.00 feet to a concrete monument to be set, thence along the northern line of lots fronting on Pearl Street
2. North 75 degrees 32 minutes 25 seconds West, 100.00 feet to a concrete monument to be set on the eastern right-of-way line of Ray Street (30' r/w), thence along the eastern line of Ray Street
3. North 14 degrees 27 minutes 35 seconds East, 256.00 feet to a concrete monument to be set on the southern right-of-way line of Elm Street, thence continuing along the southern right-of-way line of Elm Street
4. South 75 degrees 32 minutes 25 seconds East, 100.00 feet to the Point and Place of Beginning

All in accordance with a plan entitled "Boundary & Topographic Survey" prepared by RWC Surveying, dated March 15, 2024. RWC Project #24010

  
John J. Haddon Date: 03-15-2014  
Professional Land Surveyor  
New Jersey License No. 37589  
NJCOA # 24GA28113500



P.O. Box 3652 • Toms River, New Jersey 08756 • Regional Office: Layton, NJ  
(888)676-4435 • (800)220-6214 fax



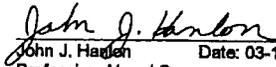
**Metes & Bounds Description**  
Block 805  
Lots 1 thru 40

All that certain parcel of land known as lots 1 thru 40, block 805 in the City of Camden, Camden County, New Jersey, with an area of 25,600 square feet or 0.588 acres more or less, and being further described as follows:

Beginning at concrete monument to be set at the intersection of the southern right-of-way line of Elm Street (60' r.w) and the western right-of-way line of 10<sup>th</sup> Street (60' r/w), said point having a New Jersey State Plane Coordinate of N:407089.44, E:320581.31, running thence along said western right-of-way line of 10<sup>th</sup> Street:

1. South 14 degrees 27 minutes 35 seconds West, 256.00 feet to a concrete monument to be set, thence along the northern line of lots fronting on Pearl Street
2. North 75 degrees 32 minutes 25 seconds West, 100.00 feet to a concrete monument to be set on the eastern right-of-way line of Borton Street (30' r/w), thence along the eastern line of Borton Street
3. North 14 degrees 27 minutes 35 seconds East, 256.00 feet to a concrete monument to be set on the southern right-of-way line of Elm Street, thence continuing along the southern right-of-way line of Elm Street
4. South 75 degrees 32 minutes 25 seconds East, 100.00 feet to the Point and Place of Beginning

All in accordance with a plan entitled "Boundary & Topographic Survey" prepared by RWC Surveying, dated March 15, 2024. RWC Project #24010

  
John J. Hazler Date: 03-15-2014  
Professional Land Surveyor  
New Jersey License No. 37589  
NJCOA # 24GA28113500



P.O. Box 3652 • Toms River, New Jersey 08756 • Regional Office: Layton, NJ  
(888)676-4435 • (800)220-6214 fax

DB:dh  
09-09-25

0-3

**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, Renee G. Rice, 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 1534 Greenwood Avenue; and

WHEREAS, Randy R. Thompson, 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 440 Mechanic Street; and

WHEREAS, Longinos DeJesus, 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 64 S 28<sup>th</sup> Street; and

WHEREAS, Anith R. Smith, 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 630B Berkley Street; and

WHEREAS, Martha D. Guzman, 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 her home at 3393 A Marlton Avenue; and

WHEREAS, Claribel Garcia, 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 114 Linden Street; now, therefore

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

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

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

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

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

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

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

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

Date of Introduction: September 9, 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

04

**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:

1717 S 6 <sup>th</sup> Street	Julio C. Esquilin
2871 Tuckahoe Road	Eileen Ramos
723 Spruce Street	Unknown Resident
1576 Park Blvd	Fern Bliss-Morgan

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.

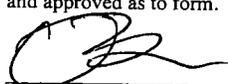
SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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: September 9, 2025

The above has been reviewed  
and approved as to form.

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

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

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

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

# *Resolutions*

R-1

ALL COUNCIL  
10/14/2025

**RESOLUTION DESIGNATING RUTH GALVEZ AS THE CITY OF CAMDEN  
EMPLOYEE OF THE MONTH FOR OCTOBER 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, RUTH GALVEZ, 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 RUTH GALVEZ; and

WHEREAS, RUTH GALVEZ 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. RUTH GALVEZ; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it recognizes RUTH GALVEZ as the "Employee of the Month" for OCTOBER, 2025 and hereby extends to RUTH 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: October 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

R-2

RAMOS  
10/14/2025

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

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

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

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

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

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

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

Date: October 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

DAVIS  
10/14/2025

A-3  
RV 2025

**RESOLUTION SUPPORTING LEGISLATION TO AMEND N.J.S.A. 39: 4-50, DRIVING WHILE INTOXICATED, AND N.J.S.A. 2C: 11-5; DEATH BY AUTO, TO IMPOSE MORE SEVERE FINES AND OTHER PENALTIES ARISING FROM A MOTOR VEHICLE CRASH WHERE A FATALITY HAS OCCURRED**

WHEREAS, the New Jersey State Police ("NJSP") in its report; Fatal Motor Vehicle Crash, 2023, reported that there were 574 fatal crashes leading to the 606 people being killed; and

WHEREAS, the NJSP report also indicated that of the fatalities, 25.6% had consumed alcohol to some extent and, of all the drivers, 11.8% were legally intoxicated at the time of the crash; and

WHEREAS, on July 24, 2025, Esiyah Dixon-Waheed, a former teen pageant queen and choir singer and a woman known for her powerful voice and comforting spirit was killed in a head-on crash during a church retreat in Missouri; and

WHEREAS, Esiyah Dixon-Waheed was known by residents of the City for engaging in the Camden community, ranging from hosting a Christmas food drive to participating in the pageant for Miss Camden Teen; and

WHEREAS, Esiyah Dixon-Waheed graduated from the City's Creative Arts High School and subsequently attended Wiley University in Texas on a scholarship; and

WHEREAS, Esiyah Dixon-Waheed, at the young age of twenty-six years old, was killed by a 61-year-old man who is facing four felony charges, including causing the death of another while driving intoxicated; and

WHEREAS, the City Council of the City of Camden believes that imposing more severe fines and penalties on drunk drivers who cause a motor vehicle crash involving a fatality may lead to drivers being deterred from driving while intoxicated which will lead to a significant overall increase in public safety and a corresponding significant decrease in fatalities in New Jersey, Camden County and the City of Camden; now therefore,

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden hereby supports amending N.J.S.A. 39: 4-50, Driving While Intoxicated, and N.J.S.A. 2C: 11-5, Death by Auto, to impose more severe fines and penalties, when a driver who is legally intoxicated causes a motor vehicle crash wherein a person is killed.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden hereby offers support, hope and prayers to the family of Esiyah Dixon-Waheed, who have suffered and are still suffering from her tragic and fully preventable death caused by a drunk driver.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden that the Clerk shall send a copy of this resolution to our Legislators: Senator Nilsa-Cruz Perez, Assemblyman William W. Spearman and Assemblyman William F. Moen, Jr.

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 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

R-4

SORIA-PEREZ  
10/14/2025

**RESOLUTION RECOGNIZING AND HONORING FREDDY CASTRO AND GREGORY CLARK FOR THEIR BRAVE AND HEROIC ACTIONS IN COMING TO THE AID OF MS. SADIE SMITH WHO WAS BEING ACCOSTED AND ROBBED BY AN UNKNOWN MALE ON SEPTEMBER 3, 2025 IN THE CITY OF CAMDEN**

WHEREAS, on September 3, 2025, at 6:30 a.m., Ms. Sadie Smith, an employee of the City of Camden's Department of Code Enforcement, was exiting her vehicle at City Hall when she was approached by an unknown male; and

WHEREAS, it is now known that this unknown male was seeking to rob Ms. Smith; and

WHEREAS, at that time that Ms. Smith was being accosted by this male assailant, two (2) other males came to her rescue and offered her aid and assistance; and

WHEREAS, one of these males offering aid and assistance to Ms. Smith was Freddy Castro, a longtime employee of Guido Pizza who was opening the store at that time; and

WHEREAS, the other male who was offering Ms. Smith aid and assistance was Gregory Clark, a City of Camden firefighter who was on his way to the firehouse at that time; and

WHEREAS, Mr. Castro and Mr. Clark both observed Ms. Smith being accosted, and, recognizing the danger to Ms. Smith and ignoring the danger they, themselves faced, immediately took swift action and came to Ms. Smith's aid and assistance; and

WHEREAS, Mr. Castro and Mr. Clark managed to detain the male assailant until a Camden County Sheriff's Officer arrived on the scene to assist in subduing and apprehending this assailant; and

WHEREAS, Freddy Castro and Gregory Clark deserve praise and admiration for their incredible bravery, courage and fearlessness in coming to the aid of Ms. Smith who, at that time, was being robbed by a male assailant; and

WHEREAS, the City of Camden, its Officials and Residents wish to honor and express our profound appreciation to Freddy Castro and Gregory Clark for their bravery and courageous actions in helping Ms. Smith during this difficult time and acknowledge that such remarkable bravery and heroic actions deserve recognition and appreciation; and

WHEREAS, Freddy Castro and Gregory Clark, by their actions, have brought honor and recognition not only to themselves, but to their families, friends and their community; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that it hereby wishes to honor, recognize and commend Freddy Castro and Gregory Clark for their incredible bravery, courage and fearlessness in coming to the aid of Ms. Sadie Smith who was being robbed by a male assailant on September 3, 2025 which led to the apprehension of this assailant.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden that it wishes to express its sincere and deep appreciation to Freddy Castro and Gregory Clark for their heroic and daring actions during this appalling incident. A well-deserved thank you and congratulations to you both!

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 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

R-9

ALL COUNCIL  
10/14/2025

**RESOLUTION HONORING TYE TRIBBETT ON HIS INDUCTION TO THE  
CAMDEN WALK OF FAME**

WHEREAS, the Camden Walk of Fame Committee is dedicated to recognizing and celebrating individuals whose extraordinary achievements have brought pride and distinction to the City of Camden; and

WHEREAS, the Committee is honored to announce the induction of Tye Tribbett, an acclaimed gospel musician, songwriter, and keyboardist, into the 2025 Camden Walk of Fame; and

WHEREAS, Tye Tribbett was born on January 26, 1976, in Camden, New Jersey, and raised in a faith-filled household where he was actively involved in El Bethel church, under the spiritual leadership of his father, a pastor, and his mother, a minister and DJ; and

WHEREAS, from the age of five, Tye Tribbett demonstrated exceptional musical talent, playing the keyboard and contributing to community choirs and national music seminars, including the Edwin Hawkins Music & Arts Seminar; and

WHEREAS, he founded the groundbreaking group Tye Tribbett & G.A. (Greater Anointing), which rose to national prominence through gospel music competitions and a featured performance on the Prince of Egypt soundtrack alongside Mary Mary; and

WHEREAS, his group and solo career have earned him multiple Grammy nominations and wins, including for the albums Victory, Fresh, and Greater Than, showcasing his dynamic fusion of gospel, R&B, hip-hop, and contemporary music; and

WHEREAS, Tye Tribbett has collaborated with renowned artists such as Faith Hill, Will Smith, and Usher, and has used his platform to inspire and uplift audiences worldwide; and

WHEREAS, he and his wife, Shanté Tribbett, co-founded Live Church Orlando, a ministry dedicated to empowering individuals through faith and service; and

WHEREAS, his philanthropic efforts, including the An-Tye Bullying Campaign and the Hate Won't Win benefit concert, reflect his deep commitment to social justice and community upliftment; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Tye Tribbett is hereby recognized and in recognition of his accomplishments, the Camden Walk of Fame Committee proudly inducts Tye Tribbett into the 2025 Camden Walk of Fame, honoring his outstanding contributions to music, ministry, and the Camden community.

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 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

R-6

ALL COUNCIL  
10/14/2025

**RESOLUTION HONORING LEON "DONKEY" LUCAS ON HIS INDUCTION TO THE  
CAMDEN WALK OF FAME**

WHEREAS, the Camden Walk of Fame Committee is committed to recognizing individuals and institutions whose contributions have enriched the cultural, social, and historical fabric of the City of Camden; and

WHEREAS, the Committee is proud to announce the induction of Leon "Donkey" Lucas, a Camden legend, into the 2025 Camden Walk of Fame for his enduring legacy as a community icon and culinary pioneer; and

WHEREAS, Leon Lucas, a former light heavyweight boxer known for the power of his punch—earning him the nickname "Donkey"—founded Donkey's Place in 1943 following his boxing career, establishing a beloved local institution at 1223 Haddon Avenue in Camden, New Jersey; and

WHEREAS, Donkey's Place quickly became renowned for its distinctive cheesesteak, served on a round kaiser roll with white American cheese and fried onions, setting it apart from traditional cheesesteak offerings and earning it a loyal following; and

WHEREAS, the restaurant became a cornerstone of the Camden community, known not only for its food but also for the warm hospitality of the Lucas family, who welcomed generations of customers with kindness and consistency; and

WHEREAS, after Leon Lucas's passing in 1971, his son Robert A. "Bob" Lucas carried on the family tradition, preserving the restaurant's character and charm until his own passing in 2015; and

WHEREAS, Donkey's Place gained national recognition in 2015 when it was featured on Anthony Bourdain's Parts Unknown, where Bourdain declared it his favorite cheesesteak spot, further cementing its legendary status; and

WHEREAS, the third generation of the Lucas family—Rob and Joe Lucas—have continued the legacy, expanding the brand with Donkey's Too in Medford and a location in Mount Holly, while maintaining the original spirit and flavor that made Donkey's Place a Camden treasure; and

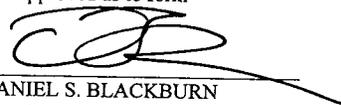
WHEREAS, the story of Donkey's Place has been immortalized in the book DONKEY'S PLACE by Russell Lloyd, celebrating the restaurant's history, the Lucas family, and the loyal patrons who have made it a cherished landmark; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Leon Lucas is hereby recognized and in recognition of his accomplishments, the Camden Walk of Fame Committee proudly inducts Leon "Donkey" Lucas into the 2025 Camden Walk of Fame, honoring his legacy as a trailblazer in Camden's culinary and cultural history.

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 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

R-7

ALL COUNCIL  
10/14/2025

**RESOLUTION HONORING ARNOLD NORRIS BYRD ON HIS INDUCTION TO THE  
CAMDEN WALK OF FAME**

WHEREAS, the Camden Walk of Fame Committee is proud to recognize individuals whose lifelong dedication and service have made a profound and lasting impact on the City of Camden and its residents; and

WHEREAS, the Committee is honored to announce Arnold Norris Byrd as a 2025 Community Award Honoree, in recognition of his extraordinary contributions to civil service, community empowerment, and economic development in Camden, New Jersey; and

WHEREAS, Arnold Byrd was born in Camden, New Jersey, in 1939, and his life reflects the strength and resilience of the Great Migration, during which his family moved from Virginia in search of opportunity and a better future; and

WHEREAS, Byrd attended Rutgers University in New Brunswick from 1957 to 1961, earning a Bachelor's degree in Psychology while actively participating in athletics, the Black Student Union, and the ROTC; and

WHEREAS, he later earned a Master's degree in Community Education from Antioch College in 1976, further equipping him to serve and uplift his community; and

WHEREAS, Byrd served honorably in the United States military, including time in Korea, and concluded his service as a Captain in the Reserves, where he gained valuable leadership experience and insight into race relations within the armed forces; and

WHEREAS, upon returning to Camden, Byrd dedicated his life to public service, working for the Welfare Board and serving for an extraordinary 56 years as Executive Director of the Camden County Council on Economic Opportunity (OEO), where he championed programs that addressed poverty, education, and economic empowerment; and

WHEREAS, Byrd's leadership was deeply influenced by his relationships with Camden leaders such as Poppy Sharp and his involvement in the Black People's Unity Movement, and his perspectives on civil rights leaders Dr. Martin Luther King Jr. and Malcolm X reflect a deep understanding of the social justice movements that shaped Camden and the nation; and

WHEREAS, his life and legacy have been preserved through the Black Camden Oral History Project, where he shared his experiences growing up in Camden, his reflections on school integration, and his unwavering commitment to the city he has always called home; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Arnold Byrd is hereby recognized and in recognition of his accomplishments, the Camden Walk of Fame Committee proudly inducts Arnold Norris Byrd into the 2025 Camden Walk of Fame, as a 2025 Community Award Honoree, celebrating his decades of leadership, advocacy, and service to the people 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: October 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

R-8

ALL COUNCIL  
10/14/2025

**RESOLUTION HONORING R. MANGALISO DAVIS ON HIS INDUCTION TO THE  
CAMDEN WALK OF FAME**

WHEREAS, the Camden Walk of Fame Committee is proud to recognize individuals whose unwavering commitment to justice, community empowerment, and cultural enrichment has left a lasting impact on the City of Camden; and

WHEREAS, the Committee is honored to announce R. Mangaliso Davis as a 2025 Community Award Honoree, in recognition of his decades of activism, advocacy, and artistic contribution to the life and spirit of Camden; and

WHEREAS, a lifelong resident of Camden, R. Mangaliso Davis—whose name, Mangaliso, is a Xhosa word meaning “one who does magical or wonderful things”—has lived up to that name through his tireless efforts to uplift and unify his community; and

WHEREAS, for over two decades, Brother Davis has been on the front lines of grassroots movements, fighting for jobs, affordable housing, environmental justice, cultural access, and the eradication of drugs from Camden’s neighborhoods; and

WHEREAS, he played a pivotal role in the approval of the City’s affirmative action ordinance, helped bring the Regional Food Distribution Center and its thousands of jobs to Camden, and organized Black contractors to secure equitable opportunities in local development; and

WHEREAS, as a housing advocate, Brother Davis co-founded the Camden Citizens Housing and Community Development Corporation (CCHCDC) and the New Camden Rehabilitation Corporation (NCRC), which together funneled nearly \$4 million into housing and related services in the Bergen-Lanning Square area, while fighting displacement and advocating for tenant rights; and

WHEREAS, he has been a vocal and active participant in the Coordinating Committee for a Drug-Free Life, recognizing the devastating impact of illegal drugs on Camden’s families and future; and

WHEREAS, understanding the importance of joy and unity, Brother Davis organized three city-wide Unity Days (1981–1983) and launched the Saturday Morning Movies Program at NCRC, bringing entertainment and togetherness to a city without a movie theater; and

WHEREAS, as a patron of the arts, he has promoted African-American classical music and jazz through Open Productions, and has been a dedicated volunteer with the Walt Whitman Center for the Arts and Humanities; and

WHEREAS, as a photographer, Brother Davis has documented both the hope and hardship of Camden, with his work appearing on Philadelphia International album covers, in AFRICAN VOICE magazine, and as co-producer and cinematographer of the film Petty’s Island; and

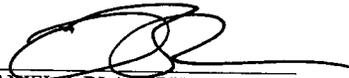
WHEREAS, his life’s work reflects a deep love for Camden and a steadfast belief in the power of community, culture, and justice; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that Mr. Mangaliso Davis is hereby recognized and in recognition of his accomplishments, the Camden Walk of Fame Committee proudly inducts R. Mangaliso Davis into the 2025 Camden Walk of Fame, as a 2025 Community Award Honoree, celebrating his decades of leadership, advocacy, and service to the people 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: October 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

R-9

ALL COUNCIL  
10/14/2025

**RESOLUTION HONORING FATHER LEONARDO CARRIERI ON HIS INDUCTION TO  
THE CAMDEN WALK OF FAME**

WHEREAS, the Camden Walk of Fame Committee is committed to honoring individuals whose vision, leadership, and cultural contributions have shaped the identity and enriched the heritage of the City of Camden; and

WHEREAS, the Committee is proud to posthumously recognize Father Leonardo Carrieri as a 2025 Community Award Honoree, in tribute to his pioneering role in organizing the San Juan Bautista Parade, a cornerstone of Puerto Rican cultural celebration in Camden; and

WHEREAS, in the mid-1940s, Puerto Rican families began migrating to Southern New Jersey, drawn by opportunities in agriculture near Vineland and industrial work at the Campbell Soup Company in Camden; and

WHEREAS, in 1957, under the spiritual leadership of Padre Leonardo Carrieri, the parishioners of Our Lady of Fatima Catholic Church—the first Spanish-language parish in Camden—founded the San Juan Bautista Parade, known as La Parada San Juan Bautista, in honor of Saint John the Baptist, the patron saint of Puerto Rico; and

WHEREAS, what began as a single-day event has grown into a months-long celebration of Puerto Rican culture, music, dance, folklore, history, and customs, culminating in the annual Parade and Festival at the Camden Waterfront; and

WHEREAS, the Parada San Juan Bautista, Inc., now a nonprofit charitable organization, has expanded its calendar to include the Business & Professional Reception, Coronation Pageant, Commemorative Mass, Puerto Rican Flag Raising Ceremony, Distinguished Citizens Luncheon, and the Annual Gala Banquet & Dinner Dance; and

WHEREAS, Father Carrieri's vision and dedication laid the foundation for a cultural tradition that has become deeply woven into the social fabric of Camden, fostering pride, unity, and cultural awareness across generations; and

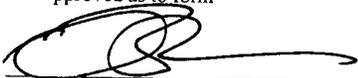
WHEREAS, his legacy continues to inspire and uplift the Puerto Rican community and the broader Camden region through the enduring celebration of heritage and identity; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Father Carrieri is hereby recognized and in recognition of his accomplishments, the Camden Walk of Fame Committee proudly inducts Father Leonardo Carrieri into the 2025 Camden Walk of Fame, as a 2025 Community Award Honoree, in recognition of his profound cultural and spiritual contributions to the City of Camden.

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

Date: October 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

ALL COUNCIL  
10/14/2025

R-10

**RESOLUTION COMMENDING ISAIAS MARTINEZ FOR TEN YEARS OF  
DEDICATED SERVICE ON THE ZONING BOARD**

WHEREAS, Isaias Martinez has served with distinction as a member of the Zoning Board for ten years, demonstrating unwavering commitment to the responsible development and well-being of our community; and

WHEREAS, Mr. Martinez, a lifelong resident, has brought invaluable insight and experience from his background in construction and urban planning, contributing to thoughtful and balanced zoning decisions that have shaped the city's growth while preserving its unique character; and

WHEREAS, throughout his tenure, Mr. Martinez has worked collaboratively with city planners, developers, and residents to ensure that zoning projects align with the city's long-term vision and community values; and

WHEREAS, his integrity, fairness, and dedication have earned him the respect of his colleagues and the gratitude of the citizens he has served; and

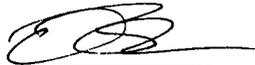
WHEREAS, beyond his official duties, Mr. Martinez has also given generously of his time through volunteer work with youth mentorship programs and community clean-up initiatives; now, therefore

BE IT RESOLVED by the City Council of the City of Camden do hereby commend and express our deepest appreciation to Isaias Martinez for his ten years of exemplary service on the Zoning Board, and we extend our best wishes for his continued success and fulfillment in all future endeavors.

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 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



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

DATE: October 1, 2025

Council Meeting Date: OCTOBER 14, 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 COMMENDING ISAIAS MARTINEZ FOR TEN YEARS OF  
DEDICATED SERVICE ON THE ZONING BOARD**

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

*Angel Fuentes /rb*

Signature of Councilperson

10/1/25

Date

R-11

DB:aiv  
10-14-25

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF CAMDEN AND  
NEW YORK LIFE INSURANCE COMPANY TO PROVIDE LIFE INSURANCE PRODUCTS  
TO CITY EMPLOYEES**

WHEREAS, New York Life Insurance Company desires to provide voluntary whole life insurance plan to eligible City of Camden employees and/or their dependents; and

WHEREAS, there is no financial cost to the City to enter into the Employer Agreement and adopt and implement a voluntary employee whole life insurance plan; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper officials are hereby authorized to enter into an Employer Agreement with New York Life Insurance Company provide voluntary life insurance to eligible City employees and/or their dependents.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/14/2025

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

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION "AUTHORIZING AN AGREEMENT BETWEEN CITY OF CAMDEN AND NEW YORK LIFE INSURANCE COMPANY"**

Point of Contact:	Sachina Evans-Johnson	Administration/Personnel	Xt7414	saeavans@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

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

Approved by:  
Business Administrator

9/30

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

10/1

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 AN AGREEMENT BETWEEN CITY OF CAMDEN AND NEW YORK LIFE INSURANCE COMPANY"**

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

- There is no financial cost to the City to adopt and implement an employee voluntary whole life insurance plan

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

**IMPACT STATEMENT:**

- This is necessary to allow New York Life to provide Life insurance policies to City employees.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

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

**COORDINATION:**

- Who is impacted/has action if the legislation is passed? All eligible City employees

Prepared by: Sachina Evans-Johnson

xt.7414

saevans@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	N/A
Name of Vendor	NEW YORK LIFE INSURANCE COMPANY
Purpose or Need for service:	PROVIDE VOLUNTARY WHOLE LIFE INSURANCE PLANS FOR ELIGIBLE CITY OF CAMDEN EMPLOYEES
Contract Award Amount	N/A
Term of Contract	NONE
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.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

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

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

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
***For LGS use only:***

Approved                       Denied

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

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



NEW YORK LIFE WORKSITE EMPLOYER AGREEMENT FORM

(Name of Employer), referred to as Employer, has selected and agreed to the following Voluntary Worksite arrangement(s) as issued by New York Life Insurance Company (NYLIC) and/or its subsidiary, the New York Life Insurance and Annuity Corporation (NYLIAC), collectively "New York Life", on the lives of eligible employees and/or their dependents.



I. Premiums, Coverage and Eligible Employee

- Employer funds cannot be accepted.
• Under this arrangement, coverage under the Temporary Coverage Agreement receipt, attached to the application, will be provided subject to its terms and conditions, just as though the full first premium had been paid in cash with application.
• An Eligible Employee means a full-time employee of the Employer, who at the time he/she is applying for insurance:
• Is actively at work on a full-time basis (at least 30 hours a week) with paid vacation and sick time
• Has been employed continuously by the Employer for a minimum of 90 days on a full-time basis
• Is between the ages of 16 and 70 (nearest birthday)

II. Minimum Participation (Check either Simplified Issue or Guaranteed Issue, Only one EWL type may be selected)

EWL Simplified Issue

Simplified Issue means that New York Life does limited underwriting to determine acceptance. At least 5 policies (including eligible employees and eligible family members) must be paid in order to make the arrangement active. At least 3 policies must remain active to keep the arrangement in force.

For New York State only (Check the box which applies)

- Employers with 25 or fewer Eligible Employees - at least 3 employees must be enrolled
Employers with more than 25 Eligible Employees (Check the box which applies below)
With a group life insurance plan - at least 5 employees must be enrolled
With no group life insurance plan - there are no minimum participation requirements

EWL Guaranteed Issue

Guaranteed Issue means that New York Life will issue a policy on the life of an Eligible Employee applying for insurance if such Eligible Employee has not been absent from work due to their illness or injury for more than 40 hours during the 90 days prior to their application. The greater of the following two conditions must be met during the initial enrollment period: 1) 10% of all eligible employee participation, or 2) 10 eligible employee policies written. In addition:

- If the required minimum participation is achieved, all newly eligible employees hired after the initial enrollment period will be eligible to apply for Guaranteed Issue coverage during the next enrollment period, which will be an open (30-90 day) enrollment period beginning on the same month and day as the original enrollment.
• If the required minimum participation is not achieved during the initial enrollment, only those employees that purchased a policy during the initial enrollment will be eligible for Guaranteed Issue coverage during future enrollments. All other employees may apply for Simplified Issue coverage during future enrollments.
• If an Eligible Employee chooses not to participate in the original Guaranteed Issue program or surrenders or cancels a Guaranteed Issue policy, he/she is only eligible for a Simplified Issue policy during future annual enrollments.
• A Simplified Issue policy will require simplified underwriting and if approved, will have the same rates as a Guaranteed Issue policy.

III. Marketing and Promotion

- The Employer agrees to allow the following marketing and promotion options during the enrollment period. (Check all that apply; for Guaranteed Issue arrangements, a minimum of 4 additional conditions must be chosen):

Table of marketing and promotion options with checkboxes. Includes 'Mandatory' section with 5 checked items: Announcement Emails/Letters, Enrollments during Business Hours, Onsite or Virtual Solicitation, Individual Meetings with Employees, Payroll Dept. Meetings. Other options include Supervisor Meetings, Group Presentation to Employees, Private Enrollment Area, Payroll Stuffers, Other, Storefront Table Promotion, Enrollment Posters, Brochure Handouts, and Flyer Handouts.



NEW YORK LIFE WORKSITE EMPLOYER AGREEMENT FORM

I. Minimum Participation and Premiums

- At least 1 policy on an employee, and
- A minimum of \$40 in payroll deducted premiums per month

II. Arrangement for Payment of First Premium (Check one option below):

Employee Funded

Premiums are fully (100%) paid via voluntary employee payroll deductions unless another form of payment has been indicated. Under this selected arrangement, coverage under the Conditional Temporary Coverage receipt attached to the application will be provided subject to its terms and conditions, just as though the full first premium had been paid in cash with the application.

Employer Funded

The Employer intends to purchase insurance on their employees, and will be paying all premiums. For these arrangements only, employers will be required to provide a check for the first premium.

III. PAYROLL DEDUCTIONS AND NYL-A-PLAN CONDITIONS

I. Enrollments

- The Employer agrees that any on-site solicitation or sale of New York Life products to its employees may be conducted only by career agents under contract with New York Life.
- The Employer shall receive no compensation in connection with this program.
- New York Life reserves the right to decline any Employer based upon eligibility criteria.

\*Check box only if the group is being setup as non-payroll deduction/Recurring Payments (formerly known as Check-O-Matic)

II. Remittance of Payroll Deductions  \*Not applicable for non-payroll deducted premium payments.

The Employer and Payroll Administrator agree to the following:

- Payroll Deductions from salaries, or other compensation, will be deducted as indicated on the Payroll Deduction Authorization Forms turned in to the Employer. A new Payroll Deduction Authorization Form may be required if a premium amount is changed.
- Payroll Deductions will start at the designated time to ensure sufficient deductions are collected prior to the billing statement due date.
- *The Payroll Administrator will reconcile all the payroll deductions taken against every billing statement.* Any necessary corrections (including removals, additions, and/or corrected amounts) must be indicated on the billing statement, and returned to NYL along with the remitted payment.
- The Employer will only remit what was deducted (not what was billed) to New York Life by the due date. New York Life will be responsible for any refunds which may be required.
- A premium will not be considered as paid until received in good order by New York Life.

III. Termination  \*Not applicable for non-payroll deducted premium payments.

- This arrangement may be terminated by either party by providing 15 days prior written notice to the other party.
- If the arrangement is terminated, any responsibility of the Employer for the remittance of deductions taken shall cease upon payment of all deductions taken prior to the effective day of termination.
- New York Life may terminate a NYL-A-PLUS or NYL-A-Plan arrangement if payment(s) are not received within 24 days of the remittance due date and/or due to the failure or inability of the employer to conduct timely reconciliation of payroll deductions against each billing statement.

AGREEMENT AND SIGNATURES

In consideration of the mutual promises set forth herein, New York Life and the Employer agree to the above.

NEW YORK LIFE INSURANCE COMPANY

CEO & President

Secretary

NEW YORK LIFE INSURANCE AND ANNUITY CORPORATION (A Delaware Corporation)

CEO & President

Secretary

ACCEPTED BY: \_\_\_\_\_  
(Signature of Employer's Decision Maker with Title)

\_\_\_\_\_  
Signature of Employer's Payroll Administrator - recommended

WITNESSED BY: \_\_\_\_\_  
Agent Name

\_\_\_\_\_  
Agent #

\_\_\_\_\_  
(Agent's Signature)

\_\_\_\_\_  
(Date)



# Employee benefits are more important than ever.

How can you add value without increasing costs?



BUSINESS  
SOLUTIONS



# The employee benefits landscape is changing.

Today's employees are looking for more from their employers. Good employees could make or break the success of your business. So, just think, what can you do to attract and retain top talent? On the flip side, employee benefits aren't getting any cheaper these days. How can you be a competitive employer, while keeping costs down?

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That's where voluntary insurance benefits can help. They allow you to add to your benefits package, but they put employees in the driver's seat, and are virtually no cost to you.

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But not all benefits are created equal. Consider New York Life Employee's Whole Life Insurance. This permanent insurance will stay with your employees even if they leave or retire. Plus, it has other benefits, like guaranteed premiums, potential to earn dividends, and guaranteed cash value growth. And best of all, there is virtually no direct cost to you.

# Why New York Life.

We aspire to be an industry leader in the workplace by providing valuable financial protection and peace of mind for employees and their families. We've been protecting policy owners since 1845, in good times and bad. New York Life has also received the highest financial strength ratings currently awarded to any U.S. life insurer.

<b>A++</b> Superior <b>A.M. Best</b>	<b>AAA</b> Exceptionally Strong <b>Fitch</b>	<b>Aaa</b> Exceptional <b>Moody's</b>	<b>AA+</b> Very Strong <b>Standard &amp; Poor's</b>
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Source: Independent Third-Party Ratings Reports, as of 09/30/2021.

## Professional service and support from a New York Life agent.

Our nationwide network of agents is one of the most experienced and well regarded in the business. Our agents make it their personal mission to connect with you individually and, in many cases, help address your financial needs beyond what is being offered at the workplace. This attention to personal service defines who we are as a company.

### Here are some of the other solutions we can offer you:

Long-term care solutions	Retirement planning	Additional life insurance	Executive benefits	Business protection strategies
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# Not all benefits are created equal.

Many companies provide group life insurance for their employees. This type of coverage may be economical and replace lost income should the worst happen during an employee's working years. However, if employees leave your company, they likely won't be able to keep their coverage. Here are some of the features New York Life Employee's Whole Life has:

<p><b>Lifelong coverage.</b> It offers protection for a lifetime instead of a specified term and stays with your employees if they leave or retire—as long as premiums are paid when due.</p>	<p><b>Guaranteed death benefit.<sup>1</sup></b> The death benefit will never decrease.</p>
<p><b>Guaranteed premiums.</b> Premiums are guaranteed to never increase, no matter their age or what is going on in the economy.</p>	<p><b>Guaranteed cash value growth.<sup>2</sup></b> Policies build cash value, which your employees can access to help pay for anything they choose.</p>
<p><b>Eligible to earn dividends.</b> Though dividends are not guaranteed, we've been paying them every year since 1854.</p>	<p><b>Family friendly.</b> Coverage available for spouses, domestic partners, children, and grandchildren.</p>
<p><b>Hassle-free application process.</b> There are no physical exams, and few or no medical questions are asked. Employees are eligible if they are age 16–70, have worked for their employer at least three months, and work at least 30 hours per week.</p>	<p><b>Convenient payments.</b> Designed for payroll deduction, but other payment options are available.</p>

## Customizable

Employees can choose from a wide variety of ways to customize their Employee's Whole Life policy, including:

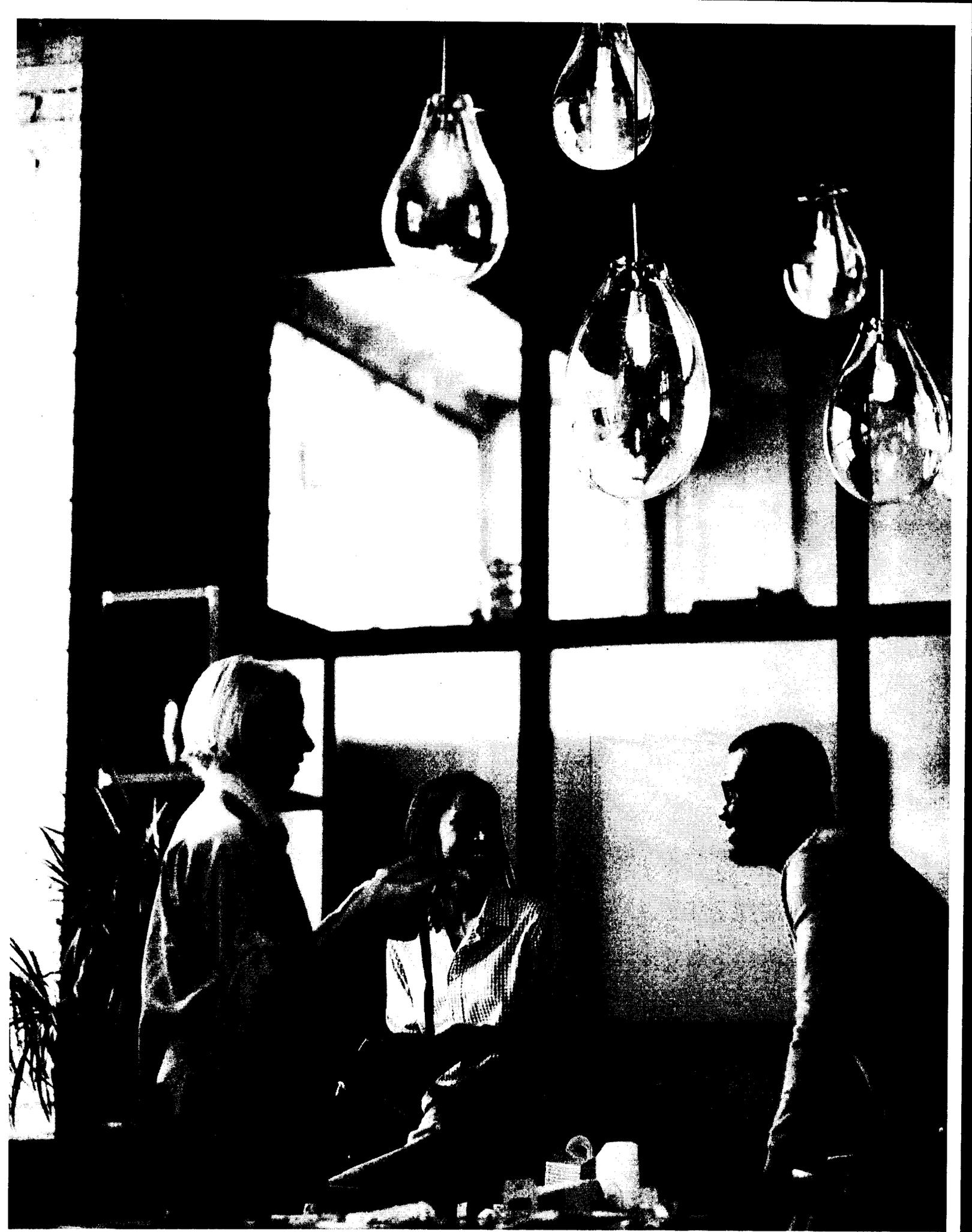
<p><b>The Chronic Care Rider<sup>3,4</sup></b> allows the policy owner to leverage a portion of the base life insurance coverage to help mitigate the costs associated with chronic care needs. Available for purchase.</p>	<p><b>Select Paid Up option</b> allows you to customize a shorter period of paying premiums from 15 to 52 years based on age eligibility.</p>
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<sup>1</sup> All guarantees are based on the claims-paying ability of the issuer.

<sup>2</sup> Accessing cash value will reduce the available cash surrender value and death benefit.

<sup>3</sup> Not available in California.

<sup>4</sup> Receipt of accelerated death benefits may affect eligibility for public assistance programs and may have income tax consequences. Policy owners should consult their tax advisor regarding their circumstances. This is a life insurance rider providing for an accelerated payment of the base policy face amount in the event that the policy owner is certified chronically ill as described in the policy.



# How Employee's Whole Life can help.



## Virtually no cost to you.

Adding value while keeping costs down is a win-win. Expenses to the employer may include fees charged by your payroll provider, or staff time to input deduction information; however, New York Life does not charge the employer any fees.



## Enhance your benefits package.

Supplement your existing employee benefits with a unique permanent life insurance product that is only available at the workplace.



## Stay competitive.

Give your employees another reason to stay. Adding this valuable protection could go toward boosting employee morale, satisfaction, and retention. Plus, it helps attract new talented people to your business.

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42% of uninsured and 34% of underinsured employees named "not offered by my employer" as a top reason for not having life insurance.

Source: LIMRA Barometer report 2021.

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New York Life Employee's Whole Life Insurance product is not intended to cause the employer or the product to be subject to the Employee Retirement Income Security Act of 1974 (ERISA). Employee participation is intended to be completely voluntary. You should consult with your tax and legal advisors regarding the applicability of ERISA to this product. New York Life, its subsidiaries, agents, and employees do not provide legal or tax advice.

New York Life Employee's Whole Life Insurance is issued by New York Life Insurance Company.

In Oregon, the policy form number for New York Life Employee's Whole Life is ICC17-217-52P.

**New York Life Insurance Company**

51 Madison Avenue  
New York, NY 10010

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

13135.082023 SMRU5034827 (Exp.08.16.2025)



**BUSINESS  
SOLUTIONS**

Just the facts about New York Life...

# Select Paid-Up Employee's Whole Life Insurance Guaranteed Issue

Permanent, portable, participating whole life insurance at your workplace through automatic payroll deductions.

**Issuing company** New York Life Insurance Company

**Product type** Select Paid-Up Employee's Whole Life Insurance Guaranteed Issue<sup>1</sup>

**How it works** Voluntary Payroll Deduction allows you to purchase a permanent whole life insurance policy at your workplace through the convenience of automatic payroll deductions from your paycheck, or when approved through Recurring Monthly Premium Payment via bank draft.

**Issue ages**  
**Employee (full-time):** 18-70  
**Spouse and Domestic Partner:** 18-70  
**Children and Grandchildren:** 15 days-25 years

**Eligibility requirements** Eligible employees must have been employed by the same employer for at least 90 days. During that time, the employee must have been actively and continuously at work on a full-time basis (30 hours a week or more). If the question is answered "no" by an individual, the person cannot obtain coverage. No medical history or examination is required.

Additional policies may be purchased for both you and your family during future reenrollment periods as your insurance needs change.

In order to maintain your Guaranteed Issue eligibility, you must purchase a policy during your first eligible enrollment period and must increase you and your family's coverage every three years. If you do not increase coverage within a three-year period, you will lose your eligibility to increase future coverage with no medical questions and no physical exams, and may have to apply using Simplified Issue underwriting to increase your coverage.

Minimum: \$25,000; employee maximum initial face amount: \$100,000; employee maximum lifetime face amount: \$200,000. Maximum face amount for spouses, domestic partners, children, and grandchildren: \$50,000.

Employees have the ability to buy additional policies at later reenrollments. However, the combined total face amounts of all policies cannot exceed the maximum face amounts listed above for each individual. Maximums include traditional Employee's Whole Life and Select Paid Up (see SPU fact sheet), as well as combinations of Guaranteed and Simplified Issue plans. This also applies to Family Member face amount maximums.

## Face amounts<sup>3</sup>

### Traditional Guaranteed Issue Example

Joe has purchased 2 policies in the past for \$50,000 and \$25,000.  
 $\$50,000 + \$25,000 = \$75,000$

He is still eligible to purchase an additional \$25,000 of traditional Employee's Whole Life.  
 $\$100,000(\text{max}) - \$75,000 = \$25,000$  traditional EWL remaining face amount

However, he is still eligible to purchase \$125,000 of Select Paid up.  
 $\$200,000(\text{max}) - \$75,000 = \$125,000$  SPU remaining face amount

### Select Paid Up Example

Jane has purchased 2 policies at \$50,000 each.  
 $\$50,000 + \$50,000 = \$100,000$

She is no longer eligible to purchase traditional Employee's Whole Life.

However, she can still purchase \$100,000 of Select Paid Up.  
 $\$200,000(\text{max}) - \$100,000 = \$100,000$  SPU remaining face amount

#### Premium paying period

Becomes automatically paid up after the premium-paying period you select, meaning no further premiums are due while your life insurance coverage continues. The minimum premium paying period is 15 years. The maximum premium paying period is 52 years. The policy must, however, be paid up by age 85.

#### Policy loans<sup>2</sup>

You can borrow up to the maximum loan value from your policy's cash value through policy loans, generally on a tax-free basis.

#### Loan interest rate

Features a variable loan interest rate that may increase or decrease over time. New York Life sets the loan interest rate at least once each year and may set the rate as often as quarterly.

#### Premium rates

Premium rates per \$1,000 are the same for all face amounts (i.e., there are no band breaks). The premium rates do not vary by underwriting classification, smoking habits, or gender.

#### Premium modes

Premiums are paid through voluntary payroll deduction and are based on the employer's payroll cycle. Monthly, semi-monthly, biweekly, weekly, and special billing frequencies/modes are available.

#### Dividend options

Policy owners earn dividends when they are declared by New York Life. Dividends are not guaranteed. There are several ways to utilize these dividends, including:

**Paid-up additions**—Increase your coverage by using dividends to purchase additional, paid-up life insurance.

**Dividend accumulation**—Leave your dividends on deposit with New York Life to earn interest.

**Cash**—Receive any dividends paid in the form of a check.

**Premium payment**—Use your dividends to pay part or all (if sufficient) of the policy premium.

#### Guaranteed cash value

Employee's Whole Life (EWL) is guaranteed to have cash value starting on the first anniversary that will be equal to one monthly premium.

#### Benefits

**Portable**—Since you own the policy, it stays with you as long as you continue to pay the premiums, even if you leave your employer or retire.

**Permanent**—In addition to permanent protection, your policy builds guaranteed tax deferred cash value that you can borrow against to meet various needs, such as funding your children's college education, helping to pay off a mortgage, or supplementing retirement income as your life insurance needs decrease.<sup>2</sup>

**Participating**—While this policy is in effect, it is eligible to receive dividends on the policy anniversary, if all premiums due before then have been paid. Dividends are not guaranteed.

**Convenient**—Your premiums will be deducted based on an arrangement with your employer.

**Flexible**—You can increase your coverage and customize your protection with a range of riders for added security and benefits.

**Family friendly**—Coverage available for spouse, domestic partner, children, and grandchildren.<sup>3</sup>

## Available riders

Choose from a wide variety of policy riders to customize your policy:

**Accidental Death Benefit** — Provides an additional death benefit equal to the face amount of the policy, if the insured dies as a result of an accident prior to age 70. Issue ages 0–65. Available for purchase.

**Disability Waiver of Premium** — With the purchase of this rider, New York Life will waive premiums should the insured become totally disabled, as explained in the rider. Issue ages 0–59. Available for purchase.

**Living Benefits Rider**<sup>4</sup> — Gives the policy owner access to a portion of the policy's eligible death benefit should the insured be diagnosed with a terminal illness with a life expectancy of 12 months or less.<sup>5</sup> Issue ages 0–70. Added to the policy at no charge, but there will be a charge if the rider is exercised.

**Spouse's Paid-Up Insurance Purchase Option**<sup>6</sup> — At the time of the insured's death, gives the spouse/beneficiary the right to purchase a new paid-up life insurance policy on his/her life without evidence of insurability. Automatically included at no additional cost. Issue ages 0–70.

<sup>1</sup> In North Carolina and Maryland, Guaranteed Issue is referred to as General Issue.

<sup>2</sup> Accessing the cash value of the policy will reduce the available cash surrender value and the death benefit. The total outstanding loan balance (which includes accrued loan interest) reduces your policy's available cash surrender value and life insurance benefit. The amount you borrow will accrue interest daily. Any loan interest that you do not pay when due will be added to the policy's outstanding loan principal and will also accrue interest daily. If your policy lapses, or if you surrender it while you have an outstanding policy loan, you may be liable for federal or state income taxes if the value of the outstanding loan plus your cash surrender value is more than the total amount of premiums you have paid into your policy (less certain non-taxable distributions). New York Life will report any taxable gain to you, the Internal Revenue Service (IRS), and any applicable state taxing authorities. Please be sure to discuss this with your tax advisor.

<sup>3</sup> Employees are required to participate for family members to be eligible.

<sup>4</sup> The Living Benefits Rider will be available on all policies regardless of the amount of coverage elected.

<sup>5</sup> State variations exist. There is a cost to exercise this rider.

<sup>6</sup> In New York, this rider is called Rider Insured's Paid-Up Insurance Purchase Option.

Select Paid-Up Employee's Whole Life Insurance is issued by New York Life Insurance Company. All guarantees are based upon the claims-paying ability of the issuer.

This program is not intended to be subject to the Employee Retirement Income Security Act of 1974 (ERISA). Employee participation is completely voluntary. The employer does not contribute to or endorse the program.

In most jurisdictions, the Employee's Whole Life Insurance policy form number is ICC17217-52P and rider form numbers are as follows: Accidental Death Benefit: ICC17-217-201R; Disability Waiver of Premium: ICC17-217-227R; Living Benefits: ICC17-217-497R; and Spouse's Paid-Up Insurance Purchase Option: ICC17-217-376R. State variations may apply.

## New York Life Insurance Company

51 Madison Avenue

New York, NY 10010

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

SMRU 5034041 (Exp. 8.09.2026)

AV:dh  
10-14-25

R-12

**RESOLUTION AUTHORIZING A CONTRACT TO R & J BROTHERS INC  
FOR EMERGENCY WARMING CENTER SERVICES**

WHEREAS, the City of Camden ("City") has a need to provide emergency warming center services for the City's homeless population when the Camden County Health Officer declares a "Code Blue Emergency" for freezing weather conditions; and

WHEREAS, R & J Brothers Inc., has submitted a proposal in response City BID #25-16 which will provide emergency warming center services for the City's homeless population when the Camden County Health Officer declares a "Code Blue Emergency" for freezing weather conditions for One Thousand Five Hundred Dollars (\$1,500.00) per 12-hour period day/night for a total amount not to exceed ONE HUNDRED EIGHTY-SEVEN THOUSAND AND FIVE HUNDRED DOLLARS (\$187,500.00) for a 1 year period; 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-E7-800-908" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; and

WHEREAS, this contract with R & J Brothers Inc, encompasses the operation of a Code Blue Warming Center during a 12-hour period from 7:00 a.m. - 7:00 p.m. or 7:00 p.m. - 7:00 a.m. when a Code Blue Emergency has been declared by a Camden County Health Officer; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby approves a Contract with R & J Brothers Inc to support costs for Code Blue activities, for One Thousand Five Hundred Dollars (\$1,500.00) per 12-hour period day/night for a total amount not to exceed ONE HUNDRED EIGHTY-SEVEN THOUSAND AND FIVE HUNDRED DOLLARS (\$187,500.00) to provide for the operation of a Code Blue Warming Center for a 1 year period in accordance with 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: October 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

**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: R AND J BROTHERS

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

- BUDGET APPROPRIATION: 5-01-E7-800-908  
AMOUNT :\$ 187,5000.00  
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 \$187,500.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING A CONTRACT TO R&J BROTHERS FOR EMERGENCY WARMING CENTER SERVICES



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

Date: 4/18/2025



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/14/2025

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

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO R & J BROTHERS INC FOR EMERGENCY WARMING CENTER SERVICES

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)				
Grants Management				
Qualified Purchasing Agent	Y	<i>Lateefah Chandler</i>	9/19/2025	
Director of Finance	Y	<i>T.J. Cunningham</i>	9/18/2025	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

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

Received by:  
City Attorney

Signature

Date

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

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

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO R & J BROTHERS INC FOR EMERGENCY WARMING CENTER SERVICES**

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

- R & J Brothers Inc, 307 State Street, Camden, NJ 08102 will provide overflow “warming center” services at \$1,500 per 12 hour period – 7:00 am – 7:00 pm OR 7:00 pm – 7:00 am for the 2025-2026 winter season – November 1, 2025 – April 30, 2026
- R & J Brothers Inc proposed to accommodate a maximum of 25 individuals per night/designation

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$187,500

**APPROPRIATION NUMBER:** 5-01-E7-800-908

**PROCUREMENT:** BID 25-16 opened on September 16, 2025 – Received one (1) proposal

**IMPACT STATEMENT:**

- Service is needed in order to ensure adequate protection for the City’s homeless population during the winter seasons.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Dorri Brown, Acting Director of Human Services

**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	R & J BROTHERS
Purpose or Need for service:	PROVIDE OVERFLOW WARMING CENTER SERVICE DURING THE WINTER SEASONS
Contract Award Amount	\$187,500
Term of Contract	~5 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.)	BID 25-16
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 \_\_\_\_\_



Certification 75589

CERTIFICATE OF EMPLOYEE INFORMATION REPORT INITIAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of 15-Feb-2025 to 15-Feb-2032

R & J BROTHERS INC  
307 MAIN STREET  
CAMDEN

NJ 08102



*Elizabeth Maher Muoio*  
ELIZABETH MAHER MUOIO  
State Treasurer



## STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

**Taxpayer Name:** R & J BROTHERS, INC.

**Trade Name:**

**Address:** 307 STATE STREET  
CAMDEN, NJ 08102

**Certificate Number:** 1524546

**Effective Date:** November 13, 2009

**Date of Issuance:** September 11, 2025

**For Office Use Only:**

20250911124727813

Return

# BID 25-16 - PROVIDER OF CODE BLUE EMERGENCY "WARMING CENTER" - 2025-2026 WINTER SEASON

Opening Date: September 5, 2025 9:00 AM

Closing Date: September 16, 2025 11:00 AM

## Vendor Details

Company Name: R+J Brothers INC  
307 State Street  
Address: Camden, New Jersey 08102  
Contact: Jack Ayoub  
Email: jackayoub11@gmail.com  
Phone: 856-979-8711.  
HST#:

## Submission Details

Created On: Thursday September 11, 2025 10:28:16  
Submitted On: Friday September 12, 2025 15:01:39  
Submitted By: Jack Ayoub  
Email: jackayoub11@gmail.com  
Transaction #: b8d15ebd-f0ca-4d01-8ede-04efdd547d19  
Submitter's IP Address: 147.243.65.177

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**Schedule of Prices**

The Respondent hereby Bids and offers to enter into the Contract referred to and to supply and perform all or any part of the Work which is set out or called for in these specifications, at the unit prices, and/or lump sums, hereinafter stated.

\*Denotes a "MANDATORY" field

Do not enter \$0.00 dollars unless you are providing the line item at zero dollars to the Owner.

If the line item and/or table is "NON-MANDATORY" and you are not bidding on it, leave the table and/or line item blank. Do not enter a \$0.00 dollar value.

**PRICE SHEET**

VENDOR TO PROVIDE PER NIGHT/DAY FEE, WHICH IS INCLUSIVE OF ALL OPERATING COSTS NEEDED TO PROVIDE A WARMING CENTER FOR THE CITY OF CAMDEN DURING THE 2025-2026 WINTER SEASON (ONE YEAR PERIOD). THE CITY ESTIMATES APPROXIMATELY 125 CODE BLUE DESIGNATIONS FROM NOVEMBER 1, 2025 - APRIL 30, 2026. THE CITY RESERVES THE RIGHT TO DECREASE OR INCREASE THE QUANTITIES SPECIFIED IN THE SPECIFICATIONS PURSUANT TO N.J.A.C. 5:30-11.2 AND 11.10. THE CITY OF CAMDEN WILL NOT PAY ANY ADDITIONAL FEES.

*A warming center is responsible for providing an indoor space, warmth, and a bathroom.*

\*\*\* FOOD expense will not be covered by the City \*\*\*

CODE BLUE* MULTIPLIER NIGHTS/DAYS (MORE OR LESS)	PER NIGHT/DAY FEE FOR EACH 12HOUR CODE BLUE DESIGNATION *	TOTAL COST
125	\$1,500.0000	\$ 187,500.00
		Subtotal: \$ 187,500.00

**Summary Table**

Bid Form	Amount
PRICE SHEET	\$ 187,500.00
Subtotal Contract Amount:	\$ 187,500.00

**INFORMATION SHEET**

Please provide details about your organization such as mission statement, history, services you provide, goals, etc. on a separate form.

Do you currently provide homeless prevention or sheltering service(s) at your facility?  
 Yes  No

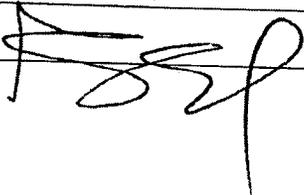
If No, are you interested in operating a Warming Center at your facility or a City provided location?  Yes  No

Will your organization provide a warming center during "Code Blue" per the policy recommendations, conditions and requirements given above?  Yes  No

Will your organization provide a warming center during "Code Blue" conditions between the hours of 7 pm to 7 am?  Yes  No

Will your organization provide a warming center during "Code Blue" conditions between the hours of 7 am to 7 pm?  Yes  No

<b>Organization Name and Hours of Operation:</b> R+T Brothers INC	<b>Contact Person &amp; Title:</b>
<b>Address:</b> 307 State Street Camden NJ 08102	<b>Phone:</b> (856) 979-8711
<b>Fax:</b>	<b>Cell:</b>
<b>What is your current capacity as overnight warming center? If you do not provide shelter currently, mark "N/A".</b>	<b>Email:</b> jackayoub11@gmail.com
<b>Can accommodate:</b> <input checked="" type="checkbox"/> Males <input checked="" type="checkbox"/> Females <input type="checkbox"/> <input checked="" type="checkbox"/> Families	
<b>COMPLETE EITHER #1 OR #2 (NOT BOTH)</b>	
<b>1. How many individuals above your current capacity* can you accommodate as a warming center?</b> <small>(*additional # above current shelter capacity)            A warming center differs from a "shelter" in that a warming center is responsible for providing an indoor space, warmth and a bathroom.</small>	
<b>2. As a local business that does not currently provide homeless prevention or sheltering service, how many individuals can you accommodate as a warming center per 12 hour period? A warming center differs from a "shelter" in that a warming center is responsible for providing an indoor space, warmth and a bathroom.</b> 25	
<b>Please provide any additional information you feel may be relevant:</b>	

Vendor's Signature  Date 9/11/2025

R-13  
revised

DB:db  
10-14-25

**RESOLUTION RE-APPOINTING DEBORAH PERSON-POLK AS A COMMISSIONER  
OF THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**

WHEREAS, the statutes of the State of New Jersey have authorized the creation of the Housing Authority of the City of Camden ("Housing Authority"); and

WHEREAS, the City of Camden by ordinance created the Housing Authority; and

WHEREAS, Deborah Person-Polk has been submitted for re-appointment as a Commissioner, by the Mayor after reviewing the qualifications of said nominee and is satisfied as to her fitness for re-appointment; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that, pursuant to N.J.S.A. 40A:12A-17, Deborah Person-Polk is hereby re-appointed as a Commissioner of the Housing Authority of the City of Camden for the term of October 14, 2025 to October 13, 2030.

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: October 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  
City Clerk

AIV  
10-14-25

R-14

**RESOLUTION AUTHORIZING EXTENSIONS OF TIME TO COMPLETE FORECLOSURE FOR  
LESS THAN FULL VALUE TAX SALE CERTIFICATE ASSIGNMENTS**

WHEREAS, the City Council previously authorized the assignment of various tax sale certificates, listed in Exhibit A attached hereto, for less than the full amount due pursuant to N.J.S.A. 54:5-114.2(b); and

WHEREAS, N.J.S.A. 54:5-114.4 requires that the tax sale certificate assignee complete foreclosure of the tax sale certificate and record the final judgment in the Camden County Clerk's Office within two (2) years of the date of the resolution authorizing the assignment; and

WHEREAS, due to various reasons, including court delays caused by the COVID-19 Public Health Emergency, and foreclosure procedural changes in light of the United State Supreme Court's decision in *Tyler v. Hennepin County*, assignment holders have been unable to complete foreclosure within the two (2) year requirement; and

WHEREAS, the tax sale certificate purchasers listed below made requests to extend the time to foreclose; and

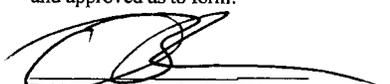
WHEREAS, the Lien Review Committee now requests that the City Council extend the foreclosure deadlines to the *New Deadline to Complete Foreclosure* dates listed in Exhibit A attached hereto; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Purchaser's foreclosure deadline is hereby extended to the respective *New Deadline to Complete Foreclosure* listed in Exhibit A attached hereto.

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

Date: October 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

### Exhibit A

<u>Address</u>	<u>Block/Lot</u>	<u>Council Resolution Approval Date</u>	<u>Resolution #</u>	<u>Tax Sale Certificate #</u>	<u>Tax Sale Certificate Purchaser</u>	<u>New Deadline to complete foreclosure</u>
32 Marlton	1160/7	10/11/2022	MC-22:8634	6-1923	Cedano, Yreno	10/11/2026
1156 N. 32	909/51	10/11/2022	MC-22:8634	961045	Chambliss, Terrence	10/11/2026
2919 Thompson	982/48	10/11/2022	MC-22:8634	09-01924	Chambliss, Terrence	10/11/2026
3314 Federal	1058/33	01/17/2024	MC-24:9280	941920	Crisdon, Shabree	01/17/2026
639 Pine	292/129	10/11/2022	MC-22:8634	980235	Johnson, Sherry	10/11/2026
1095 MacArthur	635/7	10/11/2022	MC-22:8634	13-00871	Graves, Lameer	10/11/2026
1143 S. Merrimac	719/94	10/11/2022	MC-22:8634	10-02885	Hatcher, Jermaine	10/11/2026
597 Raritan	1252/106	10/11/2022	MC-22:8634	10-03503	Hatcher, Jermaine	10/11/2026
2918 Thompson	984/41	10/11/2022	MC-22:8634	32964	Jimenez, Katheryn	10/11/2026
846 Beideman	957/16	10/11/2022	MC-22:8634	91-950	Jimenez, Katheryn	10/11/2026
1219 Mt. Ephraim	410/28	10/11/2022	MC-22:8634	020178	Little, Amir	10/11/2026
1232 Chestnut	1313/85	10/11/2022	MC-22:8634	942753	Jones, Shakirah	10/11/2026
1234 Chestnut	1313/86	10/11/2022	MC-22:8634	35573	Jones, Shakirah	10/11/2026
1236 Chestnut	1313/84	10/11/2022	MC-22:8634	36844	Jones, Shakirah	10/11/2026
1238 Chestnut	1313/88	10/11/2022	MC-22:8634	36845	Jones, Shakirah	10/11/2026
1041 Louis	1304/89	10/11/2022	MC-22:8634	37518	Jones, Shakirah	10/11/2026
1043 Louis	1304/88	10/11/2022	MC-22:8634	881727	Jones, Shakirah	10/11/2026
1047 Louis	1304/86	10/11/2022	MC-22:8634	983128	Jones, Shakirah	10/11/2026
1051 Louis	1304/84	10/11/2022	MC-22:8634	12-03960	Jones, Shakirah	10/11/2026
1053 Louis	1304/83	10/11/2022	MC-22:8634	18-02229	Jones, Shakirah	10/11/2026
1055 Louis	1304/82	10/11/2022	MC-22:8634	4-2030	Jones, Shakirah	10/11/2026
1061 Louis	1304/79	10/11/2022	MC-22:8634	4-2029	Jones, Shakirah	10/11/2026
707 Kaighn	13-00565	10/11/2022	MC-22:8634	13-00565	Lee, Juene	10/11/2026
809 Cherry	374/48	10/11/2022	MC-22:8634	88/353	Irvin, Tene	10/11/2026

824 Cherry	376/67	10/11/2022	MC- 22:8634	09-00480	Irvin, Tene	10/11/2026
3286 Westfield	1025/2	12/11/2018	MC- 18:6692	93-970	Franco, Victor	12/11/2026
SS Westfield 23 W 33	1025/3	12/11/2018	MC- 18:6692	34986	Franco, Victor	12/11/2026
1125 Sheridan	447/68	10/11/2022	MC- 22:8634	980594	Simmons, Gary	10/11/2026
1127 Sheridan	447/69	10/11/2022	MC- 22:8634	12-01378	Simmons, Gary	10/11/2026



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Daniel Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments**

Point of Contact:	<b>Amia I. Valentine</b>	<b>Law</b>	<b>X7166</b>	<b>amvalent@camdennj.gov</b>
	Name	Department-Division-Bureau	Phone	Email

## 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 OF ORDINANCE/RESOLUTION:** Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments

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

- Request to approve extensions of time to foreclose on less than full value tax sale certificate assignments.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0

**IMPACT STATEMENT:**

- Provide additional time for assignees to foreclose on tax sale certificates to acquire properties.
- To continue to receive tax revenue for properties and provide time for assignees to acquire title.
- If not approved, TSC's will revert back to City; loss in tax revenue for properties.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

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

**COORDINATION:**

- Assignees retain assignments.

Prepared by: Amia Valentine

x7166/amvalent@ci.camden.nj.us

---

Name

Phone/Email

R-15

DB:yrh  
10-14-25

**RESOLUTION AUTHORIZING A LICENSE AND RIGHT OF ACCESS AGREEMENT WITH  
KLEINFELDER INC. TO DO ENVIRONMENTAL TESTING ON CITY OWNED PROPERTY  
KNOWN AS 800 BROADWAY, BLOCK 293, LOT 73**

WHEREAS, Kleinfelder, Inc. on behalf of BP Products North America Inc., working in conjunction with the New Jersey Department of Environmental Protection (NJDEP), desires access to a city owned property for the purpose of conducting Environmental testing; and

WHEREAS, by granting permission to Kleinfelder, Inc. the City gives them access to conduct an environmental investigation, consisting of monitoring, sampling of existing groundwater wells on the land, completing repairs of the well and abandoning the wells that are no longer needed or required; and

WHEREAS, the City Council of the City of Camden is of the opinion that it is in the best interest of the City of Camden to enter into a License and Right of Access Agreement to allow Kleinfelder, Inc., and their sub consultants access for the purpose of conducting the activities associated with it on behalf of NJDEP and requiring Kleinfelder, Inc. and their sub consultants to completely indemnify the City of Camden and provide adequate general liability insurance naming the City of Camden as an additional insured; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is authorized to enter into a License and Right of Access Agreement with Kleinfelder, Inc., and their sub consultants relating to accessing City owned property known as 800 Broadway, Block 293, Lot 73, for the purpose of conducting environmental testing and studies.

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 14, 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

R-16

MBS:dh  
10-14-25

**RESOLUTION AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT THE FY2026  
LEGISLATIVE GRANT FOR CAPITAL EQUIPMENT-PUBLIC WORKS FROM THE  
DIVISION OF LOCAL GOVERNMENT SERVICES**

WHEREAS, the City of Camden desires to apply for and obtain a grant from the New Jersey Department of Community Affairs in the amount of \$2,000,000 for Capital Improvements to assist the City's Department of Public Works; now, therefore

BE IT RESOLVED, that the City of Camden, does hereby authorize the application for such a grant; and recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Camden and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the Mayor or his designee is authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement and any other documents necessary in connection therewith.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 10/2025

TO: City Council  
FROM: Scott Z. Parker

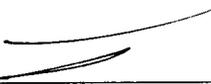
**TITLE OF ORDINANCE/RESOLUTION: Resolution to apply & accept the FY2026 Legislative Grant for Capital Equipment – Public Works from the Division of Local Government Services**

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>S.P.</i>	9/17/2025	

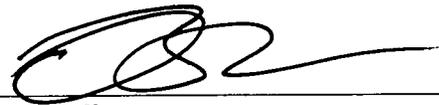
Approved by:  
Business Administrator

  
\_\_\_\_\_  
Signature Date

Attachments (list and attach all available):  
Email

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

Received by:  
City Attorney

  
\_\_\_\_\_  
Signature Date

9/30

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution to apply & accept the FY2026 Legislative Grant for Capital Equipment – Public Works from the Division of Local Government Services

**FACTS/BACKGROUND:**

- The City has been awarded a grant from DLGS for Capital improvements
- To receive this grant, a resolution to apply & accept must be completed
- 

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

**IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - The city will apply for this grant
- Why Should the City Council approve this legislation?
  - To receive much needed funding

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

**Scott Z. Parker**

---

**From:** Johnston, Tiziana [DCA] <Tiziana.Johnston@dca.nj.gov>  
**Sent:** Tuesday, September 16, 2025 12:45 PM  
**To:** Kelly Mobley; Gerald C. Seneski; Victor Carstarphen; Scott Z. Parker  
**Cc:** Heydel, Kevin [DCA]  
**Subject:** (EXTERNAL) FY2026 Legislative Grant Award - Capital Equipment 2026 - Department of Public Works  
**Attachments:** Update Agency information profile.pdf; SAGE User Manual - Grantees.pdf; Legislative\_Application\_Instructions FY26.pdf; Requesting an Advance in Sage.docx; Resolution Form.pdf

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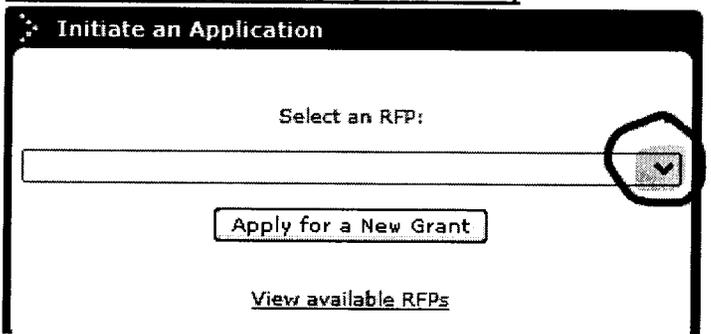
Congratulations, Mayor Carstarphen,

The Division of Local Government Services (DLGS) has been assigned the administrative duties for the FY26 Legislative Budget appropriation referenced below.

Municipality: **Camden City**  
RFP: **Capital Equipment 2026**  
Application Title: **Department of Public Works**  
Award amount: **\$2,000,000**

To access your FY26 Legislative Grant in our grant management system, "Green SAGE", [DCA SAGE - Portal \(intelligrants.com\)](#). Please go to initiate an application, which can be found on the upper right side of the start menu page. Select your RFP under the scroll-down section, "Select an RFP". The application process is the foundation in Sage to create fully executed grants.

**(The RFP is Capital Equipment 2026)**



A form will open, please complete all the required fields.

The attached instructions will assist you in completing your FY26 Legislative grant application.

Verify your agency's information is accurate:

Tel: (609) 930-1973

[Tiziana.Johnston@dca.nj.gov](mailto:Tiziana.Johnston@dca.nj.gov)



**CONFIDENTIALITY NOTICE:** "The information contained in this communication is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. Further, the information may be considered advisory, consultative or deliberative material, subject to the requirements established under N.J.S.A. 47:1A-1.1. If you are not the intended recipient of this email, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please notify the sender immediately and destroy the email and any attachments."

# RESOLUTION

Whereas, the \_\_\_\_\_  
(formal name of organization)

desires to apply for and obtain a grant from the New Jersey Department of Community Affairs

for approximately \$ \_\_\_\_\_ to carry out a project to \_\_\_\_\_  
(dollar amount of request)

\_\_\_\_\_  
(briefly describe the project)

## Be it therefore RESOLVED,

1) that the \_\_\_\_\_  
(formal name of organization)

does hereby authorize the application for such a grant; and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between

\_\_\_\_\_  
(formal name of organization)

and the New Jersey Department of Community Affairs.

**Be it further RESOLVED,** that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

\_\_\_\_\_  
(title)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

\_\_\_\_\_  
(title)

## CERTIFICATION:

I, \_\_\_\_\_, the \_\_\_\_\_,  
(name of Board Secretary / Government Clerk) (title of position - Board Secretary or Government Clerk)

of \_\_\_\_\_  
(formal name of organization)

hereby certify that at a meeting of the Board of Directors / Governing Body held on \_\_\_\_\_  
(meeting date)

the above RESOLUTION was duly adopted.

AFFIX GOV'T,  
CORPORATE OR  
NOTARY SEAL

(12/03)

\_\_\_\_\_  
(Signature of Secretary of the Board of Directors or Government Clerk)

R-17

AV:dh  
10-14-25

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT TO N.J.S.A. 40A:4-87  
IN THE AMOUNT OF \$2,000,000 FROM THE NEW JERSEY DIVISION OF LOCAL  
GOVERNMENT SERVICES FOR A GRANT ENTITLED "FY2026 LEGISLATIVE GRANT-  
CAPITAL EQUIPMENT-PUBLIC WORKS"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item was not specified at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Division of Local Government Services awarded the City of Camden a FY2026 Legislative Grant-Capital Equipment-Public Works in the amount of Two Million Dollars (\$2,000,000); and

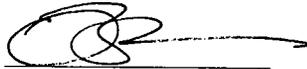
WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2025 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests that the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the 2025 budget in the sum of Two Million Dollars (\$2,000,000.00), which is now available from the NJ 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: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Scott Z. Parker

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$2,000,000 for a grant entitled FY2026 Legislative Grant – Capital Equipment – Public Works from NJ Division of Local Government Services

Point of Contact: Scott Z. Parker      Finance      (856)757-7582      Scparker@camdennj.gov

Name: \_\_\_\_\_  
Department-Division: \_\_\_\_\_

## 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	<i>A.P.</i>	8/17/2025	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):  
Email

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

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$2,000,000 for a grant entitled FY2026 Legislative Grant – Capital Equipment – Public Works from NJ Division of Local Government Services**

### FACTS/BACKGROUND:

- The city was awarded \$2,000,000 DLGS for capital equipment Public works.
- This grant will be used to assist the City's Public works department

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$2,000,000**

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - **\$2,000,000 will be appropriated to spend for Public Works**
- Why Should the City Council approve this legislation?
  - **To assist the Public Works department**
- What will happen if the City Council does not approve this legislation?
  - **\$2,000,000 will stay with the state**
- **SUBJECT MATTER EXPERTS/ADVOCATES:**
  - **Scott Parker, City of Camden**

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

**Scott Z. Parker**

**From:** Johnston, Tiziana [DCA] <Tiziana.Johnston@dca.nj.gov>  
**Sent:** Tuesday, September 16, 2025 12:45 PM  
**To:** Kelly Mobley; Gerald C. Seneski; Victor Carstarphen; Scott Z. Parker  
**Cc:** Heydel, Kevin [DCA]  
**Subject:** (EXTERNAL) FY2026 Legislative Grant Award - Capital Equipment 2026 - Department of Public Works  
**Attachments:** Update Agency information profile.pdf; SAGE User Manual - Grantees.pdf; Legislative\_Application\_Instructions FY26.pdf; Requesting an Advance in Sage.docx; Resolution Form.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@camden.nj.gov

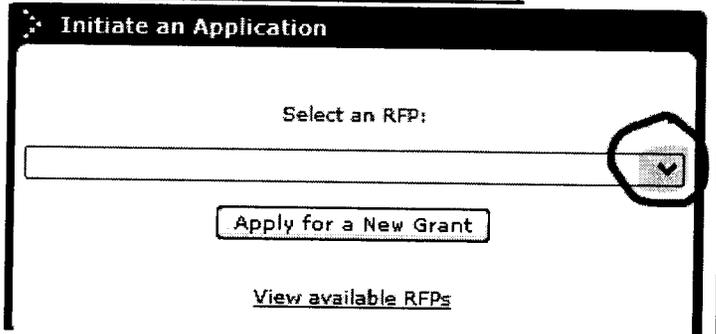
Congratulations, Mayor Carstarphen,

The Division of Local Government Services (DLGS) has been assigned the administrative duties for the FY26 Legislative Budget appropriation referenced below.

Municipality: **Camden City**  
RFP: **Capital Equipment 2026**  
Application Title: **Department of Public Works**  
Award amount: **\$2,000,000**

To access your FY26 Legislative Grant in our grant management system, "Green SAGE", [DCA SAGE - Portal \(intelligrants.com\)](https://dca.sage-portal.com). Please go to initiate an application, which can be found on the upper right side of the start menu page. Select your RFP under the scroll-down section, "Select an RFP". The application process is the foundation in Sage to create fully executed grants.

**(The RFP is Capital Equipment 2026)**



A form will open, please complete all the required fields.

The attached instructions will assist you in completing your FY26 Legislative grant application.

Verify your agency's information is accurate:

- Verify the Agency Vendor Number is correct, as this is how you will receive funding. If your banking information has recently changed, you will need to update the ACH form for electronic receipt of grant funds. Please email completed form to [AAIUNIT@treas.nj.gov](mailto:AAIUNIT@treas.nj.gov).
  - o Vendor ID Number: **216000418-09**
- Please be sure the main contact, mayor and financial officer are all current (this should not be the same contact; if so, it must be updated).
  - o Main Contact: **Kelly Mobley, [kemobley@ci.camden.nj.us](mailto:kemobley@ci.camden.nj.us)**
  - o Mayor: **The Honorable Victor Carstarphen, [kemobley@ci.camden.nj.us](mailto:kemobley@ci.camden.nj.us)**
  - o Finance Officer: **Mr. Gerald Seneski, [gesenesk@ci.camden.nj.us](mailto:gesenesk@ci.camden.nj.us)**
  - o Agency Information Expiration: **11/26/2025**

If the information is not accurate or has expired, an agency information update will be required prior to the application being submitted. Please see attached instructions.

**DO NOT FORGET TO INCLUDE THE APPLICATION TITLE IN THE APPLICATION Department of Public works.**

Please note that the attached sample resolution is required to be authorized by your governing body and the certified resolution must be uploaded to the certification tab under Schedule I (resolution) for submission. Please do not use any special characters in the file name.

Applications are due no later than **November 30, 2025**. Applications will be reviewed and approved in the order they are submitted. Only initiate a grant application once; reference your application number to return to the same application. Under quick links, select view applications, type your application number to return to the initiated application to complete and submit.

Upon the full execution of the grant agreement, the grantee may request an advance payment of up to 75% of the grant amount. Please see the attached instructions on requesting an advance in Sage. Once the advance request is submitted and approved in SAGE, it will take 5-7 business days for the payment to be processed.

Upon completion of the project and/or the expensing of all grant funds, the grantee is required to file an FSR to claim reimbursement for the additional 25% of the grant amount (see page 48 of the SAGE User Manual). The grantee is required to upload supporting documentation (copies of executed POs, vendor invoices and copies of cancelled checks front & back) as proof of payment for the full amount of the grant.

Additionally, the grantee is required to file bi-annual progress reports (see pages 44 and 45 of the SAGE User Manual)

Thank you in advance for your patience as all applications go through multiple levels of approval in Sage.

For any additional information or questions, please reach out to Kevin W. Heydel.

Kevin W. Heydel  
 Phone: (856) 466-5882  
[kevin.heydel@dca.nj.gov](mailto:kevin.heydel@dca.nj.gov)

Tiziana A. Johnston  
 Division of Local Government Services  
 Contract Administrator  
 101 South Broad, 2<sup>nd</sup> Floor  
 Trenton, NJ 08625

Tel: (609) 930-1973

[Tiziana.Johnston@dca.nj.gov](mailto:Tiziana.Johnston@dca.nj.gov)



CONFIDENTIALITY NOTICE: "The information contained in this communication is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. Further, the information may be considered advisory, consultative or deliberative material, subject to the requirements established under N.J.S.A. 47:1A-1.1. If you are not the intended recipient of this email, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please notify the sender immediately and destroy the email and any attachments."

R-18

MBS:dh  
10-14-25

**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

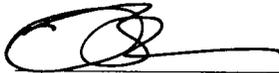
BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Reason
Leslie Robles 1292 No 27 <sup>th</sup> St. Camden, NJ	Cancel Cert No 91-838 and reopen 2025 charges due to lien being cancelled as of Oct 1995.
ZENC 1, LLC 1152 Broadway Camden, NJ	Cancel CCMUA charges from 5/15/24 for \$88; 11/15/24 for \$93; 5/15/25 for \$93; reduce 3 <sup>rd</sup> qtr payment 8/15/2024 by 34.84 per CCMUA.
Camden City 620 Chestnut St Camden, NJ	Cancel billing for B/L 331/53, 620 Chestnut St. Property is owned by the city and is tax exempt.
Camden City SW Cooper & 2 <sup>nd</sup> Sts Camden, NJ	Cancel billing for B/L 72/9, SW Cooper & 2 <sup>nd</sup> Sts. Property is owned by the city and is tax exempt.
County of Camden 1424 Broadway Camden, NJ	Cancel billing for B/L 345/36, 1424 Broadway. Property is owned by the city and is tax exempt.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council

FROM: Scott Z. Parker, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of Tax Sale Certificate(s)/Taxes and Transfer Charges/Credits.

Point of Contact:	Latricia Berry	Finance-Revenue Collection	7003	LaRobins@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		<i>[Signature]</i>	9/17/25	

Approved by:  
Business Administrator

*[Signature]*

Signature Date

Attachments (list and attach all available)

- Summary Chart

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

Received by:  
City Attorney

Signature Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits/charges.

---

### FACTS/BACKGROUND:

- Cancel cert due to lien being cancelled as of Oct 12, 1995 according to old records. Open current charges.
- Cancel CCMUA charges per CCMUA.
- Cancel billing for 3 properties owned by the City and are tax exempt.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$1,755.05

### IMPACT STATEMENT:

- Council should approve such actions for accurate accounting
- This will ensure correct account billing

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman, Tax Collector

### COORDINATION:

- N/A

Prepared by:

Latricia Berry

Name

856-757-7003 / LaRobins@camdennj.gov

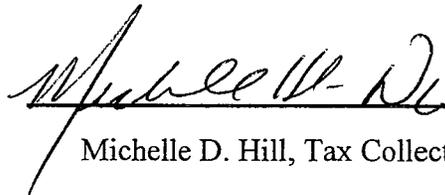
Phone/Email

City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCEL/TRANSFER”

  
Michelle D. Hill, Tax Collector

/2025

Date

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to cancel/transfer.

October 14, 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
Leslie Robles 1292 No 27 <sup>th</sup> St. Camden, NJ	Cancel Cert No 91-838 and reopen 2025 charges due to lien being cancelled as of Oct 1995.
ZENC 1, LLC 1152 Broadway Camden, NJ	Cancel CCMUA charges from 5/15/24 for \$88; 11/15/24 for \$93; 5/15/25 for \$93; reduce 3 <sup>rd</sup> qtr payment 8/15/2024 by 34.84 per CCMUA.
Camden City 620 Chestnut St Camden, NJ	Cancel billing for B/L 331/53, 620 Chestnut St. Property is owned by the city and is tax exempt.
Camden City SW Cooper & 2 <sup>nd</sup> Sts Camden, NJ	Cancel billing for B/L 72/9, SW Cooper & 2 <sup>nd</sup> Sts. Property is owned by the city and is tax exempt.
County of Camden 1424 Broadway Camden, NJ	Cancel billing for B/L 345/36, 1424 Broadway. Property is owned by the city and is tax exempt.

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\*\*\*\***

MBS:dh  
10-14-25

R-19

**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

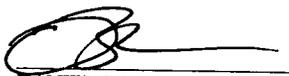
BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Amount	Action/Reason
Tirm Title, LLC 619 River Dr, Ste 340 Elmwood Park, NJ 07407	\$10,201.30	Refund for B/L 622/45, 817 Tulip St., Camden, NJ. Cert No 22-00393 due to lien being paid in error. Property foreclosed on prior to lien being redeemed.
Tirm Title, LLC 619 River Dr, Ste 340 Elmwood Park, NJ 07407	\$728.72	Refund for B/L 622/45, 817 Tulip St., Camden, NJ. Cert No 25000595 due to lien being paid in error. Property foreclosed on prior to lien being redeemed.
Emilio Cooper 614 Beaumont Circle West Chester, PA 19380	\$6146.30	Refund for B/L 1136/47, 2931 Royden St., Camden, NJ due to property owner having a credit on account and would like a refund.
436 Marlton Ave, LLC 545 Christian St. #1 Philadelphia, PA 19147	\$640.73	Refund for B/L 1180/66, 436 Marlton Ave, Camden, NJ. Due to property owner paying taxes in error, there is a mortgage on the property.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 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			9/17/25	

Approved by:  
Business Administrator

  
Signature

9/30  
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

9/30  
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:** \$17,717.05

- Refund due to property being foreclosed and lien being paid in error.
- Refund due to property being foreclosed and lien being paid in error.
- Refund due to property having a large credit.
- Refund due to property owner paying taxes after Mortgage Co. paid taxes.

**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:

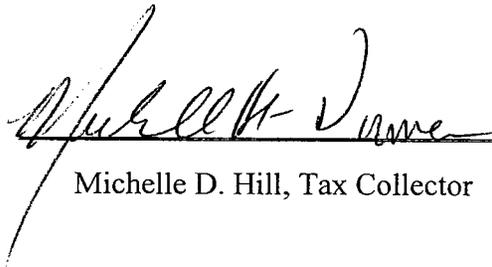
• Latricia Berry 7003/ LaRobins@camdennj.gov  
Name Phone/Email

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, Tax Collector

/2025

Date

October 14, 2025

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to refund.

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing refunds to various lien holders, property owners and mortgage companies for various properties. Please see attached.

Prepared By: \_\_\_\_\_ Michelle Hill \_\_\_\_\_ 7003 \_\_\_\_\_

Contact Person: \_\_\_\_\_ Latricia Berry \_\_\_\_\_ 7003 \_\_\_\_\_

Name	Amount	Reason
Tirm Title, LLC 619 River Dr, Ste 340 Elmwood Park, NJ 07407	\$10,201.30	Refund for B/L 622/45, 817 Tulip St., Camden, NJ. Cert No 22-00393 due to lien being paid in error. Property foreclosed on prior to lien being redeemed.
Tirm Title, LLC 619 River Dr, Ste 340 Elmwood Park, NJ 07407	\$728.72	Refund for B/L 622/45, 817 Tulip St., Camden, NJ. Cert No 25000595 due to lien being paid in error. Property foreclosed on prior to lien being redeemed.
Emilio Cooper 614 Beaumont Circle West Chester, PA 19380	\$6146.30	Refund for B/L 1136/47, 2931 Royden St., Camden, NJ due to property owner having a credit on account and would like a refund.
436 Marlton Ave, LLC 545 Christian St. #1 Philadelphia, PA 19147	\$640.73	Refund for B/L 1180/66, 436 Marlton Ave, Camden, NJ. Due to property owner paying taxes in error, there is a mortgage on the property.

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\*\*\*\***

R-20

AV:dh  
10-14-25

**RESOLUTION AUTHORIZING THE ASSIGNMENT OF  
TWENTY-NINE MUNICIPAL LIENS AT FULL VALUE**

WHEREAS, the City of Camden is the purchaser of tax sale certificates against the Twenty-Nine (29) properties located in the City of Camden listed in Exhibit A hereto; and

WHEREAS, N.J.S.A. 54:5-113 provides that after a municipality has purchased tax sale certificates upon delinquency, the governing body thereof may by resolution authorize a private sale of the tax sale certificate for not less than the amount of lien charges against the real estate, provided that before the assignment, notice shall be mailed to the owner at the address appearing on the tax books of the municipality at least five (5) days prior to the taking of action; public notice shall be posted in three public places in the municipality at the time of the mailing of the notice; and public notices shall be published at least once in a newspaper published or circulated in the municipality within five (5) days prior to taking action; and

WHEREAS, notice was sent to the owner(s) of record by regular and certified mail at least five (5) days before the City Council Meeting date and public notices were posted in three public places and published in the Courier Post on October 9, 2025; 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 the proper documents necessary to assign tax sale certificates to various individuals listed in consideration for full payment plus advertising costs 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: October 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

Cart #	Location	Block	Lot	Dimensions	Successful Bidder's Name	Full Value	Amount 10/14
10-04057	SS Dayton 210 E. Norris St	1375	47	20x65	Sunni M. Mitchell	Yes	\$ 5,097.72
11-03768	1230 Whitman Ave	1343	104	20x97	Camden One LLC	Yes	\$ 48,588.10
11-03767	1232 Whitman Ave	1343	103	20x97	Camden One LLC	Yes	\$ 33,034.30
17-00653	838 Tulip Street	623	140	13X100	Barbara Rios Carrero	Yes	\$ 16,789.99
25000349	839 Spruce St	372	122	12X56	Barbara Rios Carrero	Yes	\$ 10,716.73
25001887	1251 Chase St	1354	38	15X97	Barbara Rios Carrero	Yes	\$ 12,451.47
09-03305	1163 Chase St	1351	26	14X100	Barbara Rios Carrero	Yes	\$ 14,078.56
19-00593	1817 so 6th St	487	78	14X96	Barbara Rios Carrero	Yes	\$ 11,300.04
20-00330	636 Walnut St	322	122	38X95	Aarron Miller	Yes	\$ 2,507.72
20-00331	640 Walnut St	322	123	22X95	Aarron Miller	Yes	\$ 767.76
23-01353	1117 Princess Ave	1289	42	14X95	Aarron Miller	Yes	\$ 8,887.93
18-02235	1119 Sycamore St	1308	17	20X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,867.76
19-02179	1125 Sycamore St	1308	19	12X65	Cooper Square Acquisitions II, LLC	Yes	\$ 872.44
18-02233	1120 Chestnut St	1308	8	15X100	Cooper Square Acquisitions II, LLC	Yes	\$ 23,242.77
17-02425	1112 Chestnut St	1308	53	139X100	Cooper Square Acquisitions II, LLC	Yes	\$ 53,779.42
25001740	1118 Mt Ephraim Ave	1307	54	20X76	Cooper Square Acquisitions II, LLC	Yes	\$ 450.94
17-02424	1117 Sycamore St	1308	16	7X100	Cooper Square Acquisitions II, LLC	Yes	\$ 5,706.68
19-02181	1121 Orchard St	1308	21	53X44	Cooper Square Acquisitions II, LLC	Yes	\$ 14,363.29
19-02180	NW Sycamore & Orchard St	1308	20	12X46	Cooper Square Acquisitions II, LLC	Yes	\$ 739.73
19-02178	NS Sycamore 27E C&A	1308	18	20X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,436.29
18-02234	1126 Chestnut St	1308	9	44X81	Cooper Square Acquisitions II, LLC	Yes	\$ 40,717.57
17-02422	1114 Chestnut St	1308	5	14X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,426.52
18-02232	1116 Chestnut St	1308	6	15X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,442.79
22-00540	531 Erie St	745	10	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
22-00539	533 Erie St	745	9	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
22-00538	535 Erie St	745	8	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
25000216	710 S Broadway	289	12	92X161	Tony Jennings	Yes	\$ 57,876.97
Total:							\$ 371,924.66





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Scott Parker, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION: Resolution to Assign 29 Municipal Liens at Full Value.**

Point of Contact:	De'Yonna Jackson	Finance-Revenue Collection	7004	DeJackso@camden.nj.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>A.P.</i>	9/17/25	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Spreadsheet of Parcels to be assigned
2. Tax Collector Certification

*"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

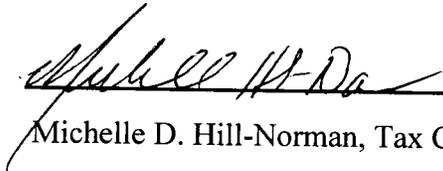
Date

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 ASSIGN MUNICIPAL LIENS AT FULL VALUE”

  
Michelle D. Hill-Norman, Tax Collector

9/15/2025

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution to assign liens at full value.

**FACTS/BACKGROUND:**

- Tax office received 29 requests from individuals to purchase assignments at full value.
- Requests were reviewed and given a provisional okay to Council approval  
Total value to be collected for the city is \$ 371,924.66
- Advertising, posting and publishing date will be October 9,2025

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:**

- The City will take 29 liens off the records and collect the full amount due
- Lienholders will maintain the taxes to keep the accounts current
- Lienholders can begin foreclosure and later rehab properties to help eliminate blight

**SUBJECT MATTER EXPERTS/ADVOCATES:** Michelle D. Hill-Norman, Tax Collector

**COORDINATION:** n/a

**Prepared by:**

De'Yonna Jackson                      x7004 DeJackso@camdenj.gov  
Name    Phone/Email

<u>Cert #</u>	<u>Location</u>	<u>Block</u>	<u>Lot</u>	<u>Dimensions</u>	<u>Successful Bidder's Name</u>	<u>Full Value</u>	<u>Amount 10/14</u>
10-04057	SS Dayton 210 E. Norris St	1375	47	20x65	Sunni M. Mitchell	Yes	\$ 5,097.72
11-03768	1230 Whitman Ave	1343	104	20X97	Camden One LLC	Yes	\$ 48,588.10
11-03767	1232 Whitman Ave	1343	103	20X97	Camden One LLC	Yes	\$ 33,034.30
17-00633	838 Tulip Street	623	140	13X100	Barbara Rios Carrero	Yes	\$ 16,789.99
25000349	839 Spruce St	372	122	12X56	Barbara Rios Carrero	Yes	\$ 10,716.73
25001887	1251 Chase St	1354	38	15X97	Barbara Rios Carrero	Yes	\$ 12,451.47
09-03305	1163 Chase St	1351	26	14X100	Barbara Rios Carrero	Yes	\$ 14,078.56
19-00593	1817 so 6th St	487	78	14X96	Barbara Rios Carrero	Yes	\$ 11,300.04
20-00330	636 Walnut St	322	122	38X95	Aarron Miller	Yes	\$ 2,507.72
20-00331	640 Walnut St	322	123	22X95	Aarron Miller	Yes	\$ 767.76
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18-02235	1119 Sycamore St	1308	17	20X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,867.76
19-02179	1125 Sycamore St	1308	19	12X65	Cooper Square Acquisitions II, LLC	Yes	\$ 872.44
18-02233	1120 Chestnut St	1308	8	15X100	Cooper Square Acquisitions II, LLC	Yes	\$ 23,242.77
17-02425	1112 Chestnut St	1308	53	139X100	Cooper Square Acquisitions II, LLC	Yes	\$ 53,779.42
25001740	1118 Mt Ephraim Ave	1307	54	20X76	Cooper Square Acquisitions II, LLC	Yes	\$ 450.94
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19-02181	1121 Orchard St	1308	21	53X44	Cooper Square Acquisitions II, LLC	Yes	\$ 14,363.29
19-02180	NW Sycamore & Orchard St	1308	20	12X46	Cooper Square Acquisitions II, LLC	Yes	\$ 739.73
19-02178	NS Sycamore 27E C&A	1308	18	20X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,436.29
18-02234	1126 Chestnut St	1308	9	44X81	Cooper Square Acquisitions II, LLC	Yes	\$ 40,717.57
17-02422	1114 Chestnut St	1308	5	14X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,426.52
18-02232	1116 Chestnut St	1308	6	15X100	Cooper Square Acquisitions II, LLC	Yes	\$ 1,442.79
22-00540	531 Erie St	745	10	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
22-00539	533 Erie St	745	9	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
22-00538	535 Erie St	745	8	14X62	Prime Capital Management, LLC	Yes	\$ 1,260.39
25000216	710 S Broadway	289	12	92X161	Tony Jennings	Yes	\$ 57,876.97
Total:							\$ 371,924.66

R-21

AV:dh  
10-14-25

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO REQUEST A SIX-MONTH EXTENSION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FISCAL YEAR 2024 NJDOT MUNICIPAL AID TRUST FUND FOR THE RESURFACING OF 8<sup>TH</sup> STREET AND VARIOUS ROADWAYS PROJECT**

WHEREAS, the New Jersey Department of Transportation ("NJDOT") awarded the City of Camden ("City") with a FY2024 New Jersey Transportation Municipal Aid Trust Fund Authority Grant ("Grant") for the Resurfacing of 8<sup>th</sup> Street and Various Roadways project ("Project"); and

WHEREAS, the Grant required the City to award a construction contract for completion of the Project by October 31, 2025 ("Deadline"); and

WHEREAS, a contract will not be awarded by the Deadline because the engineering and design phase exceeded the estimated timeline for the project; and

WHEREAS, it is necessary to request a 6-month extension from October 31, 2025 to April 30, 2026 from NJDOT to award the Project so that the City does not forfeit the Grant; now, therefore

BE IT RESOLVED, Council of the City of Camden formally approves the request to submit a request for a Six (6) month award extension from October 31, 2025 to April 30, 2026 for the above stated project.

BE IT FURTHER RESOLVED, the Mayor or appropriate City Officials are authorized to submit a formal request for a Six (6) month award extension for the above-referenced Project to the New Jersey Department of Transportation; and

BE IT FURTHER RESOLVED, the Mayor or appropriate City Officials are hereby authorized to sign the six (6) month extension request on behalf of Camden City and that their signature constitutes of the terms and conditions of the Grant agreement.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO SUBMIT A REQUEST TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, FOR A SIX-MONTH EXTENSION TO AWARD A CONSTRUCTION CONTRACT FUNDED BY THE FISCAL YEAR 2024 NJDOT MUNICIPAL AID TRUST FUND FOR THE RESURFACING OF 8TH STREET AND VARIOUS ROADWAYS PROJECT.**

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	Anthony.morici@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				

Approved by:  
Business Administrator

\_\_\_\_\_  
Signature

9/30  
Date

Attachments (list and attach all available):

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

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

Received by:

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

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

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## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO SUBMIT A REQUEST TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, FOR A SIX-MONTH EXTENSION TO AWARD A CONSTRUCTION CONTRACT FUNDED BY THE FISCAL YEAR 2024 NJDOT MUNICIPAL AID TRUST FUND FOR THE RESURFACING OF 8TH STREET AND VARIOUS ROADWAYS PROJECT.

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

- An extension request is necessary to facilitate the proposed improvements.
- The proposed improvements will benefit residents of the City.
- Improvements include the resurfacing of various roadways throughout the City, including ancillary improvements to ADA curb ramps, drainage structures and sidewalk.
- The extension is being requested from 10/31/2024 to 4/30/2026

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0.00

**IMPACT STATEMENT:**

- Roadways will be substantially improved as a result of the extension.
- City Council approval of this legislation will facilitate the construction on multiple roadways.
- If not approved by Council the project will not be completed.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, Acting 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:** Anthony Morici (856) 757-7680 anthony.morici@camdennj.gov

---

Name

Phone/Email

R-22

AV:dh  
10-14-25

**RESOLUTION AUTHORIZING AMENDMENT #3 TO THE SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY FOR THE ENVIRONMENTAL CLEAN-UP AND MANAGEMENT OF THE KNOX MEADOWS II SITE**

WHEREAS, pursuant to MC-18:6380, the City of Camden entered into a Shared Services Agreement ("SSA") with the Camden Redevelopment Agency ("CRA") for the oversight of a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant for the Knox Meadows II site; and

WHEREAS, pursuant to Amendment #1, the SSA was amended to extend of the agreement until September 20, 2023; and

WHEREAS, pursuant to Amendment #2, the SSA was amended to allow for the use, and CRA's management of the funding and implementation of the USEPA Subgrant and any additional funding for the Project Site's assessment, investigation, and remediation and to extend the term of the Agreement until September 30, 2025; and

WHEREAS, it is necessary to further amend the SSA to allow for the use, and CRA's management of the funding and implementation of the USEPA Subgrant and any additional funding for the Project Site's assessment, investigation, and remediation and to extend the term of the Agreement until September 30, 2027 or until the remediation funds are exhausted and completed; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Shared Services Agreement with the City of Camden and the CRA is hereby amended by Amendment #3 to allow for the use, and CRA's management of the funding and implementation of the US EPA Subgrant and any additional funding for the Project Site's assessment, investigation, and remediation and to extend the term of the Agreement until September 30, 2027.

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

Date: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Tim Cunningham, BA  
Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Dan Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION:**

**Resolution Authorizing Amendment #3 to the Shared Services Agreement Between the City of Camden and The Camden Redevelopment Agency for the Environmental Clean Up And Management of the Knox Meadows II Site**

Point of Contact: Olivette Simpson, CRA      Department of Development & Planning      Ext. 3540      Olsimpso@ci.camden.nj.us

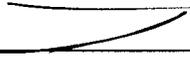
Name      Department-Division-Bureau      Phone      Email

### 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

9/30  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Form of Shared Services Agreement

***"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

10/1  
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

## EXECUTIVE SUMMARY

### TITLE OF ORDINANCE/RESOLUTION

**Resolution Authorizing Amendment #3 to the Shared Services Agreement Between the City of Camden and The Camden Redevelopment Agency for the Environmental Clean Up And Management of the Knox Meadows II Site**

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

**An Amendment #3** is to the Agreement is necessary (1) to allow for the use, and CRA's management of the funding and implementation of the US EPA Sub grant and any additional funding for the Project Site's assessment, investigation, and remediation and (2) to extend the term of the Agreement until September 30, 2027 or until the remediation funds are exhausted is completed.

- The Knox Meadows II Site, owned by the City of Camden, is designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map and located on Byron Street at N.5th Street in North Camden (the Project Site).
- The Project Site is in part the former Knox Gelatin Facility and located directly south of the planned North Camden Waterfront Park (Sadler's Park). The Project Site is about 5.8 acres, vacant with exposed building foundations. It is currently an active case with the NJ DEP and US EPA.
- The City entered into a Shared Services Agreement ("Agreement") with the CRA for the oversight of a \$200,000 US EPA Brownfields "Site Specific" Cleanup Grant for the Project Site authorized by Resolution #R-42 (MC-18:6380) adopted on June 12, 2018.
- By Resolution #R-5 (MC-20:7619), the Agreement was amended to extend the term of the Agreement to September 20, 2023 (Amendment #1).
- By Resolution MC 23:9125, a Second Amendment was adopted extending the term of the Agreement to September 30, 2025.
- An engineer's estimate for remedial actions required is \$1,536,612.00. The CRA was awarded NJ DEP Hazardous Discharge Site Remediation Program (HDSRF) Program Funds for additional assessment and investigation (\$103,825.00) and a grant for site remediation (\$1,136,612.00).
- The CRA has awarded the City a \$200,000 US EPA Brownfields Revolving Loan Fund Sub grant to fund a portion of the environmental clean-up activities. The Sub grant together with the US EPA Site Specific Grant will serve to meet the 25% match-funding requirement for use of the HSDRF Remediation grant funds.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$200,000.00**

**\*\*NJ DEP HDRSF Funds awarded to CRA for the Project Site: \$103,825.00 for additional assessment/investigation and \$1,136,612.00 for Remediation**

### IMPACT STATEMENT:

- The Project Site is located directly south of the planned North Camden Waterfront Park (Sadler's Park) and its remediation and redevelopment will meet in part the City's demand for new residential housing. The site is zoned for residential use and the use identified in the North Camden Neighborhood Plan. If the request is not approved, remediation of the Project Site will not move forward and future remedial activities will likely be the responsibility of the City.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Olivette Simpson, CRA
  - Attendance

**COORDINATION:** CRA, Brownfield Redevelopment Solutions, Inc., environmental consultant

**Prepared by:** Olivette Simpson, CRA Ext. 3540

[olsimpso@ci.camden.nj.us](mailto:olsimpso@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>CITY OF CAMDEN</b>
Professional Service or EUS Type	<b>Shared Services Agreement Amendment #3</b>
Name of Vendor	<b>CAMDEN REDEVELOPMENT AGENCY ("CRA")</b>
Purpose or Need for service:	<b>Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 &amp; 46 and a Portion of Lots 17, 18, &amp; 25 of the City of Camden Tax Map to Extend the Term of the Agreement</b>
Contract Award Amount	<b>Zero</b>
Term of Contract	<b>2 years</b>
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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 \_\_\_\_\_

**CRA**  
**Resolution No.: 06-11-25D**  
**DCA Waiver: 2025-19**

06-11-25D

**Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map to Extend the Term of the Agreement**

**WHEREAS**, as part of the CRA's redevelopment duties, the CRA manages the City of Camden Brownfield Program including the brownfield planning activities, applying for and managing grants for brownfield investigation and remediation, and contracting for associated professional services and remediation activities; and

**WHEREAS**, the New Jersey Department of Environmental Protection ("NJDEP) places priority on the investigation, remediation, and redevelopment of contaminated sites located in designated Brownfield Development Areas ("BDA") making available brownfield grants; and

**WHEREAS**, a portion of the former Knox Gelatin Site known as Knox Meadows Phase II and designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map (the "Site"), is a city-owned parcel located in the North Camden BDA; and

**WHEREAS**, the Site is currently an active case with the NJDEP Site Remediation Program; and

**WHEREAS**, prior to the residential redevelopment of the site, the environmental contamination at the site must be remediated in compliance with the NJDEP's Site Remediation Program's Technical Requirements; and

**WHEREAS**, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

**WHEREAS**, CRA by Resolution 12-14-16E entered into a Shared Services Agreement with the City of Camden to serve as the City's agent for the management and oversight of the EPA and NJDEP brownfield grants and

**WHEREAS**, CRA by Resolutions 06-10-20C and 07-12-23A, and the City by corresponding actions, authorized amendments to extend the term of the Shared Services Agreement until September 30, 2025; and

**WHEREAS**, remediation of the Site is not yet complete requiring a further extension of the Shared Services Agreement; and

**WHEREAS**, the term of the Shared Services Agreement will expire on September 30, 2025, and CRA and the City desire to extend the term of the agreement for an additional two years until September 30, 2027, or until completion of the project or exhaustion of grant funds, whichever first takes place.

06-11-25D (cont'd)

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Executive Director is hereby authorized and directed to negotiate and execute an amendment to a Shared Services Agreement between the CRA and the City of Camden for the Knox Meadows Phase II Site designated as Block 746, Lots 26 & 46 and a portion of Lots 17, 18, & 25 of the City of Camden Tax Map to (1) allow for the use, and CRA's management and oversight of the brownfield grants from U.S. Environmental Protection Agency and NJ Department of Environmental Protection (2) include additional terms for CRA to manage redevelopment planning and project implementation, and 3) to extend the term of the shared services agreement for an additional two years until September 30, 2027 or completion of the project or exhaustion of grant funds, whichever first takes place; and

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

06-11-25D (cont'd)

ON MOTION OF: Gilbert Harden, Sr.

SECONDED BY: Christopher Collins

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

*Ian K. Leonard*

\_\_\_\_\_  
Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Executive Director

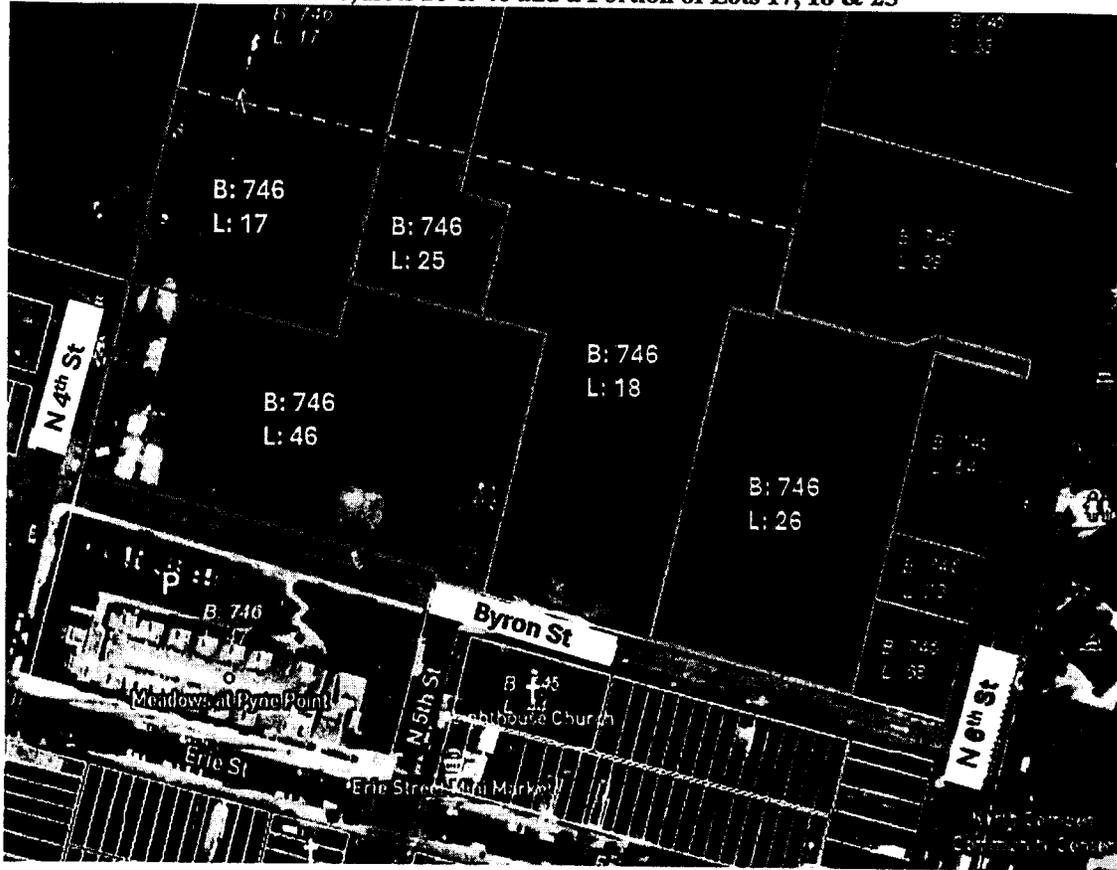
The above has been reviewed and approved as to form.

*Mark P. Asselta*

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

Exhibit A  
Aerial Photo

Block 746, Lots 26 & 46 and a Portion of Lots 17, 18 & 25



CRA 2025-19

Resolution No.: 06-11-25D  
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.

Agency Name	Camden Redevelopment Agency
Professional Service or EUS Type	Shared Services Agreement with the City of Camden
Name of Vendor	City of Camden
Purpose or Need for service:	Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map to Extend the Term of the Agreement
Contract Award Amount	TBD
Term of Contract	Two Additional Years through September 30, 2027 or until brownfield funds are exhausted or the project is completed.
Temporary or Seasonal	Temporary
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?	N/A

Please attach any evaluation memoranda or evaluation forms used to evaluate the vendors.  
If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

  
Olivette Simpson  
Executive Director Signature

Date June 17, 2025

The Executive Director affirms that there is adequate funding available for this personnel action.  
Contractual services within a Shared Services Agreement with the City of Camden is the Funding Source for this action.

  
\_\_\_\_\_  
Olivette Simpson  
Executive Director Signature

Date June 17, 2025

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

N/A

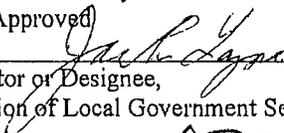
\_\_\_\_\_  
Olivette Simpson  
Executive Director Signature  
Certifying Officer

Date \_\_\_\_\_

*For LGS use only:*

Approved

Denied

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

Date

6/17/25

Number Assigned

CRA 2025-19

**Knox Meadows II-BF 96267217**

**USEPA Assistance Amendment #3**

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Assistance Amendment</b>	<b>GRANT NUMBER (FAIN):</b> 96267217 <b>MODIFICATION NUMBER:</b> 3 <b>PROGRAM CODE:</b> BF	<b>DATE OF AWARD</b> 06/26/2025
		<b>TYPE OF ACTION</b> No Cost Amendment	<b>MAILING DATE</b> 06/26/2025
		<b>PAYMENT METHOD:</b> Advance	<b>ACH#</b> 20190
		<b>Send Payment Request to:</b> RTP Finance Center	
<b>RECIPIENT TYPE:</b> Municipal		<b>RECIPIENT:</b>	
CITY OF CAMDEN P.O. Box 95120 Camden, NJ 08101-5120 <b>EIN:</b> 21-6000418		<b>PAYEE:</b> City of Camden New Jersey P.O. Box 95120 Camden, NJ 08101-5120	
<b>PROJECT MANAGER</b> Patrick Keating P.O. Box 95120 Camden, NJ 08101-5120 <b>Email:</b> PaKeating@ci.camden.nj.us <b>Phone:</b> 856-757-7582	<b>EPA PROJECT OFFICER</b> Patrick Peck 290 Broadway, LCRD/LRPB New York, NY 10007 <b>Email:</b> peck.patrick@epa.gov <b>Phone:</b> 212-637-4928	<b>EPA GRANT SPECIALIST</b> Kelsey Steele Grants and Compliance Management Branch, MSD/GCMB 290 Broadway New York, NY 10007 <b>Email:</b> steele.kelsey@epa.gov <b>Phone:</b> 212-637-3457	
<b>PROJECT TITLE AND EXPLANATION OF CHANGES</b> Knox Meadows II Cleanup Site  This amendment extends the budget and project period expiration dates to September 30, 2026. This additional time is needed for the reasons described in Olivette Simpson's letter dated April 24th, 2024. The Director of the National Policy, Training and Compliance Division approved a waiver from EPA's policy to allow this extension beyond the five-year limit on December 12, 2024. No further extensions will be granted unless there are extenuating circumstances, and it is in the best interest of the Agency and the public. There is no change to the amount of funds awarded or the scope of work under this agreement. All Administrative and Programmatic Conditions remain the same.			
<b>BUDGET PERIOD</b> 10/01/2017 - 09/30/2026	<b>PROJECT PERIOD</b> 10/01/2017 - 09/30/2026	<b>TOTAL BUDGET PERIOD COST</b> \$ 240,000.00	<b>TOTAL PROJECT PERIOD COST</b> \$ 240,000.00
<b>NOTICE OF AWARD</b>			
Based on your Application dated 04/25/2024 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$ 0.00. EPA agrees to cost-share 83.33% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$ 200,000.00. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.			
<b>ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)</b>		<b>AWARD APPROVAL OFFICE</b>	
<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 2, Grants and Compliance Management Branch 290 Broadway, 27th Floor New York, NY 10007-1866		<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 2, Land, Chemicals and Redevelopment Division R2 - Region 2 290 Broadway New York, NY 10007-1866	
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>			
Digital signature applied by EPA Award Official Sandy Whittaker			<b>DATE</b> 06/26/2025

### EPA Funding Information

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$ 200,000	\$ 0	\$ 200,000
EPA In-Kind Amount	\$ 0	\$ 0	\$ 0
Unexpended Prior Year Balance	\$ 0	\$ 0	\$ 0
Other Federal Funds	\$ 0	\$ 0	\$ 0
Recipient Contribution	\$ 0	\$ 0	\$ 0
State Contribution	\$ 40,000	\$ 0	\$ 40,000
Local Contribution	\$ 0	\$ 0	\$ 0
Other Contribution	\$ 0	\$ 0	\$ 0
<b>Allowable Project Cost</b>	<b>\$ 240,000</b>	<b>\$ 0</b>	<b>\$ 240,000</b>

Assistance Program	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 104(k)(3)	2 CFR 200, 2 CFR 1500 and 40 CFR 33

Budget Summary Page

Table A - Object Class Category (Non-Construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$ 0
2. Fringe Benefits	\$ 0
3. Travel	\$ 0
4. Equipment	\$ 0
5. Supplies	\$ 0
6. Contractual	\$ 235,520
7. Construction	\$ 0
8. Other	\$ 4,480
9. Total Direct Charges	\$ 240,000
10. Indirect Costs: 0.00 % Base	\$ 0
11. Total (Share: Recipient 16.67 % Federal 83.33 %)	\$ 240,000
12. Total Approved Assistance Amount	\$ 200,000
13. Program Income	\$ 0
14. Total EPA Amount Awarded This Action	\$ 0
15. Total EPA Amount Awarded To Date	\$ 200,000

## Administrative Conditions

All Administrative Conditions Remain the Same

**City of Camden**

**Shared Services Agreement #07-20-182**

**Knox Meadows II**

SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN  
AND THE CAMDEN REDEVELOPMENT AGENCY FOR THE OVERSIGHT OF A  
USEPA \$200,000 SUB-GRANT

THIS SHARED SERVICES AGREEMENT ("Agreement") made and entered into as of the 15<sup>th</sup> day of October, 2020, constitutes a Shared Services Agreement pursuant to N.J.S.A. 40A:65-1, et seq. entered between the City of Camden, a municipal corporation of the State of New Jersey with its principal offices located at 520 Market Street, 4th Floor, Camden, NJ 08102 ("City"), and the Camden Redevelopment Agency ("CRA"), with its principal offices located at 520 Market Street, 13th Floor, Camden, NJ 08102.

WITNESSETH:

IN CONSIDERATION of the mutual promises and covenants of the parties hereto and as set forth in Resolution R-15 adopted by Camden City Counsel at their meeting of July 14, 2020 and Resolution 05-13-20F adopted by Camden Redevelopment Agency, it is agreed that:

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City and CRA desire to enter into a Shared Services Agreement for the CRA to act as the City's agent relative to the administration of the sub-grant regarding the City's Brownfields Program; and

WHEREAS, it is now necessary to enter into a Shared Services Agreement with the CRA establishing the responsibilities of the parties, terms and conditions; now, therefore;

**AGREEMENT**

**1. TERM**

This Agreement shall be for a period of one (1) year.

**2. RESPONSIBILITIES**

**AS TO THE CRA:**

A. The CRA shall serve as the primary point of contact for the project during the term of this agreement including serving as agent for the City of Camden for the project as stated herein and made a part hereof and attached hereto as Exhibit A and as follows:

1. Ensure grant compliance, including budget tracking, reporting activities and programmatic/statutory/regulatory compliance during the term of the Court.
2. Serve as the contracting entity for the City for the City for the procurement of services outlined in the environmental work plan for the Park Site. These services include the engagement of a Licensed Site Remediation Professional (LSRP) consultant, a grant management consultant, environmental remediation contractor(s), and other professional consultants, as needed. The CRA will manage the contractors and consultants, including review of work products and inspections of the Park Site.
3. Conduct contract procurement and administration in conformity with applicable Local, State, and Federal requirement. Review consultant and contractor invoices for payment.
4. Act as the primary point of contact for the project with the USEPA and NJ Department of Environmental Protection (DEP), regarding remediation and development of the Park Site during the term of the Grant.
5. Implement a public engagement program regarding remediation and redevelopment of the Site. The CRA will attend local community meetings as well as meet with community leaders and elected officials to ensure that the public is aware of the ongoing remediation activities. The CRA will cause sign(s) to be placed on the Park Site with brief descriptive and contact information.

**AS TO THE CITY:**

- B. The City shall assist during the term of this agreement for the project as stated herein and made a part hereof and attached hereto as Exhibit A and as follows:
  1. Execute all relevant documents necessary for the CRA to manage the cleanup of the Park Site and administer and manage the Grant.
  2. Upon completion of the CRA's tasks or close-out of the Grant, whatever comes first, control of the Site will be returned to the City and City will be responsible for on-going maintenance, security, and responsibility of and for the Site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP.

**3. AUDIT**

A. Both parties agree to permit either party and/or its agents to examine any and all records relevant to this Agreement and shall make the same available upon demand at a reasonable time and place for the purpose of auditing the records, reports and documents related to this Agreement.

B. The individual designated by the CRA to perform the Services under this Agreement shall maintain accurate details and records of the Services he/she provides to the City and the time spent on same, which shall be subject to audit pursuant to this section.

**4. RIGHT TO INSPECT**

Both parties to this agreement shall permit either party or its authorized representatives to make visits to the site or sites where the Services are being provided for the purpose of assuring each party's compliance with the terms of this Agreement.

**5. MUTUAL INDEMNIFICATION**

Each party agrees to indemnify and hold harmless the other party, its officers, directors, and employees, against all damages, liabilities and costs, including reasonable attorneys' fees; but, only to the extent caused by each party's negligent acts in connection with the Services under this Agreement and the acts of anyone for whom each party is legally liable.

**8. TERMINATION OF AGREEMENT**

This Agreement may be terminated in whole or in part by either party for any reason upon thirty (30) days prior written notice from one party to the other.

**9. CONSTRUCTION OF THIS AGREEMENT**

The parties acknowledge that this Agreement was prepared under New Jersey Law and shall, therefore, be interpreted under the Laws of the State of New Jersey.

**10. AMENDMENTS**

This Agreement may not be amended, altered or modified in any manner except in writing signed by the parties hereto.

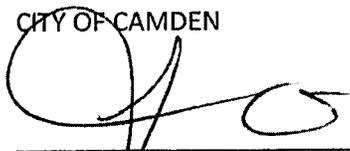
**11. ENTIRE AGREEMENT**

This written Agreement represents the entire understanding of the parties.

IN WITNESS WHEREOF, and intending to be bound hereby, the parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

Attest:

  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
  
By: \_\_\_\_\_  
FRANCISCO "FRANK" MORAN  
Mayor

Approved as to form:

CAMDEN REDEVELOPMENT AGENCY

  
MICHELLE BANKS-SPEARMAN  
City Attorney

By:

  
OLIVETTE SIMPSON  
Interim Executive Director

RESOLUTION MC-20:7563  
On Motion Of: Shaneka Boucher  
APPROVED: July 14<sup>th</sup>, 2020

R-15

MBS:dh  
07-14-20

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA")  
FOR OVERSIGHT OF A USEPA \$200,000 SUB-GRANT

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City of Camden, desires to enter into a Shared Services Agreement with the Camden Redevelopment Agency ("CRA"), for the purpose of environmental and related services for the oversight of a USEPA \$200,000 Sub-grant for the remediation of Dominic Andujar Park; and

WHEREAS, the CRA will manage the grant, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

WHEREAS, City Council has determined that It is in the best interest of the City of Camden that the City enter into said Shared Services Agreement with Camden Redevelopment Agency for the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park; 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 Shared Services Agreement with the Camden Redevelopment Agency for the provision of the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park for a one year period, 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 of Introduction: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANK-SPEARMAN  
City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

## EXHIBIT A

### SCOPE OF SERVICES FOR A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CITY OF CAMDEN REDEVELOPMENT AGENCY FOR THE OVERSIGHT OF A US ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS CLEANUP SUBGRANT FOR THE DOMINIC ANDUJAR PARK SITE.

---

The Camden Redevelopment Agency, with a grant from the US Environmental Protection Agency (US EPA), established a Brownfields Revolving Loan Fund (RLF) to make loans and sub-grants to fund environmental cleanup of Brownfield sites in Camden. CRA will utilize a \$200,000 subgrant for environmental cleanup of a city owned park, known as the Dominic Andujar Park. Under this Shared Services Agreement and CRA in its capacity as the administrator of the City's Brownfields Program will provide for oversight, management, and implementation of the US EPA subgrant for cleanup of the Dominic Andujar Park site.

In this capacity the CRA will undertake the following tasks:

- Ensure grant compliance, including budget tracking, reporting activities and programmatic/statutory/regulatory compliance during the term of the Grant.
- Serve as the contracting entity for the City for the procurement of services outlined in the environmental work plan for the Park Site. These services include the engagement of a Licensed Site Remediation Professional (LSRP) consultant, a grant management consultant, environmental remediation contractor(s), and other professional consultants, as needed. The CRA will manage the contractors and consultants, including review of work products and inspections of the Park Site.
- Conduct contract procurement and administration in conformity with applicable Local, State, and Federal requirement. Review consultant and contractor invoices for payment.
- Act as the primary point of contact for the project with the US EPA and NJ Department of Environmental Protection (DEP), regarding remediation and development of the Park Site during the term of the Grant.
- Implement a public engagement program regarding remediation and redevelopment of the Site. The CRA will attend local community meetings as well as meet with community leaders and elected officials to ensure that the public is aware of the ongoing remediation activities. The CRA will cause sign(s) to be placed on the Park Site with brief descriptive and contact information.

The City will undertake the following tasks:

- Execute all relevant documents necessary for the CRA to manage the cleanup of the Park Site and administer and manage the Grant.
- Upon completion of the CRA's tasks or close-out of the Grant, whatever comes first, control of the Site will be returned to the City and City will be responsible for on-going maintenance, security, and responsibility of and for the Site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP.

**Resolution No.: 05-13-20F**

**Resolution Authorizing a Shared Services Agreement with the City of Camden  
for the Management of a US Environmental Protection Agency  
Brownfields Revolving Loan Fund Environmental Cleanup Grant for the  
Dominic Andujar Park Site in the North Camden Neighborhood**

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

WHEREAS, to this end, the CRA manages the Camden Brownfield Program including brownfield planning activities, applying for and managing grants for brownfield investigation and remediation and contracting for associated professional services and remediation; and

WHEREAS, the Dominic Andujar Park designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map, is a 1.5-acre City-owned park and located in the North Camden neighborhood; and

WHEREAS, the Site is currently closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation; and

WHEREAS, CRA has applied to the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) for a grant to pay for a portion of the remediation and related costs; and

WHEREAS, a US Environmental Protection Agency Revolving Loan Fund (EPA RLF) subgrant is needed to meet the pending HDSRF grant match funding requirement and for the remediation of the site, including removal and off-site disposal of contaminated soil material and removal of the underground storage tank; and

WHEREAS, CRA, as the administrator of the City's Brownfields Program will also manage the EPA RLF subgrant and remediation of the Dominic Andujar Park site, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

WHEREAS, it is in the best interest of the CRA and the City to enter into a Shared Service Agreement for the management of the EPA RLF and HDSRF cleanup grants.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized and directed to execute a Shared Services Agreement between the City of Camden Redevelopment Agency and the City of Camden for the management of a US Environmental Protection Agency Brownfields Revolving Loan Subgrant in connection with the Dominic Andujar Park Site in an amount not to exceed \$200,000.00; and

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

Resolution No.: 05-13-20F (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Marla Sharma			
Marilyn Torres			

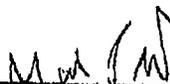


Marilyn Torres  
Chairperson

ATTEST:

  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.  
Board Counsel

**City of Camden**

**Shared Services Agreement #07-20-182 Amendment #1**

**Knox Meadows II**

**AMENDMENT TO AGREEMENT #06-18-131 BETWEEN  
THE CITY OF CAMDEN AND CAMDEN REDEVELOPMENT AGENCY**

IT IS on this 16<sup>th</sup> day of November, 2020 agreed by and between the Camden Redevelopment Agency (CRA), 520 Market Street, 13<sup>th</sup> Floor, Camden, NJ 08101, as follows:

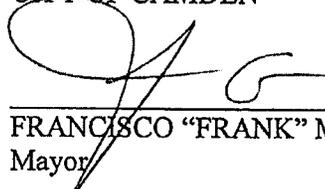
1. WHEREAS, Agreement #06-18-131 was awarded by Resolution R-42, dated June 12, 2018, between the City of Camden and CRA to allow CRA to operate and serve in the capacity as an agent for the City of Camden for the oversight of U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Site of Knox Meadows II in the City of Camden ("Project").

2. WHEREAS, Contract #06-18-131 has been amended to reflect an extension thru September 30, 2023 to complete the project, as approved by Resolution R-5 dated September 8, 2020.

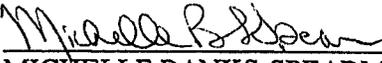
Attest:

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

CITY OF CAMDEN

By:   
\_\_\_\_\_  
FRANCISCO "FRANK" MORAN  
Mayor

Approved as to form.

  
\_\_\_\_\_  
MICHELLE BANKS-SPEARMAN  
City Attorney

CAMDEN REDEVELOPMENT AGENCY

By:   
\_\_\_\_\_  
OLIVETTE SIMPSON  
Interim Executive Director

RESOLUTION MC-20:7619  
On Motion Of: Shanaka Boucher  
APPROVED: September 8<sup>th</sup>, 2020

R-5

MBS:dh  
09-08-20

RESOLUTION AUTHORIZING AN AMENDMENT #1 TO THE SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA") FOR THE BROWNFIELDS CLEAN-UP SITE KNOX MEADOWS II

WHEREAS, the City of Camden entered into a Shared Services Agreement ("Agreement") with the Camden Redevelopment Agency ("CRA") for the oversight of a USEPA Brownfields Cleanup Grant for the Knox Meadows II site, by Resolution #R-42 (MC-18:6380) approved on June 12, 2018; and

WHEREAS, the City of Camden wishes to extend the Shared Services Agreement with CRA for the brownfields clean-up of Knox Meadows II until September 20, 2023; and

WHEREAS, It is now necessary to amend said Shared Services Agreement between the City of Camden and the CRA to extend the term of the Agreement until September 20, 2023; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Shared Services Agreement between the City of Camden and the CRA is hereby amended by amendment #1 to extend the term of the Agreement until September 20, 2023.

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: September 8, 2020

The above has been reviewed and approved as to form.

  
MICHELLE BANK-SPEARMAN  
City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 2  
290 BROADWAY  
NEW YORK, NY 10007-1866

April 24<sup>th</sup>, 2020

VIA EMAIL

Agreement No. BF-96267217  
Amendment No. 1

Patrick Keating  
Director of Finance,  
City of Camden  
520 Market Street, City Hall-Suite 213  
Camden, NJ 08101

Subject: Knox Meadows II Cleanup Site

Dear Mr. Keating:

I am pleased to attach Amendment No. 1 to the above-referenced agreement. This amendment extends the budget and project period expiration dates to September 30, 2023. This additional time is needed for the reasons described in Patrick Keating's letter dated March 16, 2020. There is no change to the amount of funds awarded or the scope of work under this agreement. Grant Specific Administrative Conditions A, C, and D have been revised. All other terms and conditions remain in effect.

The EPA Payment Office has been changed to the Research Triangle Park (RTP) Finance Center; the address is:

US Environmental Protection Agency  
RTP-Finance Center (Mail Code AA216-01)  
4930 Page Rd.  
Durham, NC 27703

Email: [rtpfc-grants@epa.gov](mailto:rtpfc-grants@epa.gov)  
Phone: 919-541-5347

Also, please note that EPA has eliminated the requirement for recipients to submit a signed Affirmation of Award for assistance agreements. An assistance agreement recipient demonstrates its commitment to carry out the award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or, 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. Please see the "Notice of Award" section of the agreement for more information. Due to this change, you are not required to sign and return a copy of the attached agreement. However, if you wish to file a notice of disagreement with the award terms and conditions, you may email your notice to [Region2\\_GrantApplicationBox@epa.gov](mailto:Region2_GrantApplicationBox@epa.gov). All email attachments must be sent in pdf format. Documents emailed to us in any other format will not be accepted.

Sincerely,

/s/ per digital signature on award

Arlene Chin  
Acting Associate Grants Management Officer  
Grants and Audit Management Branch

Internet Address (URL): <http://www.epa.gov>

Recycled/Recyclable - Printed with Vegetable Oil Based Inks on Recycled Paper (Minimum 50% Postconsumer content)

Attachment

cc: Alison Devine, EPA  
Johanna Conyer, City of Camden

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  Assistance Amendment	GRANT NUMBER (FAIN): 86267217	DATE OF AWARD: 04/23/2020
		MODIFICATION NUMBER: 1	MAILING DATE: 04/23/2020
		PROGRAM CODE: BF	ACH#: 20190
		TYPE OF ACTION: No Cost Amendment	
RECIPIENT TYPE: Municipal		Send Payment Request to: RTP Finance Center	
RECIPIENT: City of Camden P.O. Box 96120 Camden, NJ 08101-6120 EIN: 21-8000418		PAYEE: City of Camden New Jersey P.O. Box 96120 Camden, NJ 08101-6120	
PROJECT MANAGER: Patrick Keating P.O. Box 96120 Camden, NJ 08101-6120 E-Mail: PKeating@ci.camden.nj.us Phone: 856-757-7582	EPA PROJECT OFFICER: Alison Davrie 290 Broadway, LCDR/LRPB New York, NY 10007-1888 E-Mail: davrie.alison@epa.gov Phone: 212-637-4168	EPA GRANT SPECIALIST: Kelsey Steele Grants and Audit Management Branch, MSD/GAMB E-Mail: steele.kelsey@epa.gov Phone: 212-637-3467	
<b>PROJECT TITLE AND EXPLANATION OF CHANGES</b> Knox Meadows II Cleanup Sfa. This amendment extends the budget and project period expiration dates to September 30, 2023. This additional time is needed for the reasons described in Patrick Keating's letter dated March 18, 2020. There is no change to the amount of funds awarded or the scope of work under this agreement. The EPA Payment Office has been changed to the Research Triangle Park (RTP) Finance Center. Grant Specific Administrative Conditions A, C, and D have been revised. All other terms and conditions remain in effect.			
BUDGET PERIOD: 10/01/2017 - 09/30/2023	PROJECT PERIOD: 10/01/2017 - 09/30/2023	TOTAL BUDGET PERIOD COST: \$240,000.00	TOTAL PROJECT PERIOD COST: \$240,000.00
<b>NOTICE OF AWARD</b>			
Based on your Application dated 03/16/2020 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$0. EPA agrees to cost-share 83.33% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS: Grants and Audit Management Branch 290 Broadway, 27th Floor New York, NY 10007-1888		ORGANIZATION / ADDRESS: U.S. EPA, Region 2 Land, Chemicals and Redevelopment Division 290 Broadway New York, NY 10007-1888	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official Ariene Chin - Acting Associate Grants Management Officer			DATE: 04/23/2020



Budget Summary Page: Knox Meadows II Cleanup

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$0
2. Fringe Benefits	\$0
3. Travel	\$0
4. Equipment	\$0
5. Supplies	\$0
6. Contractual	\$235,520
7. Construction	\$0
8. Other	\$4,480
9. Total Direct Charges	\$240,000
10. Indirect Costs % Base	\$0
11. Total (Sharee Recipient 18.87 % Federal 83.33 %)	\$240,000
12. Total Approved Assistance Amount	\$200,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$0
15. Total EPA Amount Awarded To Date	\$200,000

06-10-20C

**Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Cleanup Grant in Connection with the Knox Meadows Phase 2 Site in the North Camden Brownfields Development Area to Extend the Term of the Agreement**

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

**WHEREAS**, to this end, the CRA manages the Camden Brownfield Program including the brownfield planning activities, applying for and managing grants for brownfield investigation and remediation and contracting for associated professional services and remediation; and

**WHEREAS**, the Camden Brownfield Program places priority on the investigation, remediation and redevelopment of contaminated sites located in the North Camden Brownfield Development Area (BDA); and

**WHEREAS**, the Knox Meadows Phase 2 (a.k.a. The Meadows at Pyne Poynt Phase II) Site is owned by the City of Camden and is located on a portion of the former Knox Gelatin Site and designated as Block 746 Lots 46, 68 and 73 and a portion of Lots 17,18,26,45 and 64 on the City of Camden Tax Map; and

**WHEREAS**, it is proposed that the Site will be redeveloped as 78 family rental units in 3 three-story buildings; and

**WHEREAS**, The City of Camden was awarded a U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant in the amount of \$200,000 for this project; and

**WHEREAS**, The Camden Redevelopment Agency Board of Commissioners approved the original Shared Services Agreement by Resolution #12-14-16E for the CRA management of the EPA Grant; and

**WHEREAS**, under the original Shared Services Agreement CRA is required to manage the grant, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

**WHEREAS**, the environmental remediation activities on the Site are on-going and an amendment extending the period of the Shared Services Agreement is required to enable the CRA to complete its management responsibilities; and

06-10-20C (cont'd)

**WHEREAS**, the EPA has approved a no-cost time extension for the disbursement of the grant funds to September 30, 2023.

**WHEREAS**, it is in the best interest of the CRA and the City to extend the Shared Services Agreement for the management of the US Environmental Protection Agency Brownfield Cleanup Grant and it has been determined that such an arrangement is consistent with the guidelines of the US Environmental Protection Agency.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and execute an amendment to the Shared Services Agreement between the City of Camden Redevelopment Agency and the City of Camden for the management of a US Environmental Protection Agency Brownfields Cleanup Grant in connection with the Knox Meadows Phase 2 Site that extends the term of the agreement to September 30, 2023; and

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

06-10-20C

ON MOTION OF: Jose Javier Ramos

SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Sheila Davis			X
Gilbert Harden Sr.			
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma			
Marilyn Torres			X

*Marilyn Torres*

Marilyn Torres  
Chairperson

ATTEST:

  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark Asselta*

Mark P. Asselta, Esq., Board Counsel

**City of Camden**

**Shared Services Agreement #07-20-182 Amendment #2**

**Knox Meadows II**

**AMENDMENT No. 2 TO SHARED SERVICES AGREEMENT No. 06-18-131 BETWEEN  
THE CITY OF CAMDEN AND CAMDEN REDEVELOPMENT AGENCY**

This Amendment No. 2, dated as of October 12, 2023 (the "Effective Date"), and entered into by and between the City of Camden (City) and Camden Redevelopment Agency (CRA), collectively known as the "Parties", hereby amends Shared Services Agreement (SSA) No. 06-18-131 pursuant to the following terms and conditions:

1. WHEREAS, on October 17, 2018, the Parties entered into SSA No. 06-18-131 for the CRA to serve as the City's agent to manage and administer a USEPA Brownfields Cleanup Grant for the Knox Meadows II Site (Project).

2. WHEREAS, on September 8, 2020, pursuant to Camden City Resolution MC-20:7919, SSA 06-18-131 was amended by Amendment No. 1 to extend the term of the SSA to September 20, 2023.

3. WHEREAS, pursuant to Resolution Camden City MC-23: 9125 SSA No. 06-18-131 has been amended by Amendment No.2 to:

- i.) extend the term of the SSA from September 20, 2023 to September 30, 2025; and
- ii.) to permit CRA's management and implementation of any additional funding for the

Project Site's assessment, investigation and remediation.

Attest:

*for Yvonne Valdez*  
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
*[Signature]*  
\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

Approved as to form.

*[Signature]*  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

CAMDEN REDEVELOPMENT AGENCY  
*[Signature]*  
\_\_\_\_\_  
OLIVETTE SIMPSON  
Interim Executive Director

**RESOLUTION MC-23: 9125**  
*On Motion Of: Christopher Collins*  
**APPROVED: September 12<sup>th</sup>, 2023**

R-20

DB:dh  
09-12-23

**RESOLUTION AUTHORIZING AN AMENDMENT #2 TO THE SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA") FOR THE BROWNFIELDS CLEAN-UP AND MANAGEMENT OF THE KNOX MEADOWS II SITE**

WHEREAS, the City of Camden entered into a Shared Services Agreement ("Agreement") with the Camden Redevelopment Agency ("CRA") for the oversight of a USEPA Brownfields Cleanup Grant for the Knox Meadows II site, by Resolution #R-42 (MC-18:6380) approved on June 12, 2018; and

WHEREAS, the City of Camden amended the Shared Services Agreement with CRA by Amendment #1 to extend the term of the agreement until September 20, 2023; and

WHEREAS, it is now necessary to amend the Shared Services Agreement between the City of Camden and the CRA to allow for the use, and CRA's management of the funding and implementation of the US EPA Subgrant and any additional funding for the Project Site's assessment, investigation, and remediation and to extend the term of the Agreement until September 30, 2025; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Shared Services Agreement with the City of Camden and the CRA is hereby amended by amendment #2 to allow for the use, and CRA's management of the funding and implementation of the US EPA Subgrant and any additional funding for the Project Site's assessment, investigation, and remediation and to extend the term of the Agreement until September 30, 2025.

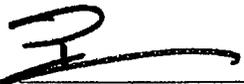
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal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

Date: September 12, 2023

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

07-12-23A

**Resolution Amending Resolution 06-10-20C that Authorized a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 and 46 and a Portion of Lots 17, 18, and 25 of the City of Camden Tax Map to Extend the Term and Include an Additional Grant and Services**

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

**WHEREAS**, as part of CRA's redevelopment duties, CRA manages the City of Camden Brownfield Program including the brownfield planning activities, applying for and managing grants for brownfield investigation and remediation, and contracting for associated professional services and remediation activities; and

**WHEREAS**, the Brownfield Program places priority on the investigation, remediation, and redevelopment of contaminated sites located in the North Camden Brownfield Development Area (BDA); and

**WHEREAS**, a portion of the Knox Gelatin Site Known as the Meadows at Pyne Point Phase II designated as Block 746, Lots 26 and 46 and a Portion of Lots 17, 18, and 25 of the City of Camden Tax Map ("Site"), is a City-owned parcel located in the North Camden BDA; and

**WHEREAS**, the Site is currently an active case with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP); and

**WHEREAS**, prior to the residential redevelopment of the site, the environmental contamination at the site must be remediated in accordance with NJDEP SRP requirements; and

**WHEREAS**, City of Camden was awarded a \$200,000.00 Cleanup Grant from the United States Environmental Protection Agency (EPA) as part of Cooperative Agreement BF96267217 in 2017; and

**WHEREAS**, CRA entered into a Shared Services Agreement to manage and to implement the EPA Cleanup Grant for the Site on behalf of the City as authorized by CRA Resolutions 12-14-16E and 06-10-20C; and

**WHEREAS**, under a companion resolution, CRA will seek authorization of a \$200,000.00 EPA Brownfields Revolving Loan Fund (RLF) Sub-grant to the City of Camden to fund a portion of the environmental cleanup activities; and

**WHEREAS**, it is necessary to amend the Shared Services Agreement to allow for the use, and CRA's management of the funding and implementation of the EPA Sub-grant and other funding for the Site's brownfield planning, assessment, remediation, and redevelopment, and

**WHEREAS**, the term of the Shared Services Agreement will expire on September 30, 2023, the CRA and the City desire to extend the term for a period of two additional years.

07-12-23A (cont'd)

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director is hereby authorized to negotiate and enter into a second amendment to Shared Services Agreement between the City of Camden Redevelopment Agency (CRA) and the City of Camden to (1) allow for the use, and CRA's management of the funding and implementation of the EPA Sub-grant and other funding for the Site's brownfield planning, assessment, remediation, and redevelopment and (2) to extend the term of the shared services agreement until September 30, 2025 ; and

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

07-12-23A (cont'd)

ON MOTION OF: Tasha Gainey-Humphrey

SECONDED BY: Derek Davis

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

*Jan K. Leonard*

\_\_\_\_\_  
Jan K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

CRA 0023-28

Resolution No.:07-12-23A  
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.

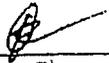
Agency Name	Camden Redevelopment Agency
Professional Service or EUS Type	Shared Services Agreement
Name of Vendor	City of Camden
Purpose or Need for service:	Resolution Amending Resolution 06-10-20C that Authorized a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 and 46 and a Portion of Lots 17, 18, and 25 of the City of Camden Tax Map to Extend the Term and Include an Additional Grant and Services
Contract Award Amount	\$200,000.00
Term of Contract	To extend agreement to September 30, 2025
Temporary or Seasonal	Temporary
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc)	Shared Services Agreement between City of Camden and Camden Redevelopment Agency.
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach any evaluation memoranda or evaluation forms used to evaluate the vendors. If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

  
Olivette Simpson  
Interim Executive Director Signature

Date July 18, 2023

The Interim Executive Director affirms that there is adequate funding available for this personnel action. Knox Meadows II USEPA Brownfields Cleanup Grant BF 96267217-0 is the Funding Source for this action

  
\_\_\_\_\_

Date July 18, 2023

Olivette Simpson  
Interim Executive Director Signature

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

N/A  
\_\_\_\_\_

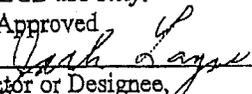
Date \_\_\_\_\_

Certifying Officer

For LGS use only:

Approved

Denied

  
\_\_\_\_\_

Date 7/18/23

Director or Designee,  
Division of Local Government Services

Number Assigned CRA 2023-28

R-23

AIV:dh  
10-14-25

**RESOLUTION AUTHORIZING AMENDMENT #1 TO THE SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY FOR THE MANAGEMENT OF FUNDING AND ENVIRONMENTAL SERVICES FOR DOMINICK ANDUJAR PARK**

WHEREAS, on July 14, 2020, the Council of the City of Camden approved Resolution MC-20:7563 authorizing the execution of a Shared Services Agreement with Camden Redevelopment Agency (CRA) to secure and manage a United States Environmental Protection Agency (USEPA) grant for the remediation of the Dominick Andujar Park located at Block 12, Lots 1-9, 12 and 17-21; and Block 14, Lots 24, 27, 29, and 30-35; and

WHEREAS, pursuant to MC-20:7563, the City and CRA entered into the Shared Services Agreement with CRA dated October 15, 2020; and

WHEREAS, the City wishes to amend the Shared Services Agreement to extend the term of the agreement through May 30, 2026 or completion of the Site, as determined by New Jersey Department of Environmental Protection Technical Requirement for the site remediation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Shared Services Agreement between the City of Camden and CRA be amended to extend the term through May 30, 2026, or the completion of the site.

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 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Tim Cunningham, City, BA  
Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Dan Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION:**

Resolution Authorizing an Amendment to a Shared Services Agreement with the <sup>CRA</sup>City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 29, 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood

Point of Contact: Olivette Simpson, CRA Director Ext. 3540 OISimpso@camdennj.gov

Name Department-Division-Bureau Phone Email

### ENDORSEMENTS

Recommend Approval (Y/N) Signature Date Comments

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

Approved by: Business Administrator

Signature Date

Attachments (list and attach all available):

- 1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
- 2. Form of Shared Services Agreement

**“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

## EXECUTIVE SUMMARY

### TITLE OF ORDINANCE/RESOLUTION:

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 29, 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood

### FACTS/BACKGROUND:

- The Dominic Andujar Park (Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29, 30 - 35, and 27), is a 1.5-acre City-owned Park and located at the intersection of Erie and York Streets in the North Camden neighborhood.
- The County Parks Department and the City completed the construction of park improvements at the portion of the park that was not the subject of any environmental contamination and opened the park to the residents of the North Camden community.
- CRA was awarded grants from the NJDEP Hazardous Discharge Site Remediation Fund ("HDSRF") in the amount of \$ 475,464.60 and provided \$200,000.00 in a U.S. EPA Revolving Loan Fund sub-grant to complete the overall funding needed for the remediation of the Park Site.
- It is necessary to extend the term of the Shared Services Agreement for an additional years to allow for the use, and CRA's management of the brownfield funding to complete the remedial actions at the Site; and the term of the extension is through the earlier of May 30, 2026 or completion of the Project, as determined by NJDEP Technical Requirements for site remediation (N.J.A.C. 7:26E); **and add a lot described as Block 14, Lot 29.**

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: Est. \$675.464/60**

### IMPACT STATEMENT:

- Complete the site remediation of a neighborhood park

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Olivette Simpson, CRA
  - Attendance

**COORDINATION:** CRA, Brownfield Redevelopment Solutions, Inc., environmental consultant

**Prepared by:** Olivette Simpson, CRA Ext. 3540 OISimpso@camdennj.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
Professional Service or EUS Type	Shared Services Agreement Amendment #1
Name of Vendor	CAMDEN REDEVELOPMENT AGENCY ("CRA")
Purpose or Need for service:	Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 29, 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood
Contract Award Amount	Zero
Term of Contract	One Additional Year through May 30, 2026, or until project completion
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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 \_\_\_\_\_

**CRA**  
**Resolution No.: 05-19-25B**  
**DCA Waiver: 2025-14**

05-14-25B

**Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 29, 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood**

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

**WHEREAS**, as part of the CRA's redevelopment duties, the CRA manages the City of Camden Brownfield Program including brownfield planning activities, applying for and managing grants for brownfield investigation and remediation, and contracting for associated professional services and remediation activities; and

**WHEREAS**, the Dominick Andujar Park designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 29, 30-35, and 37 of the City of Camden Tax Map, is a 1.5-acre City-owned park and located in the North Camden neighborhood; and

**WHEREAS**, the site was closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation at Block 12 Lots 1, 3-9 & 18-21, Block 14, Lots 29, 30-35, and 37 as designated on the City of Camden Tax Map; and

**WHEREAS**, the County of Camden and the City of Camden completed the construction of park improvements at the portion of the park that was not the subject of any environmental contamination and opened the park in 2023 to the residents of the North Camden community; and

**WHEREAS**, CRA has not completed the remedial activities for the remaining area of the park; and

**WHEREAS**, CRA was awarded grants from the New Jersey Department of Environmental Protection ("NJDEP") Hazardous Discharge Site Remediation Fund ("HDSRF") in the amount of \$475,464.60 and provided a \$200,000.00 sub-grant from the U.S. Environmental Protection Agency ("EPA") Revolving Loan Fund to complete the overall funding needed for the remediation of the Park Site; and

**WHEREAS**, it is necessary to extend the term of the Shared Services Agreement for an additional year to allow the use, and CRA's management of the brownfield funding to complete the remedial actions at the Site; and the term of the extension is through the earlier of May 30, 2026 or completion of the Project, as determined by NJDEP Technical Requirements for site remediation (N.J.A.C. 7:26E).

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to negotiate and enter into an amendment to a Shared Services Agreement with the City of Camden for the CRA to secure and manage brownfield and other funding and contract for environmental and professional services that extends the term of the agreement through May 30, 2026 or until completion of the remediation of the Dominick Andujar Park designated as Block 12, Lots 1, 3-9, 18-21 and Block 14, Lot 29, 30-35, and 37; of the City of Camden Tax Map; and

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

05-19-25B (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**

SECONDED BY: **Derek Davis**

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

*Ian K. Leonard*

\_\_\_\_\_  
Ian K. Leonard  
Chairperson

ATTEST:



\_\_\_\_\_  
Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

CRA 2025-14

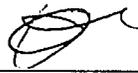
Resolution No.: 05-19-25B  
ATTACHMENT D

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.

Agency Name	Camden Redevelopment Agency
Professional Service or BUS Type	Amended Shared Services Agreement with the City of Camden
Name of Vendor	City of Camden
Purpose or Need for service:	Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 29, 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood
Contract Award Amount	\$675,464.60
Term of Contract	One Additional Year through May 30, 2026, or until project completion
Temporary or Seasonal	Temporary
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?	N/A

Please attach any evaluation memoranda or evaluation forms used to evaluate the vendors.  
If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

  
\_\_\_\_\_  
Olivette Simpson  
Executive Director Signature

Date May 30, 2025

The Interim Executive Director affirms that there is adequate funding available for this personnel action. Contractual services within a Shared Services Agreement with the City of Camden is the Funding Source for this action.



\_\_\_\_\_  
Olivette Simpson  
Executive Director Signature

Date May 30, 2025

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.

*NIA*

\_\_\_\_\_  
Olivette Simpson  
Executive Director Signature  
Certifying Officer

Date \_\_\_\_\_

*Fof LGS use only:*

(  ) Approved  Denied 1  
Date 11/27/25

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

Number Assigned CRA 2025-14

**City of Camden**

**Shared Services Agreement #07-20-182**

**Andujar Park**

SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN  
AND THE CAMDEN REDEVELOPMENT AGENCY FOR THE OVERSIGHT OF A  
USEPA \$200,000 SUB-GRANT

THIS SHARED SERVICES AGREEMENT ("Agreement") made and entered into as of the 15<sup>th</sup> day of October, 2020, constitutes a Shared Services Agreement pursuant to N.J.S.A. 40A:65-1, et seq. entered between the City of Camden, a municipal corporation of the State of New Jersey with its principal offices located at 520 Market Street, 4th Floor, Camden, NJ 08102 ("City"), and the Camden Redevelopment Agency ("CRA"), with its principal offices located at 520 Market Street, 13th Floor, Camden, NJ 08102.

WITNESSETH:

IN CONSIDERATION of the mutual promises and covenants of the parties hereto and as set forth in Resolution R-15 adopted by Camden City Counsel at their meeting of July 14, 2020 and Resolution 05-13-20F adopted by Camden Redevelopment Agency, it is agreed that:

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City and CRA desire to enter into a Shared Services Agreement for the CRA to act as the City's agent relative to the administration of the sub-grant regarding the City's Brownfields Program; and

WHEREAS, it is now necessary to enter into a Shared Services Agreement with the CRA establishing the responsibilities of the parties, terms and conditions; now, therefore;

**AGREEMENT**

**1. TERM**

This Agreement shall be for a period of one (1) year.

**2. RESPONSIBILITIES**

**AS TO THE CRA:**

A. The CRA shall serve as the primary point of contact for the project during the term of this agreement including serving as agent for the City of Camden for the project as stated herein and made a part hereof and attached hereto as Exhibit A and as follows:

1. Ensure grant compliance, including budget tracking, reporting activities and programmatic/statutory/regulatory compliance during the term of the Court.
2. Serve as the contracting entity for the City for the procurement of services outlined in the environmental work plan for the Park Site. These services include the engagement of a Licensed Site Remediation Professional (LSRP) consultant, a grant management consultant, environmental remediation contractor(s), and other professional consultants, as needed. The CRA will manage the contractors and consultants, including review of work products and inspections of the Park Site.
3. Conduct contract procurement and administration in conformity with applicable Local, State, and Federal requirement. Review consultant and contractor invoices for payment.
4. Act as the primary point of contact for the project with the USEPA and NJ Department of Environmental Protection (DEP), regarding remediation and development of the Park Site during the term of the Grant.
5. Implement a public engagement program regarding remediation and redevelopment of the Site. The CRA will attend local community meetings as well as meet with community leaders and elected officials to ensure that the public is aware of the ongoing remediation activities. The CRA will cause sign(s) to be placed on the Park Site with brief descriptive and contact information.

**AS TO THE CITY:**

- B. The City shall assist during the term of this agreement for the project as stated herein and made a part hereof and attached hereto as Exhibit A and as follows:
  1. Execute all relevant documents necessary for the CRA to manage the cleanup of the Park Site and administer and manage the Grant.
  2. Upon completion of the CRA's tasks or close-out of the Grant, whatever comes first, control of the Site will be returned to the City and City will be responsible for on-going maintenance, security, and responsibility of and for the Site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP.

**3. AUDIT**

A. Both parties agree to permit either party and/or its agents to examine any and all records relevant to this Agreement and shall make the same available upon demand at a reasonable time and place for the purpose of auditing the records, reports and documents related to this Agreement.

B. The individual designated by the CRA to perform the Services under this Agreement shall maintain accurate details and records of the Services he/she provides to the City and the time spent on same, which shall be subject to audit pursuant to this section.

**4. RIGHT TO INSPECT**

Both parties to this agreement shall permit either party or its authorized representatives to make visits to the site or sites where the Services are being provided for the purpose of assuring each party's compliance with the terms of this Agreement.

**5. MUTUAL INDEMNIFICATION**

Each party agrees to indemnify and hold harmless the other party, its officers, directors, and employees, against all damages, liabilities and costs, including reasonable attorneys' fees; but, only to the extent caused by each party's negligent acts in connection with the Services under this Agreement and the acts of anyone for whom each party is legally liable.

**8. TERMINATION OF AGREEMENT**

This Agreement may be terminated in whole or in part by either party for any reason upon thirty (30) days prior written notice from one party to the other.

**9. CONSTRUCTION OF THIS AGREEMENT**

The parties acknowledge that this Agreement was prepared under New Jersey Law and shall, therefore, be interpreted under the Laws of the State of New Jersey.

**10. AMENDMENTS**

This Agreement may not be amended, altered or modified in any manner except in writing signed by the parties hereto.

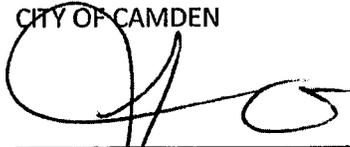
**11. ENTIRE AGREEMENT**

This written Agreement represents the entire understanding of the parties.

IN WITNESS WHEREOF, and intending to be bound hereby, the parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

Attest:

  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
  
By: \_\_\_\_\_  
FRANCISCO "FRANK" MORAN  
Mayor

Approved as to form:

CAMDEN REDEVELOPMENT AGENCY



MICHELLE BANKS-SPEARMAN  
City Attorney

By:



OLIVETTE SIMPSON  
Interim Executive Director

RESOLUTION MC-20:7563  
On Motion Of: Shaneka Boucher  
APPROVED: July 14<sup>th</sup>, 2020

R-15

MBS:dh  
07-14-20

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA")  
FOR OVERSIGHT OF A USEPA \$200,000 SUB-GRANT

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City of Camden, desires to enter into a Shared Services Agreement with the Camden Redevelopment Agency ("CRA"), for the purpose of environmental and related services for the oversight of a USEPA \$200,000 Sub-grant for the remediation of Dominic Andujar Park; and

WHEREAS, the CRA will manage the grant, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

WHEREAS, City Council has determined that it is in the best interest of the City of Camden that the City enter into said Shared Services Agreement with Camden Redevelopment Agency for the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park; 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 Shared Services Agreement with the Camden Redevelopment Agency for the provision of the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park for a one year period, 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.

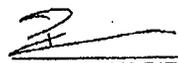
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal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

Date of Introduction: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANK-SPEARMAN  
City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

## EXHIBIT A

### SCOPE OF SERVICES FOR A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE CITY OF CAMDEN REDEVELOPMENT AGENCY FOR THE OVERSIGHT OF A US ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS CLEANUP SUBGRANT FOR THE DOMINIC ANDUJAR PARK SITE.

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The Camden Redevelopment Agency, with a grant from the US Environmental Protection Agency (US EPA), established a Brownfields Revolving Loan Fund (RLF) to make loans and sub-grants to fund environmental cleanup of Brownfield sites in Camden. CRA will utilize a \$200,000 subgrant for environmental cleanup of a city owned park, known as the Dominic Andujar Park. Under this Shared Services Agreement and CRA in its capacity as the administrator of the City's Brownfields Program will provide for oversight, management, and implementation of the US EPA subgrant for cleanup of the Dominic Andujar Park site.

In this capacity the CRA will undertake the following tasks:

- Ensure grant compliance, including budget tracking, reporting activities and programmatic/statutory/regulatory compliance during the term of the Grant.
- Serve as the contracting entity for the City for the procurement of services outlined in the environmental work plan for the Park Site. These services include the engagement of a Licensed Site Remediation Professional (LSRP) consultant, a grant management consultant, environmental remediation contractor(s), and other professional consultants, as needed. The CRA will manage the contractors and consultants, including review of work products and inspections of the Park Site.
- Conduct contract procurement and administration in conformity with applicable Local, State, and Federal requirement. Review consultant and contractor invoices for payment.
- Act as the primary point of contact for the project with the US EPA and NJ Department of Environmental Protection (DEP), regarding remediation and development of the Park Site during the term of the Grant.
- Implement a public engagement program regarding remediation and redevelopment of the Site. The CRA will attend local community meetings as well as meet with community leaders and elected officials to ensure that the public is aware of the ongoing remediation activities. The CRA will cause sign(s) to be placed on the Park Site with brief descriptive and contact information.

The City will undertake the following tasks:

- Execute all relevant documents necessary for the CRA to manage the cleanup of the Park Site and administer and manage the Grant.
- Upon completion of the CRA's tasks or close-out of the Grant, whatever comes first, control of the Site will be returned to the City and City will be responsible for on-going maintenance, security, and responsibility of and for the Site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP.

Resolution No.: 05-13-20F

**Resolution Authorizing a Shared Services Agreement with the City of Camden  
for the Management of a US Environmental Protection Agency  
Brownfields Revolving Loan Fund Environmental Cleanup Grant for the  
Dominic Andujar Park Site in the North Camden Neighborhood**

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

WHEREAS, to this end, the CRA manages the Camden Brownfield Program including brownfield planning activities, applying for and managing grants for brownfield investigation and remediation and contracting for associated professional services and remediation; and

WHEREAS, the Dominic Andujar Park designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map, is a 1.5-acre City-owned park and located in the North Camden neighborhood; and

WHEREAS, the Site is currently closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation; and

WHEREAS, CRA has applied to the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) for a grant to pay for a portion of the remediation and related costs; and

WHEREAS, a US Environmental Protection Agency Revolving Loan Fund (EPA RLF) subgrant is needed to meet the pending HDSRF grant match funding requirement and for the remediation of the site, including removal and off-site disposal of contaminated soil material and removal of the underground storage tank; and

WHEREAS, CRA, as the administrator of the City's Brownfields Program will also manage the EPA RLF subgrant and remediation of the Dominic Andujar Park site, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

WHEREAS, it is in the best interest of the CRA and the City to enter into a Shared Service Agreement for the management of the EPA RLF and HDSRF cleanup grants.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized and directed to execute a Shared Services Agreement between the City of Camden Redevelopment Agency and the City of Camden for the management of a US Environmental Protection Agency Brownfields Revolving Loan Subgrant in connection with the Dominic Andujar Park Site in an amount not to exceed \$200,000.00; and

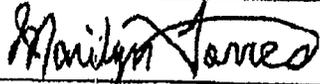
**BE IT FURTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

Resolution No.: 05-13-20E (cont'd)

ON MOTION OF:

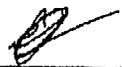
SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
María Sharma			
Marilyn Torres			



\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

RESOLUTION MC-20:7563  
On Motion Of: Shanaka Boucher  
APPROVED: July 14<sup>th</sup>, 2020

R-15

MBS:dh  
07-14-20

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA")  
FOR OVERSIGHT OF A USEPA \$200,000 SUB-GRANT

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City of Camden, desires to enter into a Shared Services Agreement with the Camden Redevelopment Agency ("CRA"), for the purpose of environmental and related services for the oversight of a USEPA \$200,000 Sub-grant for the remediation of Dominic Andujar Park; and

WHEREAS, the CRA will manage the grant, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and

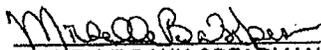
WHEREAS, City Council has determined that it is in the best interest of the City of Camden that the City enter into said Shared Services Agreement with Camden Redevelopment Agency for the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park; 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 Shared Services Agreement with the Camden Redevelopment Agency for the provision of the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park for a one year period, 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.

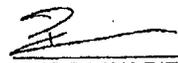
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal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

Date of Introduction: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANK-SPEARMAN  
City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

MBS:dh  
10-14-25

R-24

**RESOLUTION AMENDING AND CORRECTING RESOLUTION MC-25:10182  
TO INCLUDE BLOCK 1104, LOT 95 AS PART OF THE SAUNDERS STREET PROJECT**

WHEREAS, on September 9, 2025, the Council of the City of Camden approved Resolution MC-25:10182 Directing the City of Camden Planning Board to conduct a preliminary investigation to determine whether Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30 (Non Condemnation Redevelopment Area) and to prepare a Redevelopment Plan for such Non Condemnation Redevelopment Area; and

WHEREAS, upon further review, it is necessary to amend Resolution MC-25:10182 to include Block 1104, Lot 95 in the area to conduct a preliminary investigation to determine whether such area identified is an area of need of redevelopment or rehabilitation without the power of eminent domain and to prepare a redevelopment plan for such non condemnation redevelopment area; and

WHEREAS, the City Council of the City of Camden desires to amend and correct the resolution to include Block 1104, Lot 95 in the area; now, therefore

BE IT RESOLVED, by the Council of the City of Camden that it hereby authorizes the amendment of Resolution MC-25:10182 to include Block 1104, Lot 95 in the area.

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 14, 2025

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIELS. BLACKBURN  
City Attorney

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

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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

625867,  
COUNCIL MEETING DATE: SEPTEMBER 9, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution amending and correcting resolution #29 of the City Council to include Block 1104, Lot 95 in the area City Council of the City of Camden previously directed the City Planning Board (1) to conduct a preliminary investigation to determine whether such area identified therein is an area in need of redevelopment or rehabilitation as defined in NJSA 40A: 12-5, without the power of eminent domain, and (2) to prepare a redevelopment plan for such non condemnation redevelopment area.**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance	Y		9/25	

Approved by:  
Business Administrator

\_\_\_\_\_  
Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

\_\_\_\_\_  
10/11

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**Signature**

**Date**

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution amending and correcting resolution #29 of the City Council to include Block 1104, Lot 95 in the area City Council of the City of Camden previously directed the City Planning Board (1) to conduct a preliminary investigation to determine whether such area identified therein is an area in need of redevelopment or rehabilitation as defined in NJSA 40A: 12-5, without the power of eminent domain, and (2) to prepare a redevelopment plan for such non condemnation redevelopment area.

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

- This proposed action involves a corrective action to include omitted tax lot 95 in the language of the resolution.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate the study and the redevelopment plan.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

MBS:dh  
09-09-25

R-29  
MC-10/182

**RESOLUTION DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30 (NON CONDEMNATION REDEVELOPMENT AREA) AND TO PREPARE A REDEVELOPMENT PLAN FOR SUCH NON-CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the City Council of the City of Camden seeks to facilitate a redevelopment effort within the City pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have the City Planning Board conduct such an investigation; and

WHEREAS, the City Council of the City of Camden hereby directs the Planning Board of the City of Camden to undertake a preliminary investigation to determine whether the following areas and properties as described and delineated on the Official Tax Maps of the City of Camden are an area in need of redevelopment without the power of eminent domain:

Non-Condemnation Area in Need

BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93  
BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30

WHEREAS, such preliminary investigation will be designed to evaluate such areas to determine whether the designation of these areas and properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City efforts toward redevelopment; and

WHEREAS, such preliminary investigation will also be designed to evaluate and make a recommendation whether all or a portion of any existing public rights-of-way may need to be vacated by City Council in order to facilitate this redevelopment effort; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, County of Camden, that:

1. The Planning Board of the City of Camden is hereby directed to conduct a preliminary investigation to determine whether the aforementioned areas and properties are areas in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The Planning Board of the City of Camden is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment areas, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a Report/Resolution containing its findings.
3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area") as to the following properties: BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30.
4. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

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: September 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: SEPTEMBER 9, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution directing the Planning Board to conduct a preliminary investigation to determine whether certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined in N.J.S.A. 40A:12-5, without the power of eminent domain as to Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30 (Non Condemnation Redevelopment Area) and to prepare a redevelopment plan for such Non-Condemnation Redevelopment Area

Point of Contact: Dr. E. Williams Planning & Development 7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			8/25/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

8/25/25  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution directing the Planning Board to conduct a preliminary investigation to determine whether certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined in N.J.S.A. 40A:12-5, without the power of eminent domain as to Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30 (Non Condemnation Redevelopment Area) and to prepare a redevelopment plan for such Non-Condemnation Redevelopment Area

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

- This proposed action involves the development of a preliminary investigation and redevelopment plan to facilitate a low to moderate income housing project within the East Camden Area of the City known as the Saunders Street Project. The planning and architectural firm – LRK will serve as the planning consultant for this project. The developer stems from the AME Denomination – Hosanna AME Church.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate the study and the redevelopment plan.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

---

Edward Williams	x7135	Edwillia@camdennj.gov
Name		Phone/Email

R-25

SE:dh  
10-14-25

**RESOLUTION SUPPORTING HEART OF CAMDEN'S APPLICATION TO THE  
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, AFFORDABLE HOUSING  
TRUST FUND PROGRAM FOR THE FERRY VILLAGE HOMEOWNERSHIP  
PROJECT - PHASE I**

WHEREAS, the City of Camden owns certain properties in the Waterfront South neighborhood identified for redevelopment as part of the Ferry Village Homeownership initiative; and

WHEREAS, Heart of Camden, a Camden-based nonprofit housing developer, desires to apply for and obtain funding from the New Jersey Department of Community Affairs, Affordable Housing Trust Fund Program ("AHTF") in an amount not to exceed Three Million Dollars (\$3,000,000.00), in accordance with N.J.A.C. 5:43-1 et seq., for the purpose of developing the Ferry Village Homeownership Project - Phase I; and

WHEREAS, the Municipality is eligible for State aid pursuant to P.L. 1978, c.14 (N.J.S.A. 52:27D-178 et seq.); and

WHEREAS, the Mayor of the City of Camden will execute a letter of support for Heart of Camden's application to the AHTF Program; and

WHEREAS, the AHTF Program requires site control as a threshold requirement, which will be satisfied through an Option Agreement or Sales Contract executed between the City of Camden and Heart of Camden for the Ferry Village parcels at assessed value; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby supports Heart of Camden's application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund Program, and authorizes the Mayor, Business Administrator, City Clerk, and Law Department to execute all necessary resolutions, letters, and site-control documents to enable timely submission of the Ferry Village Homeownership Project - Phase I 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: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution supporting Heart of Camden’s Application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund (AHTF) Program for the Ferry Village Homeownership Project – Phase I**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/28/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature

10/7/25

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution supporting Heart of Camden's Application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund (AHTF) Program for the Ferry Village Homeownership Project – Phase I

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

- This proposed action involves supporting an application by Heart of Camden, a local nonprofit organization, with an application to the NJ Housing Trust Fund Program.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate NJ DCA receipt and review of said application.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

---

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

R-26

SE:dh  
10-14-25

**RESOLUTION SUPPORTING HEART OF CAMDEN'S APPLICATION TO THE  
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, AFFORDABLE HOUSING  
TRUST FUND PROGRAM FOR THE FERRY VILLAGE HOMEOWNERSHIP  
PROJECT - PHASE II**

WHEREAS, the City of Camden owns certain properties in the Waterfront South neighborhood identified for redevelopment as part of the Ferry Village Homeownership initiative; and

WHEREAS, Heart of Camden, a Camden-based nonprofit housing developer, desires to apply for and obtain funding from the New Jersey Department of Community Affairs, Affordable Housing Trust Fund Program ("AHTF") in an amount not to exceed Three Million Dollars (\$3,000,000.00), in accordance with N.J.A.C. 5:43-1 et seq., for the purpose of developing the Ferry Village Homeownership Project - Phase I; and

WHEREAS, the Municipality is eligible for State aid pursuant to P.L. 1978, c.14 (N.J.S.A. 52:27D-178 et seq.); and

WHEREAS, the Mayor of the City of Camden will execute a letter of support for Heart of Camden's application to the AHTF Program; and

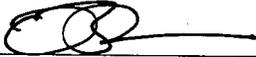
WHEREAS, the AHTF Program requires site control as a threshold requirement, which will be satisfied through an Option Agreement or Sales Contract executed between the City of Camden and Heart of Camden for the Ferry Village parcels at assessed value; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby supports Heart of Camden's application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund Program, and authorizes the Mayor, Business Administrator, City Clerk, and Law Department to execute all necessary resolutions, letters, and site-control documents to enable timely submission of the Ferry Village Homeownership Project - Phase I 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: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution supporting Heart of Camden’s Application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund (AHTF) Program for the Ferry Village Homeownership Project – Phase II**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			9/26	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

9/30  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature

9/30  
Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution supporting Heart of Camden's Application to the New Jersey Department of Community Affairs, Affordable Housing Trust Fund (AHTF) Program for the Ferry Village Homeownership Project – Phase II

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

- This proposed action involves supporting an application by Heart of Camden, a local nonprofit organization, with an application to the NJ Housing Trust Fund Program.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate NJ DCA receipt and review of said application.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

---

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

R-27

DB:dh  
10-14-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE WESTFIELD TOWER URBAN RENEWAL LLC, PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

WHEREAS, Westfield Tower Urban Renewal LLC, or a special purpose entity to be formed by it (hereinafter referred to as the "Sponsor") proposes to build on those parcels of land currently designated as Block 1012, Lot 9 on the Official Assessment Map of the City of Camden. The development will be comprised of one hundred three (103) affordable rental units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

WHEREAS, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now, therefore.

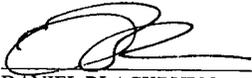
BE IT RESOLVED by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that one hundred three (103) affordable rental units proposed by the Sponsor meets or will meet an existing housing need.
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

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

Date: October 14, 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: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development.

**TITLE OF ORDINANCE/RESOLUTION: Resolution of the City Council of the City of Camden Determining that the Westfield Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.**

Point of Contact: Dr. E. Williams Planning & Development 7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/11	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution of the City Council of the City of Camden Determining that the Westfield Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.

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

- This proposed action involves supporting a perquisite requirement for anticipated support of a future housing authority development project.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate NJ DCA receipt and review of said application.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

---

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

R-28

DB:dh  
10-14-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE MICKLE TOWER URBAN RENEWAL LLC PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

WHEREAS, Mickle Tower Urban Renewal LLC, or a special purpose entity to be formed by it (hereinafter referred to as the "Sponsor") proposes to build on those parcels of land currently designated as Block 152, Lot 96 on the Official Assessment Map of the City of Camden. The development will be comprised of one hundred four (104) affordable rental units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

WHEREAS, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now, therefore

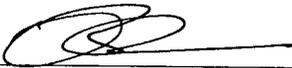
BE IT RESOLVED by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that one hundred four (104) affordable rental units proposed by the Sponsor meets or will meet an existing housing need.
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

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

Date: October 14, 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: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution of the City Council of the City of Camden Determining that the Mickle Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdenj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/28	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
2. Notification memorandum of DCA of board approval
3. Grant Summary Form; Grant application

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

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution of the City Council of the City of Camden Determining that the Mickle Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.

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

- This proposed action involves supporting a prerequisite requirement for anticipated support of a future housing authority development project.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate NJ DCA receipt and review of said application.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

DB:dh  
10-14-23

R-29

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE KENNEDY TOWER URBAN RENEWAL LLC, PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

WHEREAS, Kennedy Tower Urban Renewal LLC, or a special purpose entity to be formed by it (hereinafter referred to as the "Sponsor") proposes to build on those parcels of land currently designated as Block 1202, Lot 4 on the Official Assessment Map of the City of Camden. The development will be comprised of ninety-nine (99) affordable rental units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

WHEREAS, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now, therefore.

BE IT RESOLVED by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that ninety-nine (99) affordable rental units proposed by the Sponsor meets or will meet an existing housing need.
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

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

Date: October 14, 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: OCTOBER 7, 2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS, Director  
Planning & Development

**TITLE OF ORDINANCE/RESOLUTION: Resolution of the City Council of the City of Camden Determining that the Kennedy Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.**

Point of Contact: Dr. E. Williams      Planning & Development      7135  
Edwillia@camdennj.gov

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/16	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by: \_\_\_\_\_  
Business Administrator           \_\_\_\_\_  
Signature      Date

- Attachments (list and attach all available):
1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment G
  2. Notification memorandum of DCA of board approval
  3. Grant Summary Form; Grant application

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

Received by: \_\_\_\_\_  
City Attorney           \_\_\_\_\_  
Signature      Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/ RESOLUTION:** Resolution of the City Council of the City of Camden Determining that the Kennedy Tower Urban Renewal, LLC, project provides for and meets the affordable housing need of the City of Camden.

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

- This proposed action involves supporting a prerequisite requirement for anticipated support of a future housing authority development project.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** n/a

**IMPACT STATEMENT:** It is recommended that the City Council approved these actions to facilitate NJ DCA receipt and review of said application.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- The Planning Division staff will continue to monitor this matter.

**Prepared by:**

---

Edward Williams      x7135      Edwillia@camdennj.gov

Name

Phone/Email

R-30

AV:dh  
10-14-25

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE FEDERAL STREET CORRIDOR, INCLUDING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 18, 24 & 25; MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT," AND WHETHER BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 MEET THE STATUTORY CRITERIA FOR "AREA IN NEED OF REHABILITATION" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA AND AREA IN NEED OF REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "LRHL") provides tools to assist municipalities in encouraging investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment or an Area in Need of Rehabilitation and adopting a Redevelopment Plan for any such area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6 and N.J.S.A. 40A:12A-14 , prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment or an Area in Need of Rehabilitation, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-14 for designation of the area as an Area in Need of Redevelopment or an Area in Need of Rehabilitation; and

WHEREAS, the Council of the City of Camden ("Council" wishes to direct the Planning Board of the City of Camden ("Planning Board) to undertake a preliminary investigation to determine whether certain properties within the Federal Street Corridor, known as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25 ("Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Redevelopment with the power of condemnation (the "Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; and

WHEREAS, the Council of the City of Camden ("Council" wishes to direct the Planning Board of the City of Camden ("Planning Board) to undertake a preliminary investigation to determine whether certain properties within the Federal Street Corridor, known as Block 1182, Lots 6-20 and Block 1196, Lots 32-34 ("Additional Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Rehabilitation ("Area in Need of Rehabilitation") pursuant to the Redevelopment Law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A- 7 (f) the municipal governing body may direct the Planning Board to prepare a proposed redevelopment plan for a redevelopment area and/or an area in need of rehabilitation; and

WHEREAS, Council wishes to direct the Planning Board of the City of Camden to prepare a proposed redevelopment plan for the Study Area and the Additional Study Area; now, therefore

BE IT RESOLVED on this 14<sup>th</sup> day of October 2025, by the Council that it hereby directs and authorizes the Planning Board to determine whether the Study Area properties qualify as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED that it hereby directs and authorizes the Planning Board to determine whether the Additional Study Area properties qualify as an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and Additional Study Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation.

BE IT FURTHER RESOLVED that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Condemnation Area in Need of Redevelopment and the Additional Study Area as an Area in Need of Rehabilitation.

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and Additional Study Area and state that a map has been prepared and can be inspected at the office of the City Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Council, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area and Additional Study Area, and within 200-feet of the Study Area and Additional Study Area, according to the assessment records of the City of Camden, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel.

BE IT FURTHER RESOLVED that the hearing notice shall specifically state that a redevelopment area determination shall authorize the City to exercise the power of eminent domain to acquire property in the delineated area.

BE IT FURTHER RESOLVED that the hearing notice shall be published and mailed by the City Clerk or by such clerk or official as the planning board shall otherwise designate.

BE IT FURTHER RESOLVED that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area or Additional Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records.

BE IT FURTHER RESOLVED that said Determination of Need Study shall be submitted to the governing body for their review and approval in accordance with the provisions of N.J.S.A. 40A:12A-6 and N.J.S.A. 40A:12A-14.

BE IT FURTHER RESOLVED that the Planning Board is hereby authorized and directed to prepare a draft redevelopment plan for the Study Area and the Additional Study Area and to transmit same to Council for Council's further action, all as provided in N.J.S.A. 40A:12A- 7 (f).

BE IT FURTHER RESOLVED that the redevelopment plan shall meet the requirements of N.J.S.A. 40A:12A- 7.

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 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



## MEMORANDUM

**TO:** Tim Cunningham, City, Business Administrator  
Dr. Edward Williams, Director, City, Planning & Development  
Dan Blackburn, City Attorney, City of Camden

**FROM:** Olivette Simpson, Director, CRA

**DATE:** October 6, 2025

**RE:** City Council Requests for Action – October 14, 2025, Meeting  
Resolution #30 Federal Street Corridor Redevelopment Planning

Please see attached backup for Resolution #30



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Tim Cunningham, City BA  
Daniel Blackburn, City Attorney  
Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO

**TITLE OF RESOLUTION: AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE FEDERAL STREET CORRIDOR, INCLUDING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 18, 24 & 25; MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT," AND WHETHER BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 MEET THE STATUTORY CRITERIA FOR "AREA IN NEED OF REHABILITATION" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA AND AREA IN NEED OF REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A- AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA & SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

Point of Contact: Olivette Simpson  
CRA Director  
Department: Development & Planning, Director Williams  
Ext. 3540  
[olsimpo@camdennj.gov](mailto:olsimpo@camdennj.gov)

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director Director of Grants Management Qualified Purchasing Agent 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**

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**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**  
**Federal Street Corridor Study Area**

**TITLE OF RESOLUTION: AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE FEDERAL STREET CORRIDOR, INCLUDING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 18, 24 & 25; MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT," AND WHETHER BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 MEET THE STATUTORY CRITERIA FOR "AREA IN NEED OF REHABILITATION" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA AND AREA IN NEED OF REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

**FACTS/BACKGROUND:**

- The **Federal Street Study Area** includes properties fronting on, and proximate to, Federal Street, starting just west of the Cooper River, extending east to South 18<sup>th</sup> Street, bound to the north by the River Line, and going South to Carmen Street. This area is characterized by light industrial uses and former industrial sites that are now vacant.
- **This resolution authorizes the Planning Board**, utilizing its consultants, to investigate whether this study area meets the legal qualification for Area in Need of Redevelopment, with Condemnation. It also authorizes them to commence work on a redevelopment plan for the area.
- In addition, **the residential properties fronting Federal Street, along with three residential properties to the South of Carmen Street**, will be investigated for an Area in Need of Rehabilitation designation. This designation has a lower threshold for meeting the criteria, and there will be no condemnation authority for these properties. The **Area in Need of Rehabilitation designation** will allow these properties to be included in planning for this area and will allow a limited but important set of incentive tools.
- Two Planning Board hearings will be conducted: one to determine whether the area meets the criteria for Area in Need of Redevelopment with Condemnation, and one to review the redevelopment plan and make recommendations. The Area in Need of Rehabilitation designation will also be considered in these hearings.
- This matter will return to City Council for a final decision on whether to designate the Study Area as an Area in Need of Redevelopment, whether that designation should include condemnation authority, whether to designate the additional area as an Area in Need of Rehabilitation, and whether to approve of the redevelopment plan.
- The Camden Redevelopment Authority will lead community engagement on this project to ensure that the vision of local community members is reflected in the redevelopment plan. As this site is in the 3<sup>rd</sup> Ward, Councilman Leyba-Martinez will be invited to attend community meetings that are scheduled.

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

- **IMPACT STATEMENT:** U.S. EPA Brownfield Cleanup Grants are in place to fund the redevelopment planning effort. If the request is not approved, the Area in Need of Redevelopment investigation and designation of the proposed Federal Street Study Area and preparation of a Redevelopment Plan for the Area will not move forward. U.S. EPA funds will be recaptured and not available to fund this effort, and consequently, the City will have the future financial burden to do so.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Olivette Simpson, Executive Director, CRA, Michael Kolber, Director of Planning, BRS

**COORDINATION:** CRA and Department of Development and Planning

**Prepared by:**

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Name	Phone/Email
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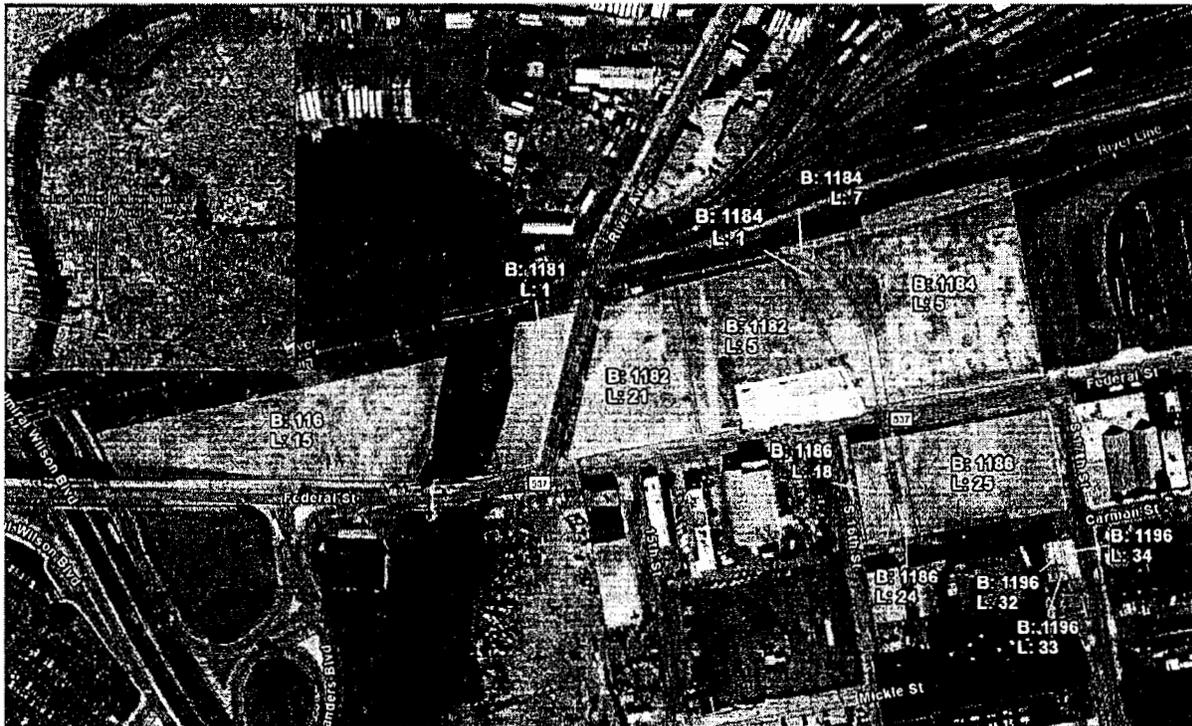
### Federal Street Corridor Redevelopment Area Property List

Block	Lot	Address	Owner
116	15	NE Federal & Admiral Wilson Blvd	Camden City
1181	1	NW Federal & River Ave	Camden City
1182	5	NS Federal 270' East River	Camden City
1182	21	NE Federal and River Avenue	Camden City
1184	1	1601 Federal Street	Lynkram
1184	7	NS Federal 312 w 17 <sup>TH</sup> St	Ponte Equities, Inc
1184	5	1625 Federal Street	City of Camden
1184	2	1652 Federal Street	City of Camden
1186	18	1600 Federal Street	BH Property LLC
1186	24	SS Federal 300 W 17 <sup>th</sup> St	N/A
1186	25	1698 Federal Street	City of Camden
1196	32	1694 Carman Street	Privately Owned Property
1196	33	1696 Carman Street	Privately Owned Property
1196	34	1698 Carman Street	Privately Owned Property
1182	6	1521 Federal Street	Camden City
1182	7	1523 Federal Street	Privately Owned Property
1182	8	1525 Federal Street	Privately Owned Property
1182	9	1527 Federal Street	Privately Owned Property
1182	10	1529 Federal Street	Privately Owned Property
1182	11	1531 Federal Street	Privately Owned Property
1182	12	1533 Federal Street	Privately Owned Property
1182	13	1535 Federal Street	Privately Owned Property
1182	14	1537 Federal Street	Privately Owned Property

1182	15	1539 Federal Street	Privately Owned Property
1182	16	1541 Federal Street	Metropolitan Investment Company
1182	17	1543 Federal Street	Privately Owned Property
1182	18	1545 Federal Street	Privately Owned Property
1182	19	1547 Federal Street	Privately Owned Property
1182	20	1549 Federal Street	Privately Owned Property

*Note: Newly added additional lot: Block 1184 Lot 5 has an additional lot 2; Newly added lot: Block 1182, Lot 20 which appears on the tax map, but was not included in the resolution.*

### Federal Street Corridor Redevelopment Area Location Map



**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>	<b>City of Camden</b>
---------------------	-----------------------

Professional Service or EUS Type	
Name of Vendor	<b>City Department of Development and Planning</b>
Purpose or Need for service:	<b>AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.</b>
Contract Award Amount	<b>Zero</b>
Term of Contract	N/A
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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  
10-14-25

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "LRHL") provides tools to assist municipalities in encouraging investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment and adopting a Redevelopment Plan for any such area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Council of the City of Camden ("Council") wishes to direct the Planning Board of the City of Camden ("Planning Board) to undertake a preliminary investigation to determine whether certain properties in the vicinity of the former Knox Gelatin Facility including Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73 ("Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Redevelopment without the power of condemnation (the "Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A- 7 (f) the municipal governing body may direct the Planning Board to prepare a proposed redevelopment plan for a redevelopment area; and

WHEREAS, Council wishes to direct the Planning Board of the City of Camden to prepare a proposed redevelopment plan for the Study Area; now, therefore

BE IT RESOLVED on this 14<sup>th</sup> day of October 2025, by the Council that it hereby directs and authorizes the Planning Board to determine whether the Study Area properties qualify as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation.

BE IT FURTHER RESOLVED that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Condemnation Area in Need of Redevelopment.

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the City Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Council, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the City of Camden, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel.

BE IT FURTHER RESOLVED that the hearing notice shall specifically state that a redevelopment area determination shall authorize the City to exercise the power of eminent domain to acquire property in the delineated area.

BE IT FURTHER RESOLVED that the hearing notice shall be published and mailed by the City Clerk or by such clerk or official as the planning board shall otherwise designate.

BE IT FURTHER RESOLVED that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records.

BE IT FURTHER RESOLVED, that said Determination of Need Study shall be submitted to the governing body for their review and approval in accordance with the provisions of N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that the Planning Board is hereby authorized and directed to prepare a draft redevelopment plan for the Study Area and to transmit same to Council for Council's further action, all as provided in N.J.S.A. 40A:12A- 7 (f).

BE IT FURTHER RESOLVED that the redevelopment plan shall meet the requirements of N.J.S.A. 40A:12A- 7.

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 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



## MEMORANDUM

**TO:** Tim Cunningham, City, Business Administrator  
Dr. Edward Williams, Director, City, Planning & Development  
Dan Blackburn, City Attorney, City of Camden

**FROM:** Olivette Simpson, Director, CRA

**DATE:** September 19, 2025

**RE:** City Council Requests for Action – October 14, 2025, Meeting  
Resolution #31 Knox Meadows Redevelopment Planning

Please see attached backup for Resolution #31



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Tim Cunningham, City BA  
Daniel Blackburn, City Attorney  
Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO

**TITLE OF RESOLUTION: A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

Point of Contact:	Olivette Simpson CRA Director	Department Development & Planning, Director Williams	Ext. 3540	<a href="mailto:olsimpso@camdennj.gov">olsimpso@camdennj.gov</a>
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Director of Grants Management Qualified Purchasing Agent				
Approved by: Business Administrator				

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	Signature	Date
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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>

<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.

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

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Signature

Date

## **EXECUTIVE SUMMARY**

### **Knox Study Area**

**TITLE OF RESOLUTION: A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

#### **FACTS/BACKGROUND:**

- The Knox Study Area is located along the Back Channel of the Delaware River in North Camden. The Study site is bound by the Delaware River to the north, 6th Street to the east, Byron Street to the south, and 4th Street and Block 4, lots 1 & 64 to the west.
- The Study Area is a site of former historic industrial uses and is an active case/file within NJDEP. The prior industrial uses included a gelatin manufacturing plant, a shipyard, and a yard for road and roofing contractors, and disposal of demolition debris. The site is now vacant, with majority of the site containing historic fill, and it is listed on the Known Contaminated Site List.
- **This resolution authorizes the City Planning Board**, utilizing its consultants, to investigate whether this study area meets the legal qualification for Area in Need of Redevelopment, with Condemnation. It also authorizes them to commence work on a redevelopment plan for the area.
- Two Planning Board hearings will be conducted: one to determine whether the area meets the criteria for Area in Need of Redevelopment with Condemnation, and one to review the redevelopment plan and make recommendations.
- This matter will return to City Council for a final decision on whether to designate the Study Area as an Area in Need of Redevelopment, whether that designation should include condemnation authority, and whether to approve of the redevelopment plan.
- The Camden Redevelopment Agency will lead this planning effort, and community engagement process to ensure that the vision of local community members is reflected in the redevelopment plan.
- As this site is in the 4<sup>th</sup> Ward, Councilwoman Ramos will be invited to attend community meetings that are scheduled.

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

- **IMPACT STATEMENT:** U.S. EPA Brownfield Cleanup Grants are in place to fund the redevelopment planning effort. If the request is not approved, the Area in Need of Redevelopment investigation and designation of the proposed Knox Street Study Area and preparation of a Redevelopment Plan for the Area will not move forward. U.S. EPA funds will be recaptured and not available to fund this effort, and consequently, the City will have the future financial burden to do so.

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

- Olivette Simpson, Executive Director, CRA, Michael Kolber, Director of Planning, BRS

**COORDINATION:** CRA and Department of Development and Planning

**Prepared by:**

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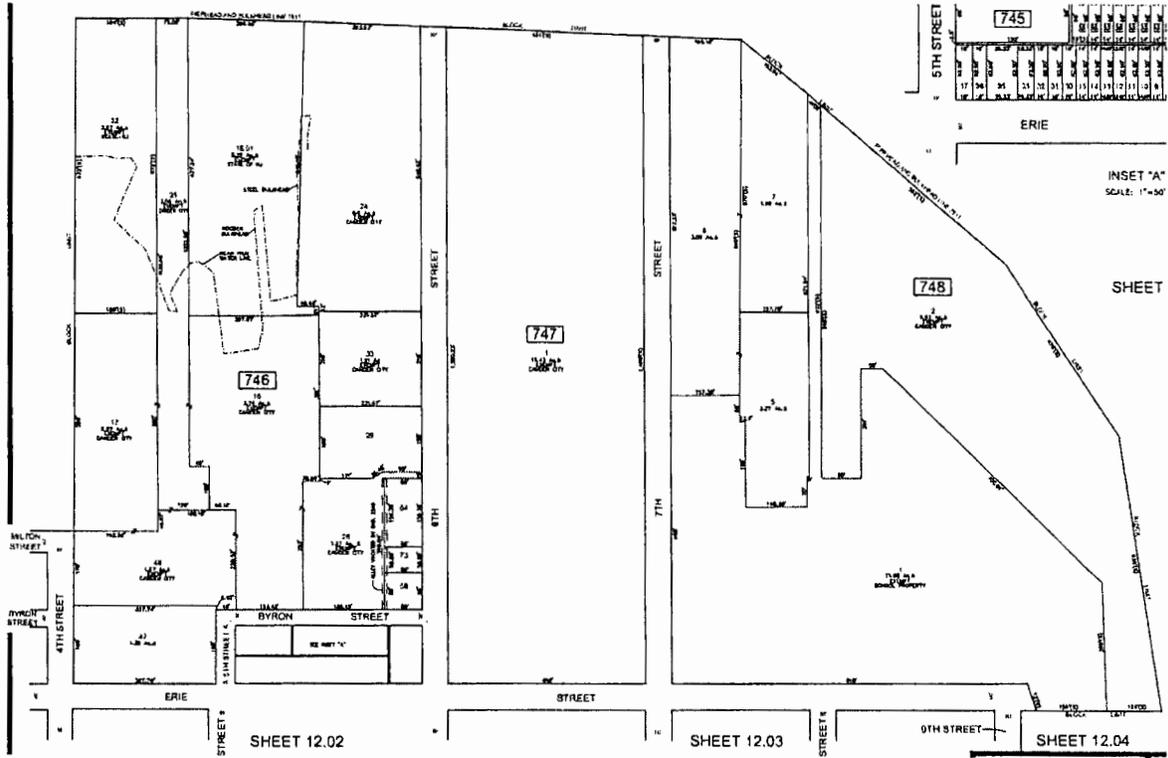
Name Phone/Email  
**Knox Meadows II Proposed Redevelopment Area Property List**

<b>North Camden Waterfront Park</b>			
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Owner</b>
746	18	511 Byron St	Camden City
746	18.01	Rear-511 Byron St	State of New Jersey
746	33	WS No 6th 465 N Byron	Camden City
746	24	1095 No 6 <sup>th</sup> St	Camden City
746	32	Rear - Erie St at 4 <sup>th</sup> St	State of New Jersey
746	Northern p/o 17	1000 No 4 <sup>th</sup> St	Camden City
746	Northern p/o 25	Rear 1000 No 4 <sup>th</sup> St	Camden City
746	Northern p/o 29	WS No 6 <sup>th</sup> 315 N Of Byron	Privately Owned
<b>Knox Meadows II</b>			
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Owner</b>
746	26	541 Byron St	Camden City
746	46	4 <sup>th</sup> St	Camden City
746	29	WS No 6 <sup>th</sup> 315 N Of Byron	Privately Owned
746	64	1037-1039 No 6 <sup>th</sup> St	Privately Owned
746	73	WS No 6 <sup>th</sup> 85 N Byron	Privately Owned
746	68	NW Byron & 6 <sup>th</sup> St	Privately Owned
746	Southern p/o 17	1000 No 4 <sup>th</sup> St	Camden City
746	Southern p/o 25	Rear 1000 No 4 <sup>th</sup> St	Camden City

Property Location Map



# Tax Map



2018 City of Camden Tax Map, Block 746

AV:dh  
10-14-25

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA & SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "LRHL") provides tools to assist municipalities in encouraging investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment and adopting a Redevelopment Plan for any such area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Council of the City of Camden ("Council") wishes to direct the Planning Board of the City of Camden ("Planning Board) to undertake a preliminary investigation to determine whether certain properties as part of the S. Yaffa & Sons site including Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120 ("Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Redevelopment with the power of condemnation (the "Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A- 7 (f) the municipal governing body may direct the Planning Board to prepare a proposed redevelopment plan for a redevelopment area; and

WHEREAS, Council wishes to direct the Planning Board of the City of Camden to prepare a proposed redevelopment plan for the Study Area; now, therefore

BE IT RESOLVED on this 14<sup>th</sup> day of October 2025, by the Council that it hereby directs and authorizes the Planning Board to determine whether the Study Area properties qualify as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation.

BE IT FURTHER RESOLVED that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Condemnation Area in Need of Redevelopment.

BE IT FURTHER RESOLVED that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the City Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Council, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the City of Camden, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel.

BE IT FURTHER RESOLVED that the hearing notice shall specifically state that a redevelopment area determination shall authorize the City to exercise the power of eminent domain to acquire property in the delineated area.

BE IT FURTHER RESOLVED that the hearing notice shall be published and mailed by the City Clerk or by such clerk or official as the planning board shall otherwise designate.

BE IT FURTHER RESOLVED that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records.

BE IT FURTHER RESOLVED that said Determination of Need Study shall be submitted to the governing body for their review and approval in accordance with the provisions of N.J.S.A. 40A:12A-6:and

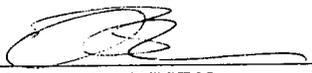
BE IT FURTHER RESOLVED that the Planning Board is hereby authorized and directed to prepare a draft redevelopment plan for the Study Area and to transmit same to Council for Council's further action, all as provided in N.J.S.A. 40A:12A- 7 (f).

BE IT FURTHER RESOLVED that the redevelopment plan shall meet the requirements of N.J.S.A. 40A:12A- 7.

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 14, 2005

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



## MEMORANDUM

**TO:** Tim Cunningham, City, Business Administrator  
Dr. Edward Williams, Director, City, Planning & Development  
Dan Blackburn, City Attorney, City of Camden

**FROM:** Olivette Simpson, Director, CRA

**DATE:** October 6, 2025

**RE:** City Council Requests for Action – October 14, 2025, Meeting  
Resolution #32 Yaffa & Sons Site Redevelopment Planning

Please see attached backup for Resolution #32



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Tim Cunningham, City BA  
Daniel Blackburn, City Attorney  
Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO

**TITLE OF RESOLUTION: AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA & SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

Point of Contact:	Olivette Simpson CRA Director	Department Development & Planning, Director Williams	Ext. 3540	<a href="mailto:olsimpso@camdennj.gov">olsimpso@camdennj.gov</a>
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Director of Grants Management Qualified Purchasing Agent				
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>		

<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.

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

**EXECUTIVE SUMMARY**  
**619 Chestnut Street “Yaffa” Study Area**

**TITLE OF RESOLUTION: AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA & SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, MEET THE STATUTORY CRITERIA FOR A “CONDEMNATION AREA IN NEED OF REDEVELOPMENT” AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.**

**FACTS/BACKGROUND:**

- **The Yaffa Study Area** is located at 619 Chestnut Street, in the Bergen Square neighborhood. It makes up a full city block bound by Chestnut Street to the north, 7<sup>th</sup> Street to the east, Sycamore Avenue to the south, and 6<sup>th</sup> Street to the west. **The city owns the entirety of Block 331 with the exception of 3 vacant privately owned lots.**
- The Study area was the site of a large, contaminated soil pile. The mounds of more than 40,000 cubic yards of solid waste included contaminated soil, construction and demolition debris. The soil piles on the site have been removed over the course of three phases, commencing in 2022. The site is now an empty lot, with gravel covering the ground level soil. Remediation is ongoing on the site.
- **This resolution directs the Planning Board**, utilizing its consultants, to investigate whether this study area meets the legal qualification for Area in Need of Redevelopment, with Condemnation. It also authorizes them to commence work on a redevelopment plan for the area.
- Two Planning Board hearings will be conducted: one to determine whether the area meets the criteria for Area in Need of Redevelopment with Condemnation, and one to review the redevelopment plan and make recommendations.
- This matter will return to City Council for a final decision on whether to designate the Study Area as an Area in Need of Redevelopment, whether that designation should include condemnation authority, and whether to approve of the redevelopment plan.
- The Camden Redevelopment Authority will lead community engagement on this project to ensure that the vision of local community members is reflected in the redevelopment plan. As this site is in the 1<sup>st</sup> Ward, Councilman Barclay will be invited to attend community meetings that are scheduled.

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

- **IMPACT STATEMENT:** U.S. EPA Brownfield Cleanup Grants are in place to fund the redevelopment planning effort. If the request is not approved, the Area in Need of Redevelopment investigation and designation of the proposed Federal Street Study Area and preparation of a Redevelopment Plan for the Area will not move forward. U.S. EPA funds will be recaptured and not available to fund this effort, and consequently, the City will have the future financial burden to do so.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Olivette Simpson, Executive Director, CRA, Michael Kolber, Director of Planning, BRS

**COORDINATION:** CRA and Department of Development and Planning

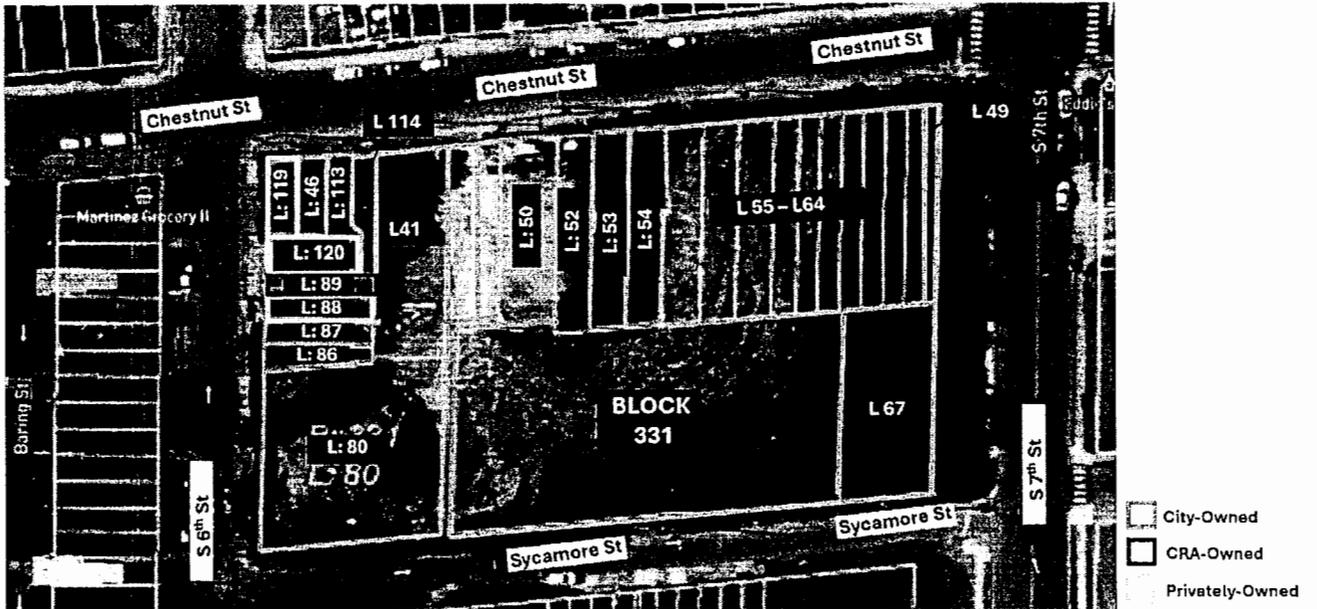
**Prepared by:**

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### Yaffa Redevelopment Area Property List

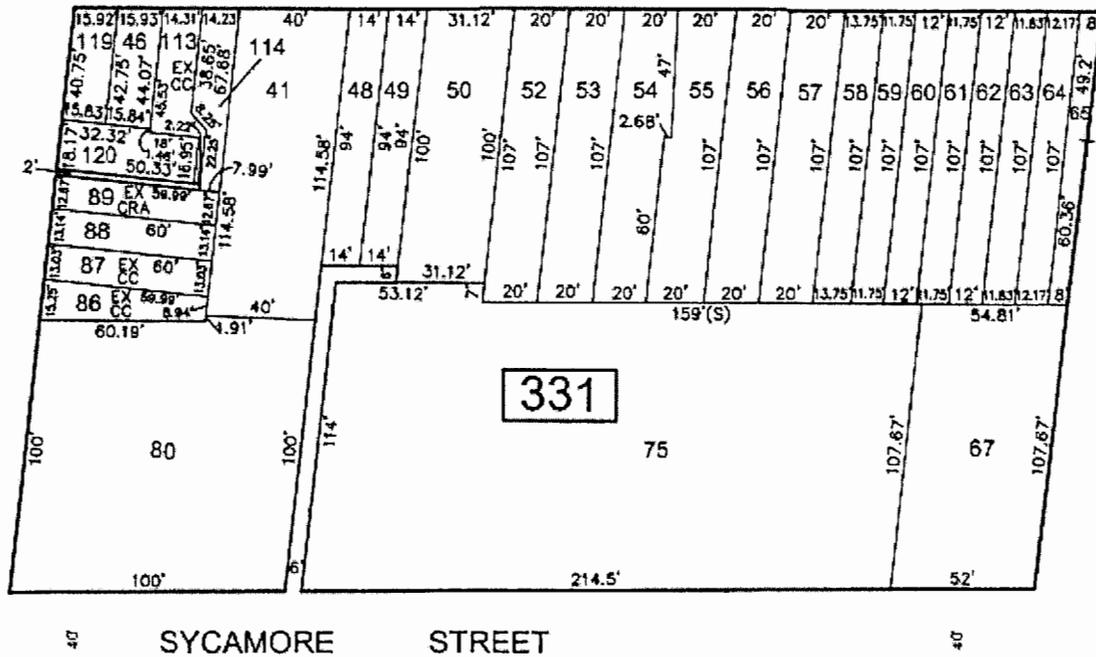
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Owner</b>
331	46	602 Chestnut St	Camden City
331	50	SS Chestnut 60 E 6 <sup>th</sup> St	Camden City
331	41	SS Chestnut 60 E 6 <sup>th</sup> St	Camden City
331	48	SS Chestnut 60 E 6 <sup>th</sup> St	Camden City
331	49	SS Chestnut 60 E 6 <sup>th</sup> St	Camden City
331	52	SS Chestnut 60 E 6 <sup>th</sup> St	Camden City
331	53	620 Chestnut St	Camden City
331	54	624-644 Chestnut St	Camden City
331	55-65	624-644 Chestnut St	Camden City
331	67	NW Sycamore & 7 <sup>th</sup> St	Camden City
331	75	619 Sycamore St	Camden City
331	80	601-609 Sycamore St	Camden City
331	86	1114 SO 6 <sup>th</sup> St	Camden City
331	87	1112 SO 6 <sup>th</sup> St	Camden City
331	88	1110 SO 6 <sup>th</sup> St	Private Property
331	89	1108 SO 6 <sup>th</sup> St	CRA
331	113	602 1/2 Chestnut St	Camden City
331	114	604 Chestnut St	Camden City
331	119	600 Chestnut St	Private Property
331	120	1106 SO 6 <sup>th</sup> St	Private Property

### Property Map



NJ Parcel Explorer

### Tax Map



City of Camden Tax Map, Block 331

**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>	<b>City of Camden</b>
---------------------	-----------------------

Professional Service or EUS Type	
Name of Vendor	<b>City Department of Development and Planning</b>
Purpose or Need for service:	<b>AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA &amp; SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 &amp; 120, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, <u>N.J.S.A. 40A :12A-1</u> ET. SEQ.</b>
Contract Award Amount	<b>Zero</b>
Term of Contract	N/A
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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.

\_\_\_\_\_ Date \_\_\_\_\_

Mayor's Signature\*

Date \_\_\_\_\_

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

\_\_\_\_\_  
\*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-33

DB:dh  
10-14-25

**RESOLUTION AUTHORIZING AN AMENDMENT #3 TO CONTRACT #09-23-053  
WITH PENNONI ASSOCIATES, INC. FOR SPECIAL PROJECTS COORDINATION  
FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS**

WHEREAS, the Council of the City of Camden by Resolution MC-9148 dated September 12, 2023, awarded contract #09-23-053 to Pennoni Associates, Inc. for the purpose of providing planning, design and/or contract administration for City owned parks and related facilities improvement projects in the City of Camden; and

WHEREAS, the Council of the City of Camden by Resolution MC-9545 on June 11, 2024, approved amendments #1 and #2 of the original contract to increase the amount of the contract to a total not to exceed FIVE HUNDRED NINETY-SIX THOUSAND SEVEN HUNDRED THIRTY DOLLARS (\$596,730.00); and

WHEREAS, it is necessary to amend the contract via Amendment #3 to increase the amount to a total not to exceed SIX HUNDRED, TWENTY-NINE THOUSAND, ONE HUNDRED AND THIRTEEN DOLLARS (\$629,113) to continue to provide engineering services for the pool project; 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 "G-02-FF-712-20D" 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 #09-23-053 between the City of Camden and Pennoni Associates, Inc. be amended to reflect Amendment #3 to a total amount not to exceed SIX HUNDRED, TWENTY-NINE THOUSAND, ONE HUNDRED AND THIRTEEN DOLLARS (\$629,113).

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 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

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: PENNONI SERVICES

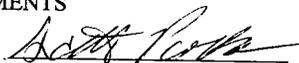
THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION:  
AMOUNT :\$  
APPROPRIATION RESERVE:  
AMOUNT: \$
- DEDICATED BY RIDER:  
AMOUNT: \$
- RESERVE FOR STATE AND FEDERAL GRANT:G-02-FF-712-20D  
AMOUNT :\$ 32,383.00
- 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 32,383.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AMENDMENT #3 TO CONTRACT 09-23-053 WITH PENNONI ASSOCIATES FOR SPECIAL PROJECTS COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS



*Scott Z. Parker*  
Chief Financial Officer

Date: 10/3/2025

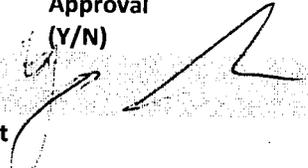
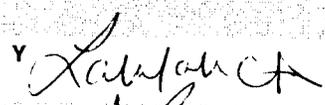
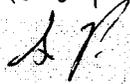
COUNCIL MEETING DATE: 10/14/2025

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #3 TO  
CONTRACT 09-23-053 WITH PENNONI ASSOCIATES INC FOR SPECIAL PROJECTS  
COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS**

Point of Contact:	Lateefah Chandler	Administration	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			10/30	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y		10/13/2025	
Director of Finance			10/7/2025	

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

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

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

Received by:

City Attorney	Signature	Date
---------------	-----------	------

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

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

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #3 TO CONTRACT 09-23-053 WITH PENNONI ASSOCIATES INC FOR SPECIAL PROJECTS COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS**

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

- Amendment #3 increases the value of Contract #09-23-053 by \$32,383.00 to continue providing engineering services (construction management/administration) for the pool project for approximately 7 weeks (2 hours/weekday)

Original Contract Amt -	\$100,000.00
Amend #1	\$416,730.00
Amend #2	\$ 80,000.00
Amend #3	\$ 32,383.00
Total Contract Value	\$629,113.00

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$32,383.00

**APPROPRIATION NUMBER:** G-02-FF-712-20D

**PROCUREMENT:** Engineers List – RFQ 23-09

**IMPACT STATEMENT:**

- 

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, Acting City Engineer

**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
--------------	----------------

Professional Service or EUS Type	PROFESSIONAL SERVICES
Name of Vendor	PENNONI ASSOCIATES, INC
Purpose or Need for service:	AMENDMENT #3 – CONTRACT #09-23-053 CMA FOR POOL PROJECTS -APPROX. 7 ADDITIONAL WEEKS
Contract Award Amount	TBD
Term of Contract	~7 ADDITIONAL WEEKS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	ARP
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-15(9)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

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

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

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.

[Signature] Date 10/3/2025  
Certifying Officer

***For LGS use only:***

Approved  Denied

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

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



# CHANGE TO SCOPE/SCHEDULE/FEE

Date: 10/1/2025

Pennoni Project #: COCMX23007

Scope Change #: 1

Project Title: Camden Pools Project

Project Location: North Camden Community Pool & Isabel Miller Community Pool, Camden, NJ

Client Responsible Party: City of Camden

Client Address: Division of Capital Improvements & Project Management, 520 Market St, Suite 325, Camden, NJ 08103

Client Phone: 856-757-7680 Fax: \_\_\_\_\_ Email: KeWalker@camdennj.gov

### Description of Change(s):

This Change Order outlines changes of scope and fees to address construction inspection/observation and administrative services for the Camden Pools requested by City of Camden on as needed basis. Construction inspection/observation and administrative services were not included in the pools design contract. This change order covers the following activities:

- Construction Management Services for both North Camden Community Pool and Isabel Miller Community Pool.
- Full Time Resident Engineer & Inspection Staff (includes construction inspections/observations (allowance 2 hours/weekday between 9/8/25 to 10/24/25, &/or approximately 7 weeks), review & prepare recommendation letters for contractor's payment applications, correspondence & coordination between client & contractor)

The above will be completed for a lump sum fee outlined below:

**Camden Pool Project**

- Full Time Resident Engineer & Inspection Staff.....\$32,383.00

Revised Due Date: \_\_\_\_\_

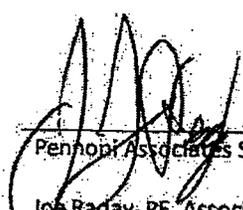
Original Contract Amount	\$ 80,000.00
Amount of Other Scope Changes	\$ 0.00
Amount of this Scope Change	\$ 32,383.00
New Contract Total	\$ 112,383.00

PAYMENT/FEES:  TIME/MATERIALS  UNIT RATE ATTACHED  ESTIMATED FEE  LUMP SUM

Services will be completed in accordance with the terms and conditions agreed upon in the original contract.

- This document serves as an addendum to the original contract.
- Please sign below and return to us. This will serve as our agreement and becomes effective immediately to proceed with the change(s) described above.

Client Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

  
 Pennoni Associates Signature \_\_\_\_\_ Date 10/1/2025

Client Name/Title (printed) \_\_\_\_\_

Joe Rada, PE, Associate Vice President/Camden Office Manager  
Pennoni Associates Name/Title (printed)

COUNCIL MEETING DATE: 10/14/2025

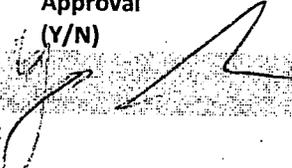
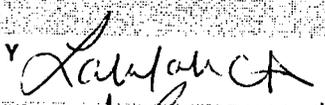
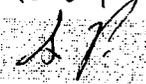
TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #3 TO  
CONTRACT 09-23-053 WITH PENNONI ASSOCIATES INC FOR SPECIAL PROJECTS  
COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS**

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

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

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director			10/30	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent			10/13/2025	
Director of Finance			10/13/2025	

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.

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Received by:

City Attorney	Signature	Date
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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: PENNONI SERVICES

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

• BUDGET APPROPRIATION:  
AMOUNT :\$

APPROPRIATION RESERVE:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT: \$

• RESERVE FOR STATE AND FEDERAL GRANT:G-02-FF-712-20D  
AMOUNT :\$ 32,383.00

• 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 32,383.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AMENDMENT #3 TO CONTRACT 09-23-053 WITH PENNONI ASSOCIATES FOR SPECIAL PROJECTS COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS



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

Date: 10/3/2025

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #3 TO  
CONTRACT 09-23-053 WITH PENNONI ASSOCIATES INC FOR SPECIAL PROJECTS  
COORDINATION FOR VARIOUS CITY OWNED PARKS AND RELATED FACILITY IMPROVEMENTS**

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**APPROPRIATION NUMBER:** G-02-FF-712-20D

**PROCUREMENT:** Engineers List – RFQ 23-09

**IMPACT STATEMENT:**

- 

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, Acting City Engineer

**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	PROFESSIONAL SERVICES
Name of Vendor	PENNONI ASSOCIATES, INC
Purpose or Need for service:	AMENDMENT #3 – CONTRACT #09-23-053 CMA FOR POOL PROJECTS -APPROX. 7 ADDITIONAL WEEKS
Contract Award Amount	TBD
Term of Contract	~7 ADDITIONAL WEEKS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	ARP
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-15(9)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

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

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

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

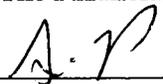
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

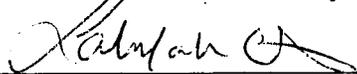
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

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



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

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



Date 10/3/2025

\_\_\_\_\_  
Certifying Officer

***For LGS use only:***

Approved  Denied

\_\_\_\_\_  
Date

Director or Designee,  
Division of Local Government Services

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



# CHANGE TO SCOPE/SCHEDULE/FEE

Date: 10/1/2025

Pennoni Project #: COCMX23007

Scope Change #: 1

Project Title: Camden Pools Project

Project Location: North Camden Community Pool & Isabel Miller Community Pool, Camden, NJ

Client Responsible Party: City of Camden

Client Address: Division of Capital Improvements & Project Management, 520 Market St, Suite 325, Camden, NJ 08103

Client Phone: 856-757-7680 Fax: \_\_\_\_\_ Email: KeWalker@camdennj.gov

### Description of Change(s):

This Change Order outlines changes of scope and fees to address construction inspection/observation and administrative services for the Camden Pools requested by City of Camden on as needed basis. Construction inspection/observation and administrative services were not included in the pools design contract. This change order covers the following activities:

- Construction Management Services for both North Camden Community Pool and Isabel Miller Community Pool.
- Full Time Resident Engineer & Inspection Staff (includes construction inspections/observations (allowance 2 hours/weekday between 9/8/25 to 10/24/25, &/or approximately 7 weeks), review & prepare recommendation letters for contractor's payment applications, correspondence & coordination between client & contractor)

The above will be completed for a lump sum fee outlined below:

#### Camden Pool Project

- Full Time Resident Engineer & Inspection Staff.....\$32,383.00

Revised Due Date: \_\_\_\_\_

Original Contract Amount	\$ 80,000.00
Amount of Other Scope Changes	\$ 0.00
Amount of this Scope Change	\$ 32,383.00
New Contract Total	\$ 112,383.00

PAYMENT/FEES:  TIME/MATERIALS  UNIT RATE ATTACHED  ESTIMATED FEE  LUMP SUM

Services will be completed in accordance with the terms and conditions agreed upon in the original contract.

- This document serves as an addendum to the original contract.
- Please sign below and return to us. This will serve as our agreement and becomes effective immediately to proceed with the change(s) described above.

Client Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

Pennoni Associates Signature

10/1/2025

Date

Client Name/Title (printed) \_\_\_\_\_

Joe Baday, PE, Associate Vice President/Camden Office Manager  
Pennoni Associates Name/Title (printed)

R-34

DB:dh  
07-08-25

**RESOLUTION AUTHORIZING THE REJECTION OF BID #25-15 FOR THE  
CONSTRUCTION OF NORTH CAMDEN WATERFRONT PARK AT SIXTH STREET AND  
BYRON STREET**

WHEREAS, on August 28, 2025, the City of Camden received five (5) bids responding to Bid #25-05 for construction of North Camden Waterfront Park at Sixth Street and Byron Street; and

WHEREAS, the bids received for Bid #25-05 are being rejected pursuant to N.J.S.A. 40a:11-13.2, because the lowest bid substantially exceeds the cost estimates for the goods and services and the exceeds the city's appropriation for said goods and services, now therefore

BE IT RESOLVED, by the City Council of the City of Camden that all bids responding to BID #25-15 for the construction of North Camden Waterfront Park at Sixth Street and Byron Street are rejected.

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

Date: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

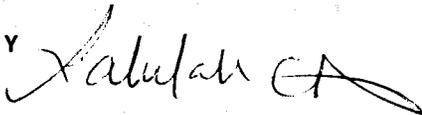
COUNCIL MEETING DATE: 10/14/2025

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

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION REJECTING BID 25-15 CONSTRUCTION OF NORTH CAMDEN WATERFRONT PARK SIXTH STREET AND BYRON STREET CITY OF CAMDEN, CAMDEN COUNTY**

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

Approved by:  
Business Administrator

Attachments (list and attach all available):	Signature	Date
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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 REJECTING BID 25-15 CONSTRUCTION OF NORTH CAMDEN WATERFRONT PARK SIXTH STREET AND BYRON STREET CITY OF CAMDEN, CAMDEN COUNTY**

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

- Rejecting all bids received for Bid 25-15 **CONSTRUCTION OF NORTH CAMDEN WATERFRONT PARK SIXTH STREET AND BYRON STREET CITY OF CAMDEN, CAMDEN COUNTY**) per N.J.S.A. 40A:11-13.2
  - (a) – The lowest bid substantially exceeds the cost estimates for the goods or services
  - (b) – the lowest bid substantially exceeds the contracting unit’s appropriation for the goods or services
- Bid opened August 28, 2025 and the City received five (5) submissions

	FLANAGANS	SOUTH STATE	JPC GROUP	FURINO & SONS	RICHARD E PIERSON
BASE BID	\$6,488,617.15	\$6,675,520.00	\$7,056,925.00	\$7,401,350.00	\$8,163,882.50
ALTERNATE BID NO 1	\$178,538.00	\$224,550.00	\$294,975.00	\$223,775.00	\$172,870.00
ALTERNATE BID NO 2	\$199,606.00	\$163,000.00	\$212,500.00	\$167,200.00	\$221,100.00
ALTERNATE BID NO 3	\$266,552.00	\$239,380.00	\$342,145.00	\$339,650.00	\$277,516.00
TOTAL	\$7,133,313.15	\$7,063,070.00	\$7,564,400.00	\$7,792,325.00	\$8,557,852.50

- The City will re-advertise this project

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

**PROCUREMENT PROCESS:** N/A

**APPROPRIATION NUMBER:** N/A

**IMPACT STATEMENT:**

•

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Anthony Morici, Acting City Engineer

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

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

\_\_\_\_\_  
\*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 \_\_\_\_\_



DEPARTMENT OF PLANNING & DEVELOPMENT  
**CITY OF CAMDEN**  
NEW JERSEY

VICTOR CARSTARPHEN  
MAYOR

Division of Capital Improvements  
and Project Management  
(856) 757-7680

October 2, 2025

Lateefah Chandler, City Purchasing Agent  
City of Camden  
520 Market Street  
City Hall, Room 409  
Camden, NJ 08101-5120

**Re: City of Camden  
Construction of North Camden Waterfront Park - Bid #25-15  
Sixth Street and Byron Street  
Federal Project No. TAP-D00S(136)  
NJDOT Job No. 5808399  
Recommendation to Reject**

Dear Ms. Chandler:

Enclosed, please find the bid tabulation for the above-referenced project. These bids were received at the advertised bid opening on August 28, 2025.

All bids received were in excess of the Engineer's Estimate and allocated funds. Therefore, we recommend all bids be rejected and the project re-advertised conditioned upon the solicitor's review.

If you have any questions, please feel free to call me.

Sincerely,

Anthony J. Morici, P.E.  
Acting City Engineer

AJN/mcb

Enclosures

cc: Timothy Cunningham, Business Administrator; Scott Parker, Chief Financial Officer; Dr. Edward C. Williams, Dir. of Planning & Development; Tytanya Ray, Contract Administrator; Stephnie Walker, Assistant to City Engineer; Keith Walker, City DPW Director; Adriane McKendry, Comptroller

MAIN BID									
Flanigan's Contracting Group Inc									
Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
1	MOBILIZATION & CLEARING SITE	LS	1	Four Hundred Thousand Dollars 00/100	\$ 400,000.0000	\$400,000.00	Six hundred forty-five thousand dollars and no cents	\$ 642,000.0000	\$642,000.00
2	SITE CLEARING-WOODS-CLEARING & GRUBBING	AC	2	Eighteen Thousand Dollars 00/100	\$ 18,000.0000	\$36,000.00	Twenty-one thousand dollars and no cents	\$ 23,000.0000	\$42,000.00
3	SITE CLEARING-SHRUBS-CLEARING & GRUBBING	AC	8	Eight Thousand Dollars 00/100	\$ 8,000.0000	\$64,000.00	Three thousand five hundred dollars and no cents	\$ 3,500.0000	\$28,000.00
4	PAVEMENT REMOVAL	SY	250	One Hundred Dollars 00/100	\$ 100.0000	\$25,000.00	Nine dollars and no cents	\$ 9.0000	\$2,250.00
5	REMOVE PCB CONTAMINATED SOILS	CY	225	Two Hundred Seventy Six Dollars 00/100	\$ 276.0000	\$62,100.00	Two hundred dollars and no cents	\$ 200.0000	\$45,000.00
6	DEBRIS REMOVAL-ILLEGALLY DUMPED SOLID WASTE	CY	500	Three Hundred Twenty Nine Dollars 00/100	\$ 329.0000	\$164,500.00	One hundred fifty dollars and no cents	\$ 150.0000	\$75,000.00
7	DEBRIS REMOVAL-IN TIDAL AREA	CY	60	Five Hundred Dollars 00/100	\$ 500.0000	\$30,000.00	Three hundred dollars and no cents	\$ 300.0000	\$18,000.00
8	ROUGH GRADING	SY	50850	Sixteen Dollars 47/100	\$ 16.4700	\$837,499.50	Fifteen dollars and no cents	\$ 15.0000	\$762,750.00
9	SAW-CUT ASPHALT OR CONCRETE	LF	250	Seven Dollars 00/100	\$ 7.0000	\$1,750.00	Twenty dollars and no cents	\$ 20.0000	\$5,000.00
10	GEOSYNTHETIC MEMBRANE (HISTORIC FILL DEMARCTION)	SY	47100	Two Dollars 00/100	\$ 2.0000	\$94,200.00	Two dollars and no cents	\$ 2.0000	\$94,200.00
11	CERTIFIED CLEAN FILL 12" THICK (TOPSOIL)	SY	47100	Fourteen Dollars 25/100	\$ 14.2500	\$671,175.00	Nineteen dollars and no cents	\$ 19.0000	\$894,900.00
12	GEORGRID REINFORCEMENT (ROADWAY & PARKING LOTS)	SY	5300	Eight Dollars 00/100	\$ 8.0000	\$42,400.00	Five dollars and no cents	\$ 5.0000	\$26,500.00
13	HMA 12.5M64 2.5" THICK ROADWAY & PARKING LOT SURFACE COURSE	TON	110	One Hundred Fifty Six Dollars 00/100	\$ 156.0000	\$17,160.00	One hundred ninety dollars and no cents	\$ 190.0000	\$20,900.00
14	HMA 19M64 4" THICK BASE COURSE	TON	170	One Hundred Fifty Six Dollars 00/100	\$ 156.0000	\$26,520.00	One hundred eighty dollars and no cents	\$ 180.0000	\$30,600.00
15	DENSE GRADED AGGREGATE 6" THICK ROADWAY & PARKING LOT	SY	700	Fourteen Dollars 50/100	\$ 14.5000	\$10,150.00	Fifteen dollars and no cents	\$ 15.0000	\$10,500.00
16	HMA 9.5M64 2" THICK PATH SURFACE COURSE	TON	955	One Hundred Fifty Six Dollars 00/100	\$ 156.0000	\$148,980.00	One hundred ninety dollars and no cents	\$ 190.0000	\$181,450.00
17	DENSE GRADED AGGREGATE 6" THICK 10'-12" WIDE PATH	SY	7500	Fifteen Dollars 82/100	\$ 15.8200	\$118,650.00	Sixteen dollars and no cents	\$ 16.0000	\$120,000.00
18	BRICK PAVER SIDEWALK WITH CONCRETE BASE	SY	80	Five Hundred Thirty Eight Dollars 00/100	\$ 538.0000	\$43,040.00	Two hundred fifty dollars and no cents	\$ 250.0000	\$20,000.00
19	CONCRETE CURB 6"x8"x18"	LF	330	Forty Five Dollars 00/100	\$ 45.0000	\$14,850.00	Forty Dollars and Zero Cents	\$ 40.0000	\$13,200.00
20	CONCRETE SIDEWALK 4" THICK	SY	95	Ninety Nine Dollars 89/100	\$ 99.8900	\$9,489.55	One hundred dollars and zero cents	\$ 100.0000	\$9,500.00
21	DETECTABLE WARNING SURFACE	SF	120	Forty Five Dollars 00/100	\$ 45.0000	\$5,400.00	Sixty dollars and zero cents	\$ 60.0000	\$7,200.00
22	GRAVELPAVE 2 PERVIOUS PAVING SYSTEM	SY	4650	Twenty Eight Dollars 50/100	\$ 28.5000	\$132,525.00	Forty dollars and no cents	\$ 40.0000	\$186,000.00
23	3/4" CLEAN STONE 1" THICK INFILL FOR GRAVELPAVE	SY	4650	Six Dollars 90/100	\$ 6.9000	\$32,085.00	Four dollars and no cents	\$ 4.0000	\$18,600.00
24	3/4" CLEAN STONE 1 1/2" THICK BASE FOR GRAVELPAVE	SY	4650	Eighteen Dollars 65/100	\$ 18.6500	\$86,722.50	Twenty-five dollars and no cents	\$ 25.0000	\$116,250.00
25	PAVEMENT STRIPING 4" WIDE LONG LIFE EPOXY RESIN	LF	700	Two Dollars 00/100	\$ 2.0000	\$1,400.00	Two dollars and zero cents	\$ 2.0000	\$1,400.00
26	PAVEMENT STRIPING 24" WIDE THERMOPLASTIC	LF	80	Twelve Dollars 00/100	\$ 12.0000	\$960.00	Eleven dollars and zero cents	\$ 11.0000	\$880.00
27	PAVEMENT MARKINGS THERMOPLASTIC	SF	125	Twelve Dollars 00/100	\$ 12.0000	\$1,500.00	Ten dollars and zero cents	\$ 10.0000	\$1,250.00
28	REGULATORY & WARNING SIGNS	SF	150	Fifty One Dollars 00/100	\$ 51.0000	\$7,650.00	Forty-five dollars and zero cents	\$ 45.0000	\$6,750.00
29	PARK INFORMATIONAL SIGNS	SF	75	Eight Hundred Sixty Two Dollars 00/100	\$ 862.0000	\$64,650.00	Seventy-five dollars and zero cents	\$ 75.0000	\$5,625.00
30	PRECAST CONCRETE MANHOLES 6' DIAMETER WITH FRAME & COVER	UN	3	Seventy Seven Hundred Thirty Nine Dollars 00/100	\$ 779.0000	\$23,217.00	Eight thousand six hundred dollars and zero cents	\$ 8,600.0000	\$25,800.00
31	TYPE 'A' INLET	UN	7	Thirty Nine Hundred Fifty One Dollars 00/100	\$ 3,951.0000	\$27,657.00	Five thousand two hundred dollars and zero cents	\$ 5,200.0000	\$36,400.00
32	TYPE 'B' INLET	UN	4	Forty Two Hundred Ninety Two Dollars 00/100	\$ 4,292.0000	\$17,168.00	Five thousand six hundred dollars and zero cents	\$ 5,600.0000	\$22,400.00
33	TYPE 'E' INLET	UN	5	Forty Three Hundred Fifty Six Dollars 00/100	\$ 4,356.0000	\$21,780.00	Five thousand seven hundred dollars and zero cents	\$ 5,700.0000	\$28,500.00
34	12" CLASS V RCP	LF	40	One Hundred Ten Dollars 00/100	\$ 110.0000	\$4,400.00	One hundred seventy-five dollars and zero cents	\$ 175.0000	\$7,000.00

South State, Inc.

Submission 1

		MAIN BID		IPC Group Inc Submission 1		Furino and Sons, Inc Submission 1	
Item	Description	Units	Est. Qty	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals	Total Item Price in Numerals
1	MOBILIZATION & CLEARING SITE	LS	1	seven hundred twenty five thousand dollars	\$ 725,000.0000	\$ 725,000.0000	\$ 725,000.0000
2	SITE CLEARING-WOODS-CLEARING & GRUBBING	AC	2	forty thousand dollars	\$ 40,000.0000	\$ 80,000.0000	\$ 28,000.0000
3	SITE CLEARING-SHRUBS-CLEARING & GRUBBING	AC	8	twenty thousand dollars	\$ 20,000.0000	\$ 160,000.0000	\$ 32,000.0000
4	PAVEMENT REMOVAL	SY	250	twenty two dollars	\$ 22.0000	\$ 5,500.0000	\$ 48,000.0000
5	REMOVE PCB CONTAMINATED SOILS	CY	225	three hundred fifty dollars	\$ 350.0000	\$ 78,750.0000	\$ 760,000.0000
6	DEBRIS REMOVAL-ILLEGALLY DUMPED SOLID WASTE	CY	500	four hundred dollars	\$ 400.0000	\$ 200,000.0000	\$ 103,000.0000
7	DEBRIS REMOVAL-IN TIDAL AREA	CY	60	four hundred fifty dollars	\$ 450.0000	\$ 27,000.0000	\$ 187,000.0000
8	ROUGH GRADING	SY	50850	eight dollars	\$ 8.0000	\$ 406,800.0000	\$ 11,000.0000
9	SAW-CUT ASPHALT OR CONCRETE	LF	250	seven dollars	\$ 7.0000	\$ 1,750.0000	\$ 7,000.0000
10	GEO-SYNTHETIC MEMBRANE (HISTORIC FILL DEMARCTION)	SY	47100	five dollars	\$ 5.0000	\$ 235,500.0000	\$ 3,000.0000
11	CERTIFIED CLEAN FILL 12" THICK (TOPSOIL)	SY	47100	twelve dollars	\$ 12.0000	\$ 565,200.0000	\$ 3,000.0000
12	GEOGRID REINFORCEMENT (ROADWAY & PARKING LOTS)	SY	5300	ten dollars	\$ 10.0000	\$ 53,000.0000	\$ 20,000.0000
13	HMA 12.5M64 2.5" THICK ROADWAY & PARKING LOT SURFACE COURSE	TON	110	two hundred fifty dollars	\$ 250.0000	\$ 27,500.0000	\$ 10,000.0000
14	HMA 19M64 4" THICK BASE COURSE	TON	170	two hundred dollars	\$ 200.0000	\$ 34,000.0000	\$ 170,000.0000
15	DENSE GRADED AGGREGATE 6" THICK ROADWAY & PARKING LOT	SY	700	seventeen dollars	\$ 17.0000	\$ 11,900.0000	\$ 27,000.0000
16	HMA 9.5M64 2" THICK PATH SURFACE COURSE	TON	955	one hundred ninety five dollars	\$ 195.0000	\$ 186,225.0000	\$ 129,000.0000
17	DENSE GRADED AGGREGATE 6" THICK 10'-12" WIDE PATH	SY	7500	twenty dollars	\$ 20.0000	\$ 150,000.0000	\$ 17,000.0000
18	BRICK PAVER SIDEWALK WITH CONCRETE BASE	SY	80	five hundred sixty dollars	\$ 560.0000	\$ 44,800.0000	\$ 550,000.0000
19	CONCRETE CURB 6"x8"x18"	LF	330	seventy dollars	\$ 70.0000	\$ 23,100.0000	\$ 45,000.0000
20	CONCRETE SIDEWALK 4" THICK	SY	95	two hundred twenty dollars	\$ 220.0000	\$ 20,900.0000	\$ 144,000.0000
21	DETECTABLE WARNING SURFACE	SF	120	fifty dollars	\$ 50.0000	\$ 6,000.0000	\$ 52,000.0000
22	GRAVELPAVE 2 PERVIOUS PAVING SYSTEM	SY	4650	forty dollars	\$ 40.0000	\$ 186,000.0000	\$ 48,000.0000
23	3/4" CLEAN STONE 1" THICK INFILL FOR GRAVELPAVE	SY	4650	seven dollars	\$ 7.0000	\$ 32,550.0000	\$ 5,000.0000
24	3/4" CLEAN STONE 12" THICK BASE FOR GRAVELPAVE	SY	4650	thirty four dollars	\$ 34.0000	\$ 158,100.0000	\$ 3,000.0000
25	PAVEMENT STRIPING 4" WIDE LONG LIFE EPOXY RESIN	LF	700	ten dollars	\$ 5.0000	\$ 3,500.0000	\$ 2,000.0000
26	PAVEMENT STRIPING 24" WIDE THERMOPLASTIC	LF	80	thirteen dollars	\$ 13.0000	\$ 1,040.0000	\$ 2,000.0000
27	PAVEMENT MARKINGS THERMOPLASTIC	SF	125	sixty dollars	\$ 60.0000	\$ 7,500.0000	\$ 11,000.0000
28	REGULATORY & WARNING SIGNS	SF	150	eighty dollars	\$ 80.0000	\$ 12,000.0000	\$ 78,000.0000
29	PARK INFORMATIONAL SIGNS	SF	75	eight thousand five hundred dollars	\$ 8,500.0000	\$ 645,000.0000	\$ 7,000.0000
30	PRECAST CONCRETE MANHOLES 6' DIAMETER WITH FRAME & COVER	UN	3	four thousand dollars	\$ 4,000.0000	\$ 12,000.0000	\$ 5,000.0000
31	TYPE 'A' INLET	UN	7	six thousand dollars	\$ 6,000.0000	\$ 42,000.0000	\$ 7,000.0000
32	TYPE 'B' INLET	UN	4	sixty one thousand dollars	\$ 61,000.0000	\$ 244,000.0000	\$ 5,000.0000
33	TYPE 'E' INLET	UN	5	two hundred fifty dollars	\$ 250.0000	\$ 1,250.0000	\$ 5,000.0000
34	12" CLASS V RCP	LF	40	two hundred fifty dollars	\$ 250.0000	\$ 10,000.0000	\$ 71,000.0000

												MAIN BID	
Richard E. Pierson Construction Co., Inc.													
Submission 1													
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals							
1	MOBILIZATION & CLEARING SITE	LS	1	Eight hundred fifty three thousand dollars and zero cents	\$ 853,000.0000	\$ 853,000.00							
2	SITE CLEARING-WOODS-CLEARING & GRUBBING	AC	2	Forty thousand dollars and zero cents	\$ 40,000.0000	\$ 80,000.00							
3	SITE CLEARING-SHRUBS-CLEARING & GRUBBING	AC	8	Sixteen thousand seven hundred dollars and zero cents	\$ 16,700.0000	\$ 133,600.00							
4	PAVEMENT REMOVAL	SY	250	Sixteen dollars and seventy five cents	\$ 16.7500	\$ 4,187.50							
5	REMOVE PCB CONTAMINATED SOILS	CY	225	One thousand twenty eight dollars and zero cents	\$ 1,028.0000	\$ 231,300.00							
6	DEBRIS REMOVAL-ILLEGALLY DUMPED SOLID WASTE	CY	500	Three hundred thirteen dollars and zero cents	\$ 313.0000	\$ 156,500.00							
7	DEBRIS REMOVAL-IN TIDAL AREA	CY	60	Nine hundred forty one dollars and zero cents	\$ 941.0000	\$ 56,460.00							
8	ROUGH GRADING	SY	50850	Twelve dollars and eighty five cents	\$ 12.8500	\$ 653,422.50							
9	SAW-CUT ASPHALT OR CONCRETE	LF	250	Six dollars and fifty cents	\$ 6.5000	\$ 1,625.00							
10	GEOSYNTHETIC MEMBRANE (HISTORIC FILL DEMARCTION)	SY	47100	Six dollars and twenty five cents	\$ 6.2500	\$ 294,375.00							
11	CEARTHED CLEAN FILL 12" THICK (TOPSOIL)	SY	47100	Thirty one dollars and zero cents	\$ 31.0000	\$ 1,460,100.00							
12	GEONID REINFORCEMENT (ROADWAY & PARKING LOTS)	SY	5300	Five dollars and sixty five cents	\$ 5.6500	\$ 29,945.00							
13	HMA 12.5M64 2.5" THICK ROADWAY & PARKING LOT SURFACE COURSE	TON	110	One hundred sixty five dollars and zero cents	\$ 165.0000	\$ 18,150.00							
14	HMA 19M64 4" THICK BASE COURSE	TON	170	One hundred eighty dollars and zero cents	\$ 180.0000	\$ 30,600.00							
15	DNASE GRADED AGGREGATE 6" THICK ROADWAY & PARKING LOT	SY	700	Seventeen dollars and zero cents	\$ 17.0000	\$ 11,900.00							
16	HMA 9.5M64 2" THICK PATH SURFACE COURSE	TON	955	One hundred forty four dollars and zero cents	\$ 144.0000	\$ 137,720.00							
17	DENSE GRADED AGGREGATE 6" THICK 10'-12' WIDE PATH	SY	7500	Sixteen dollars and fifty cents	\$ 16.5000	\$ 123,750.00							
18	BRICK PAVER SIDEWALK WITH CONCRETE BASE	SY	80	Three hundred twelve dollars and zero cents	\$ 312.0000	\$ 24,960.00							
19	CONCRETE CURB 6"X8"X18"	LF	330	Ninety dollars and fifty cents	\$ 90.5000	\$ 29,865.00							
20	CONCRETE SIDEWALK 4" THICK	SY	95	One hundred ninety five dollars and zero cents	\$ 195.0000	\$ 18,525.00							
21	DETECTABLE WARNING SURFACE	SF	120	Forty seven dollars and zero cents	\$ 47.0000	\$ 5,640.00							
22	GRAVELPAVE 2 PERVIOUS PAVING SYSTEM	SY	4650	Thirty six dollars and zero cents	\$ 36.0000	\$ 167,400.00							
23	3/4" CLEAN STONE 1" THICK INFILL FOR GRAVELPAVE	SY	4650	Four dollars and zero cents	\$ 4.0000	\$ 18,600.00							
24	3/4" CLEAN STONE 1.2" THICK BASE FOR GRAVELPAVE	SY	4650	Thirty one dollars and zero cents	\$ 31.0000	\$ 144,150.00							
25	PAVEMENT STRIPING 4" WIDE LONG LIFE EPOXY RESIN	LF	700	Four dollars and zero cents	\$ 4.0000	\$ 2,800.00							
26	PAVEMENT STRIPING 24" WIDE THERMOPLASTIC	LF	80	Seven dollars and fifty cents	\$ 7.5000	\$ 600.00							
27	PAVEMENT MARKINGS THERMOPLASTIC	SF	125	Ten dollars and zero cents	\$ 10.0000	\$ 1,250.00							
28	REGULATORY & WARNING SIGNS	SF	150	Forty five dollars and zero cents	\$ 45.0000	\$ 6,750.00							
29	PARK INFORMATIONAL SIGNS	SF	75	Forty five dollars and zero cents	\$ 45.0000	\$ 3,375.00							
30	PRECAST CONCRETE MANHOLES 6' DIAMETER WITH FRAME & COVER	UN	3	Six thousand nine hundred thirty five dollars and zero cents	\$ 6,935.0000	\$ 20,805.00							
31	TYPE 'A' INLET	UN	7	Six thousand three hundred fifty dollars and zero cents	\$ 6,350.0000	\$ 44,450.00							
32	TYPE 'B' INLET	UN	4	Six thousand seven hundred twenty seven dollars and zero cents	\$ 6,727.0000	\$ 26,908.00							
33	TYPE 'E' INLET	UN	5	Six thousand eight hundred sixty seven dollars and zero cents	\$ 6,867.0000	\$ 34,335.00							
34	12" CLASS V RCP	LF	40	Eighty Seven Dollars and zero cents	\$ 87.0000	\$ 3,480.00							

Item	Description	Units	Est. Qty	Flanagan's Contracting Group Inc			South State, Inc.		
				Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
35	12" TIDE GATE OR CHECK VALVE	UN	1	Five Thousand Dollars 00/100	\$ 5,000.0000	\$5,000.00	Five thousand five hundred dollars and zero cents	\$ 5,500.0000	\$5,500.00
36	36" TIDE GATE	UN	2	Twenty One Thousand Two Hundred Thirty Nine Dollars 00/100	\$ 21,239.0000	\$42,478.00	Twenty-three thousand dollars and zero cents	\$ 23,000.0000	\$46,000.00
37	12" HDPE	LF	100	Fifty Seven Dollars 64/100	\$ 57.6400	\$5,764.00	Seventy dollars and zero cents	\$ 70.0000	\$7,000.00
38	15" HDPE	LF	170	Sixty Five Dollars 58/100	\$ 65.5800	\$11,148.60	Ninety dollars and zero cents	\$ 90.0000	\$15,300.00
39	18" HDPE PERFORATED	LF	900	Seventy Two Dollars 83/100	\$ 72.8300	\$65,547.00	One hundred five dollars and zero cents	\$ 105.0000	\$94,500.00
40	24" HDPE PERFORATED	LF	430	Ninety Two Dollars 60/100	\$ 92.6000	\$39,818.00	One hundred thirty dollars and zero cents	\$ 130.0000	\$55,900.00
41	27" HDPE PERFORATED	LF	60	One Hundred Sixteen Dollars 00/100	\$ 116.0000	\$6,960.00	One hundred fifty dollars and zero cents	\$ 150.0000	\$9,000.00
42	36" HDPE	LF	375	One Hundred Forty Two Dollars 00/100	\$ 142.0000	\$53,250.00	One hundred sixty-five dollars and zero cents	\$ 165.0000	\$61,875.00
43	BIO-RETENTION AREA: 18" SOIL 6" SAND 12" CLEAN STONE	SY	650	One Hundred Fifty Five Dollars 00/100	\$ 155.0000	\$100,750.00	One hundred fifty-five dollars and no cents	\$ 155.0000	\$100,750.00
44	CONCRETE HEADWALL	UN	2	Fourteen Thousand Six Hundred Fifty Dollars 00/100	\$ 14,650.0000	\$29,300.00	Eleven thousand dollars and zero cents	\$ 11,000.0000	\$22,000.00
45	RIP-RAP SCOUR PROTECTION d50-8" 16" THICK OVER FILTER FABRIC	SF	575	Seventeen Dollars 00/100	\$ 17.0000	\$9,775.00	Eighty dollars and zero cents	\$ 80.0000	\$46,000.00
46	CANOPY TREE (2 1/2"-3" CALIPER INCLUDES MULCH	UN	155	Nine Hundred Ninety Nine Dollars 00/100	\$ 999.0000	\$154,845.00	Nine hundred twenty-five dollars and zero cents	\$ 925.0000	\$143,375.00
47	ORNAMENTAL TREE (8'-9') INCLUDES MULCH	UN	80	Eight Hundred Seventy Six Dollars 00/100	\$ 876.0000	\$70,080.00	Eight hundred dollars and zero cents	\$ 800.0000	\$64,000.00
48	SHRUB (24"-30") INCLUDES MULCH	UN	310	One Hundred Nineteen Dollars 00/100	\$ 119.0000	\$36,890.00	One hundred ten dollars and zero cents	\$ 110.0000	\$34,100.00
49	RAIN GARDEN/WETLAND PLUGS (12' OC)	UN	5500	Five Dollars 75/100	\$ 5.7500	\$31,625.00	Five dollars and zero cents	\$ 5.0000	\$27,500.00
50	RIPARIAN MITIGATION TREE 2 FT WHIP (10' OC)	UN	650	Fifty Three Dollars 60/100	\$ 53.6000	\$34,860.00	Fifty dollars and zero cents	\$ 50.0000	\$32,500.00
51	LAWN/TURF SEEDING INCLUDES MULCH & FERTILIZER	SY	8000	Three Dollars 00/100	\$ 3.0000	\$24,000.00	Three dollars and zero cents	\$ 3.0000	\$24,000.00
52	MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	27100	Three Dollars 00/100	\$ 3.0000	\$81,300.00	Three dollars and fifty cents	\$ 3.5000	\$94,850.00
53	RIPARIAN MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	4600	Three Dollars 00/100	\$ 3.0000	\$13,800.00	Three dollars and zero cents	\$ 3.0000	\$13,800.00
54	BIO-RETENTION SEEDING INCLUDES MULCH AND FERTILIZER	SY	630	Thirty Three Hundred Seventy Four Dollars 00/100	\$ 3,374.0000	\$2,123,620.00	Five thousand seven hundred dollars and zero cents	\$ 5,700.0000	\$3,480,000.00
55	PARK BENCHES	UN	20	Eighteen Hundred Seventy Two Dollars 00/100	\$ 1,872.0000	\$37,440.00	Two thousand four hundred dollars and zero cents	\$ 2,400.0000	\$48,000.00
57	BIKE RACK	UN	4						

Item	Description	Units	Est. Qty.	JPC Group Inc Submission 1		Farino and Sons, Inc Submission 1	
				Unit Price in Words Dollars and Cents	Unit Price in Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals
35	12" TIDE GATE OR CHECK VALVE	UN	1	seven thousand five hundred dollars	\$ 7,500.0000	Three Thousand Five Hundred Dollars	\$ 3,500.0000
36	36" TIDE GATE	UN	2	twenty four thousand dollars	\$ 24,000.0000	Twenty Thousand Dollars	\$ 20,000.0000
37	12" HDPE	LF	100	one hundred dollars	\$ 100.0000	Fifty One Dollars	\$ 51.0000
38	15" HDPE	LF	170	one hundred ten dollars	\$ 110.0000	Forty Eight Dollars	\$ 48.0000
39	18" HDPE PERFORATED	LF	900	one hundred forty five dollars	\$ 145.0000	Fifty Two Dollars	\$ 52.0000
40	24" HDPE PERFORATED	LF	430	one hundred sixty five dollars	\$ 165.0000	Seventy Two Dollars	\$ 72.0000
41	27" HDPE PERFORATED	LF	60	two hundred twenty dollars	\$ 220.0000	Ninety Five Dollars	\$ 95.0000
42	36" HDPE	LF	375	two hundred dollars	\$ 200.0000	One Hundred Twelve Dollars	\$ 112.0000
43	BIO-RETENTION AREA: 18" SOIL F. SAND 12" CLEAN STONE	SY	650	one hundred twenty five dollars	\$ 125.0000	Seventy Dollars	\$ 70.0000
44	CONCRETE HEADWALL	UN	2	twelve thousand six hundred dollars	\$ 12,600.0000	Ten Thousand Five Hundred Dollars	\$ 10,500.0000
45	RIP-RAP SCOUR PROTECTION 45#-8" 16" THICK OVER FILTER FABRIC	SF	575	eleven dollars	\$ 6,325.0000	Eleven Dollars	\$ 11.0000
46	CANOPY TREE (2 1/2"-3" CALIPER INCLUDES MULCH	UN	155	one thousand dollars	\$ 1,000.0000	One Thousand Dollars	\$ 1,000.0000
47	ORNAMENTAL TREE (R-9") INCLUDES MULCH	UN	80	nine hundred dollars	\$ 72,000.0000	Nine Hundred Dollars	\$ 900.0000
48	SHRUB (24"-30") INCLUDES MULCH	UN	310	one hundred fifteen dollars	\$ 35,650.0000	One Hundred Twenty Three Dollars	\$ 123.0000
49	RAINGARDEN/METLAND PLUGS (12" OC)	UN	5500	seven dollars	\$ 7,000.0000	Six Dollars	\$ 6.0000
50	RIPARIAN MITIGATION TREE 2 FT WHIP (10' OC)	UN	650	forty five dollars	\$ 29,250.0000	Fifty Five Dollars	\$ 55.0000
51	LAWN/TURF SEEDING INCLUDES MULCH & FERTILIZER	SY	8000	four dollars	\$ 32,000.0000	Three Dollars	\$ 3.0000
52	MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	27100	four dollars	\$ 108,400.0000	Four Dollars	\$ 4.0000
53	RIPARIAN MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	4600	four dollars	\$ 18,400.0000	Three Dollars	\$ 3.0000
54	BIO-RETENTION SEEDING INCLUDES MULCH AND FERTILIZER	SY	630	five dollars	\$ 3,150.0000	Three Dollars	\$ 3.0000
55	PARK BENCHES	UN	20	three thousand seven hundred dollars	\$ 3,700.0000	Three Thousand Five Hundred Dollars	\$ 3,500.0000
57	BIKE RACK	UN	4	one thousand seven hundred dollars	\$ 1,700.0000	Two Thousand Two Hundred Dollars	\$ 2,200.0000

Item	Description	Units	Est. Qty.	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
35	12" TIDE GATE OR CHECK VALVE	UN	1	seven thousand five hundred dollars	\$ 7,500.0000	Three Thousand Five Hundred Dollars	\$ 3,500.0000	\$ 3,500.0000
36	36" TIDE GATE	UN	2	twenty four thousand dollars	\$ 24,000.0000	Twenty Thousand Dollars	\$ 20,000.0000	\$ 40,000.0000
37	12" HDPE	LF	100	one hundred dollars	\$ 100.0000	Fifty One Dollars	\$ 51.0000	\$ 5,100.0000
38	15" HDPE	LF	170	one hundred ten dollars	\$ 110.0000	Forty Eight Dollars	\$ 48.0000	\$ 8,160.0000
39	18" HDPE PERFORATED	LF	900	one hundred forty five dollars	\$ 145.0000	Fifty Two Dollars	\$ 52.0000	\$ 46,800.0000
40	24" HDPE PERFORATED	LF	430	one hundred sixty five dollars	\$ 165.0000	Seventy Two Dollars	\$ 72.0000	\$ 30,960.0000
41	27" HDPE PERFORATED	LF	60	two hundred twenty dollars	\$ 220.0000	Ninety Five Dollars	\$ 95.0000	\$ 5,700.0000
42	36" HDPE	LF	375	two hundred dollars	\$ 200.0000	One Hundred Twelve Dollars	\$ 112.0000	\$ 42,000.0000
43	BIO-RETENTION AREA: 18" SOIL F. SAND 12" CLEAN STONE	SY	650	one hundred twenty five dollars	\$ 125.0000	Seventy Dollars	\$ 70.0000	\$ 45,500.0000
44	CONCRETE HEADWALL	UN	2	twelve thousand six hundred dollars	\$ 12,600.0000	Ten Thousand Five Hundred Dollars	\$ 10,500.0000	\$ 21,000.0000
45	RIP-RAP SCOUR PROTECTION 45#-8" 16" THICK OVER FILTER FABRIC	SF	575	eleven dollars	\$ 6,325.0000	Eleven Dollars	\$ 11.0000	\$ 6,325.0000
46	CANOPY TREE (2 1/2"-3" CALIPER INCLUDES MULCH	UN	155	one thousand dollars	\$ 1,000.0000	One Thousand Dollars	\$ 1,000.0000	\$ 155,000.0000
47	ORNAMENTAL TREE (R-9") INCLUDES MULCH	UN	80	nine hundred dollars	\$ 72,000.0000	Nine Hundred Dollars	\$ 900.0000	\$ 72,000.0000
48	SHRUB (24"-30") INCLUDES MULCH	UN	310	one hundred fifteen dollars	\$ 35,650.0000	One Hundred Twenty Three Dollars	\$ 123.0000	\$ 38,130.0000
49	RAINGARDEN/METLAND PLUGS (12" OC)	UN	5500	seven dollars	\$ 7,000.0000	Six Dollars	\$ 6.0000	\$ 33,000.0000
50	RIPARIAN MITIGATION TREE 2 FT WHIP (10' OC)	UN	650	forty five dollars	\$ 29,250.0000	Fifty Five Dollars	\$ 55.0000	\$ 35,750.0000
51	LAWN/TURF SEEDING INCLUDES MULCH & FERTILIZER	SY	8000	four dollars	\$ 32,000.0000	Three Dollars	\$ 3.0000	\$ 24,000.0000
52	MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	27100	four dollars	\$ 108,400.0000	Four Dollars	\$ 4.0000	\$ 108,400.0000
53	RIPARIAN MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	4600	four dollars	\$ 18,400.0000	Three Dollars	\$ 3.0000	\$ 13,800.0000
54	BIO-RETENTION SEEDING INCLUDES MULCH AND FERTILIZER	SY	630	five dollars	\$ 3,150.0000	Three Dollars	\$ 3.0000	\$ 1,890.0000
55	PARK BENCHES	UN	20	three thousand seven hundred dollars	\$ 3,700.0000	Three Thousand Five Hundred Dollars	\$ 3,500.0000	\$ 70,000.0000
57	BIKE RACK	UN	4	one thousand seven hundred dollars	\$ 1,700.0000	Two Thousand Two Hundred Dollars	\$ 2,200.0000	\$ 8,800.0000

Richard E. Pierson Construction Co., Inc. Submission 1						
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
35	12" TIDEGATE OR CHECK VALVE	UN	1	Four thousand three hundred forty seven dollars and zero cents	\$ 4,347.0000	\$4,347.00
36	36" TIDEGATE	UN	2	Twenty one thousand one hundred eleven dollars and zero cents	\$ 21,111.0000	\$42,222.00
37	12" HDPE	LF	100	Seventh three dollars and sixty cents	\$ 73.6000	\$7,360.00
38	15" HDPE	LF	170	Seventy eight dollars and zero cents	\$ 78.0000	\$13,260.00
39	18" HDPE PERFORATED	LF	900	Eighty dollars and zero cents	\$ 80.0000	\$72,000.00
40	24" HDPE PERFORATED	LF	430	Ninety seven dollars and zero cents	\$ 97.0000	\$41,710.00
41	27" HDPE PERFORATED	LF	60	One hundred thirteen dollars and zero cents	\$ 113.0000	\$6,780.00
42	36" HDPE	LF	375	One hundred thirty three dollars and zero cents	\$ 133.0000	\$49,875.00
43	BIO-RETENTION AREA: 18" SOIL 6" SAND 12" CLEAN STONE	SY	650	Ninety eight dollars and zero cents	\$ 98.0000	\$63,700.00
44	CONCRETE HEADWALL	UN	2	Ten thousand nine hundred five dollars and zero cents	\$ 10,905.0000	\$21,810.00
45	RIP-RAP SCOUR PROTECTION 450=8" 16" THICK OVER FILTER FABRIC	SF	575	Fourteen dollars and zero cents	\$ 14.0000	\$8,050.00
46	CANOPY TREE (2 1/2"-3" CALIPER INCLUDES MULCH	UN	155	Nine hundred twenty three dollars and zero cents	\$ 923.0000	\$143,065.00
47	ORNAMENTAL TREE (8'-9') INCLUDES MULCH	UN	80	Eight hundred eight dollars and zero cents	\$ 808.0000	\$64,640.00
48	SHRUB (24"-30") INCLUDES MULCH	UN	310	One hundred ten dollars and zero cents	\$ 110.0000	\$34,100.00
49	RAINGARDEN/WETLAND PLUGS (12" OC)	UN	5500	Five dollars and thirty cents	\$ 5.3000	\$29,150.00
50	RIPARIAN MITIGATION TREE 2 FT WHIP (10' OC)	UN	650	Fifty dollars and zero cents	\$ 50.0000	\$32,500.00
51	LAWN/TURF SEEDING INCLUDES MULCH & FERTILIZER	SY	8000	Two dollars and eighty eight cents	\$ 2.8800	\$23,040.00
52	MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	27100	Three dollars and forty five cents	\$ 3.4500	\$93,495.00
53	RIPARIAN MEADOW SEEDING INCLUDES MULCH & FERTILIZER	SY	4600	Two dollars and eighty eight cents	\$ 2.8800	\$13,248.00
54	BIO-RETENTION SEEDING INCLUDES MULCH AND FERTILIZER	SY	630	Two dollars and ninety five cents	\$ 2.9500	\$1,858.50
55	PARK BENCHES	UN	20	Two thousand two hundred thirty dollars and zero cents	\$ 2,230.0000	\$44,600.00
57	BIKE RACK	UN	4	Four thousand one hundred forty five dollars and zero cents	\$ 4,145.0000	\$16,580.00

Item	Description	Units	Est. Qty	Flanagan's Contracting Group Inc.		South State, Inc.			
				Submission 1	Submission 1	Submission 1	Submission 1		
				Unit Price In Words Dollars and Cents	Unit Price In Numerals	Total Item Price In Numerals	Unit Price In Words Dollars and Cents	Unit Price In Numerals	Total Item Price In Numerals
58	TRASH CAN/RECYCLING CAN COMBINED UNIT	UN	14	Thirty Nine Hundred Ninety Nine Dollars 00/100	\$ 3,999.0000	\$55,986.00	Sevent thousand nine hundred dollars and zero cents	\$ 7,900.0000	\$110,600.00
59	SITE LIGHTING CONCRETE FOUNDATION	UN	51	Eleven Hundred Eight Dollars 00/100	\$ 1,108.0000	\$56,508.00	One thousand dollars and no cents	\$ 1,000.0000	\$51,000.00
60	ELECTRICAL CONDUIT 1" - 2" PVC IN SHARED TRENCH SITE LIGHTING ELECTRICAL SVC. COMM.	LF	8000	Twenty Two Dollars 31/100	\$ 22.3100	\$178,480.00	Thirty-five dollars and no cents	\$ 35.0000	\$280,000.00
62	SHEETPILE CAP	LF	400	Three Hundred Forty Dollars 00/100	\$ 340.0000	\$136,000.00	Eight hundred dollars and zero cents	\$ 800.0000	\$320,000.00
63	SHEETPILE WALER	LF	400	Three Hundred Forty Dollars 00/100	\$ 340.0000	\$136,000.00	Two hundred fifteen dollars and zero cents	\$ 215.0000	\$86,000.00
64	SHEETPILE TIE BACKS	UN	40	Thirty Eight Hundred Sixty Nine Dollars 00/100	\$ 3,869.0000	\$154,760.00	Two thousand one hundred dollars and zero cents	\$ 2,100.0000	\$84,000.00
65	SHEETPILE DEAD MEN	CY	150	Fourteen Hundred Dollars 00/100	\$ 1,400.0000	\$210,000.00	One thousand five hundred dollars and zero cents	\$ 1,500.0000	\$225,000.00
66	TEST PILE FIBERGLASS	UN	2	Six Thousand Seventy Five Dollars 00/100	\$ 6,075.0000	\$12,150.00	Five thousand dollars and zero cents	\$ 5,000.0000	\$10,000.00
67	TEST PILE STEEL	UN	2	Sixty Seven Hundred Fifty Dollars 00/100	\$ 6,750.0000	\$13,500.00	Five thousand dollars and zero cents	\$ 5,000.0000	\$10,000.00
68	FIBERGLASS PILE 12" DIAMETER 22 UNITS AT 75' LONG	LF	1650	Eighty One Dollars 00/100	\$ 81.0000	\$133,650.00	One hundred fifteen dollars and zero cents	\$ 115.0000	\$189,750.00
69	STEEL PIPE PILE 12" DIAMETER 5 UNITS AT 75' LONG	LF	375	Ninety Dollars 00/100	\$ 90.0000	\$33,750.00	One hundred thirty-five dollars and zero cents	\$ 135.0000	\$50,625.00
70	GANGWAY	UN	1	Thirty Six Thousand Seven Hundred Eighty Eight Dollars 00/100	\$ 36,788.0000	\$36,788.00	One hundred two thousand dollars and zero cents	\$ 102,000.0000	\$102,000.00
71	FLOATING DOCK	SF	720	One Hundred Fifty Dollars 00/100	\$ 150.0000	\$108,000.00	One hundred forty dollars and zero cents	\$ 140.0000	\$100,800.00
72	BOARDWALK	SF	900	One Hundred Forty Seven Dollars 00/100	\$ 147.0000	\$132,300.00	Eighty dollars and zero cents	\$ 80.0000	\$72,000.00
73	TIMBER PEDESTRIAN BRIDGE	SF	480	One Hundred Forty Seven Dollars 00/100	\$ 147.0000	\$70,560.00	Sixty-five dollars and zero cents	\$ 65.0000	\$31,200.00
75	WOOD GUARDRAIL	LF	2000	One Hundred Twenty Two Dollars 00/100	\$ 122.0000	\$244,000.00	Sixty-five dollars and no cents	\$ 65.0000	\$130,000.00
76	WOOD FENCING	LF	3500	Forty Nine Dollars 00/100	\$ 49.0000	\$171,500.00	Twenty-five dollars and no cents	\$ 25.0000	\$87,500.00
77	4" RAILING ALONG SHEET PILING	LF	400	Five Hundred Nineteen Dollars 00/100	\$ 519.0000	\$207,600.00	Seventy-five dollars and no cents	\$ 75.0000	\$30,000.00
78	BOLLARDS	UN	20	Twenty Three Hundred Fifty Six Dollars 00/100	\$ 2,356.0000	\$47,120.00	One thousand three hundred dollars and zero cents	\$ 1,300.0000	\$26,000.00
79	VEHICLE BARRIER GATES (20' ARMS)	UN	4	Twelve Thousand Nine Hundred Two Dollars 00/100	\$ 12,902.0000	\$51,608.00	Five thousand dollars and no cents	\$ 5,000.0000	\$20,000.00
80	CONSTRUCTION DRIVEWAY	TN	375	Forty Five Dollars 00/100	\$ 45.0000	\$16,875.00	Fifty dollars and zero cents	\$ 50.0000	\$18,750.00
81	INLET FILTER TYPE 2 2'x4'	UN	15	Two Hundred Dollars 00/100	\$ 200.0000	\$3,000.00	Fifty dollars and zero cents	\$ 50.0000	\$750.00
82	INLET FILTER TYPE 2 4'x4'	UN	3	Four Hundred Dollars 00/100	\$ 400.0000	\$1,200.00	One hundred dollars and zero cents	\$ 100.0000	\$300.00
83	SILT FENCE	LF	5000	Seven Dollars 50/100	\$ 7.5000	\$37,500.00	Five dollars and no cents	\$ 5.0000	\$25,000.00
84	SEDIMENT BAG	UN	1	Eight Hundred Dollars 00/100	\$ 800.0000	\$800.00	Three thousand five hundred dollars and zero cents	\$ 3,500.0000	\$3,500.00
85	RIP-RAP STONE SLOPE PROTECTION 36" THICK (d50-18")	SY	120	Three Hundred Dollars 00/100	\$ 300.0000	\$36,000.00	Two hundred dollars and zero cents	\$ 200.0000	\$24,000.00
86	ELECTRICAL SERVICE TO FLOATING DOCKS	LF	500	Thirty Eight Dollars 75/100	\$ 38.7500	\$19,375.00	Fifty dollars and no cents	\$ 50.0000	\$25,000.00
87	FLOATING TURBIDITY BARRIER	LF	500	Fifty Dollars 00/100	\$ 50.0000	\$25,000.00	Twenty-five dollars and zero cents	\$ 25.0000	\$12,500.00
61	ALLOWANCE FOR P&E/ELECTRICAL SERVICE	LS	1	TWENTY-THOUSAND DOLLARS	\$ 20,000.0000	\$20,000.00	TWENTY-THOUSAND DOLLARS	\$ 20,000.0000	\$20,000.00
Subtotal:						\$6,488,617.15			\$6,675,520.00

Item	Description	Units	Est. Qty.	JPC Group Inc Submission 1		Furino and Sons, Inc Submission 1		Total Item Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
				Unit Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals				
58	TRASH CAN/RECYCLING CAN COMBINED UNIT	UN	14	four thousand three hundred dollars	\$ 4,300.0000	\$60,200.00	four thousand dollars	\$ 4,000.0000	\$56,000.00		
59	SITE LIGHTING CONCRETE FOUNDATION	UN	51	one thousand nine hundred dollars	\$ 1,900.0000	\$96,900.00	One Thousand Two Hundred Dollars	\$ 1,200.0000	\$65,200.00		
60	ELECTRICAL CONDUIT 1"-2" PVC IN SHARED TRENCH SITE LIGHTING	LF	8000	thirty five dollars	\$ 35.0000	\$280,000.00	Twenty Six	\$ 26.0000	\$208,000.00		
62	ELECTRICAL SVC. COMM.	LF	400	two hundred dollars	\$ 200.0000	\$80,000.00	Five Hundred Dollars	\$ 500.0000	\$200,000.00		
63	SHEETPILE CAP	LF	400	two hundred fifteen dollars	\$ 215.0000	\$86,000.00	Two Hundred Ninety Dollars	\$ 290.0000	\$116,000.00		
64	SHEETPILE TIE BACKS	UN	40	one thousand six hundred fifty dollars	\$ 1,650.0000	\$66,000.00	Five Thousand Eight Hundred Dollars	\$ 5,800.0000	\$232,000.00		
65	SHEETPILE DEAD MEN	CY	150	eight hundred dollars	\$ 800.0000	\$120,000.00	One Thousand Dollars	\$ 1,000.0000	\$150,000.00		
66	TEST PILE FIBERGLASS	UN	2	twenty five thousand dollars	\$ 25,000.0000	\$50,000.00	Thirty Two Thousand Dollars	\$ 32,000.0000	\$64,000.00		
67	TEST PILE STEEL	UN	2	twenty five thousand dollars	\$ 25,000.0000	\$50,000.00	Thirty Four Thousand Five Hundred Dollars	\$ 34,500.0000	\$69,000.00		
68	FIBERGLASS PILE 12" DIAMETER 22 UNITS AT 75' LONG	LF	1650	one hundred fifty five dollars	\$ 155.0000	\$255,750.00	Two Hundred Twenty Five Dollars	\$ 225.0000	\$371,250.00		
69	STEEL PIPE PILE 12" DIAMETER 5 UNITS AT 75' LONG	LF	375	one hundred forty five dollars	\$ 145.0000	\$54,375.00	Two Hundred Fifty Dollars	\$ 250.0000	\$93,750.00		
70	GANGWAY	UN	1	seventy five thousand dollars	\$ 75,000.0000	\$75,000.00	Fifty Seven Thousand Dollars	\$ 57,000.0000	\$57,000.00		
71	FLOATING DOCK	SF	720	two hundred thirty dollars	\$ 230.0000	\$165,600.00	One Hundred Three Dollars	\$ 103.0000	\$74,160.00		
72	BOARDWALK	SF	900	one hundred dollars	\$ 100.0000	\$90,000.00	One Hundred Seventy Two Dollars	\$ 172.0000	\$154,800.00		
73	TIMBER PEDESTRIAN BRIDGE	SF	480	one hundred twenty five dollars	\$ 125.0000	\$60,000.00	One Hundred Fifteen Dollars	\$ 115.0000	\$55,200.00		
75	WOOD GUARDRAIL	LF	2000	ninety five dollars	\$ 95.0000	\$190,000.00	One Hundred Twenty Six Dollars	\$ 126.0000	\$252,000.00		
76	WOOD FENCING	LF	3500	forty five dollars	\$ 45.0000	\$157,500.00	Fifty Six Dollars	\$ 56.0000	\$196,000.00		
77	4' RAILING ALONG SHEET PILING	LF	400	six hundred dollars	\$ 600.0000	\$240,000.00	Five Hundred Twenty Dollars	\$ 520.0000	\$208,000.00		
78	BOLLARDS	UN	20	nine hundred dollars	\$ 900.0000	\$18,000.00	Two Thousand Five Hundred Dollars	\$ 2,500.0000	\$50,000.00		
79	VEHICLE BARRIER GATES (20 ARMS)	UN	4	fifteen thousand dollars	\$ 15,000.0000	\$60,000.00	Thirteen Thousand Four Hundred Fifty Dollars	\$ 13,450.0000	\$53,800.00		
80	CONSTRUCTION DRIVEWAY	TN	375	forty five dollars	\$ 45.0000	\$16,875.00	Sixty Five Dollars	\$ 65.0000	\$24,375.00		
81	INLET FILTER TYPE 2 2'x4'	UN	15	three hundred dollars	\$ 300.0000	\$4,500.00	One Hundred Forty Dollars	\$ 140.0000	\$2,100.00		
82	INLET FILTER TYPE 2 4x4'	UN	3	three hundred fifty dollars	\$ 350.0000	\$1,050.00	One Hundred Seventy Five Dollars	\$ 175.0000	\$525.00		
83	SILT FENCE	LF	5000	seven dollars	\$ 7.0000	\$35,000.00	Six Dollars	\$ 6.0000	\$30,000.00		
84	SEDIMENT BAG	UN	1	nine hundred dollars	\$ 900.0000	\$900.00	Four Hundred Twenty Five Dollars	\$ 425.0000	\$425.00		
85	RIP-RAP STONE SLOPE PROTECTION 36" THICK (850x18")	SF	120	two hundred fifty dollars	\$ 250.0000	\$30,000.00	Two Hundred Seventy Dollars	\$ 270.0000	\$32,400.00		
86	ELECTRICAL SERVICE TO FLOATING DOCKS	LF	500	one hundred ten dollars	\$ 110.0000	\$55,000.00	Eighty Six Dollars	\$ 86.0000	\$43,000.00		
87	FLOATING TURBIDITY BARRIER	LF	500	forty dollars	\$ 40.0000	\$20,000.00	Fifty Dollars	\$ 50.0000	\$25,000.00		
61	ALLOWANCE FOR PSE&G ELECTRICAL SERVICE	LS	1	TWENTY-THOUSAND DOLLARS	\$ 20,000.0000	\$20,000.00	TWENTY-THOUSAND DOLLARS	\$ 20,000.0000	\$20,000.00		
Subtotal:						\$7,956,925.00			\$7,401,350.00		

Richard E. Pierson Construction Co., Inc.						
Submission 1						
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
58	TRASH CAN/RECYCLING CAN COMBINED UNIT	UN	14	Six thousand one hundred forty five dollars and zero cents	\$ 6,145.0000	\$66,030.00
59	SITE LIGHTING CONCRETE FOUNDATION	UN	51	One thousand forty dollars and zero cents	\$ 1,040.0000	\$53,040.00
60	ELECTRICAL CONDUIT 1"-2" PVC IN SHARED TRENCH SITE LIGHTING ELECTRICAL SVC. COMM.	LF	8000	Forty six dollars and zero cents	\$ 46.0000	\$368,000.00
62	SHEETPILE CAP	LF	400	Three hundred ninety three dollars and zero cents	\$ 393.0000	\$157,200.00
63	SHEETPILE WALER	LF	400	Three hundred seventh five dollars and zero cents	\$ 375.0000	\$150,000.00
64	SHEETPILE TIE BACKS	UN	40	One thousand five hundred dollars and zero cents	\$ 1,500.0000	\$60,000.00
65	SHEETPILE DEAD MEN	CY	150	Nine hundred dollars and zero cents	\$ 900.0000	\$135,000.00
66	TEST PILE FIBERGLASS	UN	2	Twelve thousand four hundred fifty dollars and zero cents	\$ 12,450.0000	\$24,900.00
67	TEST PILE STEEL	UN	2	Eleven thousand six hundred fifty dollars and zero cents	\$ 11,650.0000	\$23,300.00
68	FIBERGLASS PILE 12" DIAMETER 22 UNITS AT 75' LONG	LF	1650	One hundred sixteen dollars and zero cents	\$ 116.0000	\$191,400.00
69	STEEL PIPE PILE 12" DIAMETER 5 UNITS AT 75' LONG	LF	375	One hundred thirty two dollars and zero cents	\$ 132.0000	\$49,500.00
70	GANGWAY	UN	1	Fifty five thousand dollars and zero cents	\$ 55,000.0000	\$55,000.00
71	FLOATING DOCK	SF	720	Eighty five dollars and zero cents	\$ 85.0000	\$61,200.00
72	BOARDWALK	SF	900	Three hundred dollars and zero cents	\$ 300.0000	\$270,000.00
73	TIMBER PEDESTRIAN BRIDGE	SF	480	Two hundred dollars and zero cents	\$ 200.0000	\$96,000.00
75	WOOD GUARDRAIL	LF	2000	Ninety seven dollars and fifty cents	\$ 97.5000	\$195,000.00
76	WOOD FENCING	LF	3500	Twenty five dollars and zero cents	\$ 25.0000	\$87,500.00
77	4" RAILING ALONG SHEET PILING	LF	400	Four hundred seventy five dollars and zero cents	\$ 475.0000	\$190,000.00
78	BOLLARDS	UN	20	Two thousand five hundred dollars and zero cents	\$ 2,500.0000	\$50,000.00
79	VEHICLE BARRIER GATES (20' ARMS)	UN	4	Twelve thousand one hundred fifteen dollars and zero cents	\$ 12,115.0000	\$48,460.00
80	CONSTRUCTION DRIVEWAY	TN	375	Sixty dollars and zero cents	\$ 60.0000	\$22,500.00
81	INLET FILTER TYPE 2 2'X4'	UN	15	One hundred forty dollars and zero cents	\$ 140.0000	\$2,100.00
82	INLET FILTER TYPE 2 4X4'	UN	3	Two hundred twenty eight dollars and zero cents	\$ 228.0000	\$684.00
83	SILT FENCE	LF	5000	Seven dollars and fifty cents	\$ 7.5000	\$37,500.00
84	SEDIMENT BAG	UN	1	One hundred fifty dollars and zero cents	\$ 150.0000	\$150.00
85	RIP-RAP STONE SLOPE PROTECTION 36" THICK (450-18")	SY	120	Two hundred thirty five dollars and zero cents	\$ 235.0000	\$28,200.00
86	ELECTRICAL SERVICE TO FLOATING DOCKS	LF	500	Thirty seven dollars and zero cents	\$ 37.0000	\$18,500.00
87	FLOATING TURBIDITY BARRIER	LF	500	Fifty dollars and zero cents	\$ 50.0000	\$25,000.00
61	ALLOWANCE FOR PSE&G ELECTRICAL SERVICE	LS	1	TWENTY-THOUSAND DOLLARS	\$ 20,000.0000	\$20,000.00
Subtotal:						\$8,163,882.50

ALTERNATE BID NO. 1									
Flanagan's Contracting Group Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price In Words Dollars and Cents	Unit Price In Numerals	Total Item Price In Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
A1.1	STEEL PIPE PILE 12" DIAMETERS UNITS AT 75' LONG	LF	375	Ninety Dollars 00/100	\$ 90.0000	\$33,750.00	One hundred seventy dollars and no cents	\$ 170.0000	\$63,750.00
A1.2	GANGWAY	UNIT	1	Thirty Six Thousand Seven Hundred Eighty Eight Dollars 00/100	\$ 36,788.0000	\$36,788.00	Sixty thousand dollars and no cents	\$ 60,000.0000	\$60,000.00
A1.3	FLOATING DOCK	SF	720	One Hundred Fifty Dollars 00/100	\$ 150.0000	\$108,000.00	One hundred forty dollars and no cents	\$ 140.0000	\$100,800.00
Subtotal:						\$178,538.00			\$24,550.00
ALTERNATE BID NO. 2									
Flanagan's Contracting Group Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words Dollars and Cents	Unit Price In Numerals	Total Item Price In Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
A2.1	COVERED PICNIC AREA WITH CONCRETE SLAB 20'X20'	UNIT	2	Eighty Seven Thousand Six Hundred Three Dollars 00/100	\$ 87,603.0000	\$175,206.00	Sixty-six thousand dollars and no cents	\$ 66,000.0000	\$132,000.00
A2.2	PICNIC TABLE	UNIT	10	Twenty Four Hundred Forty Dollars 00/100	\$ 2,440.0000	\$24,400.00	Three thousand one hundred dollars and no cents	\$ 3,100.0000	\$31,000.00
Subtotal:						\$199,606.00			\$163,000.00
ALTERNATE BID NO. 3									
Flanagan's Contracting Group Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words Dollars and Cents	Unit Price In Numerals	Total Item Price In Numerals	Unit Price in Words Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals
A3.1	DEDUCT Geosynthetic Membrane (Historic Fill Demarcation)	SY	-2600	Two Dollars 00/100	\$ 2.0000	-\$5,200.00	Two dollars and no cents	\$ 2.0000	-\$5,200.00
A3.2	DEDUCT Certified Clean Fill 12" Thick (Topsoil)	SY	-2600	Fourteen Dollars 25/100	\$ 14.2500	-\$37,050.00	Nineteen dollars and no cents	\$ 19.0000	-\$49,400.00
A3.3	Geogrid Reinforcement (Roadway & Parking Lots)	SY	2600	Eight Dollars 00/100	\$ 8.0000	\$20,800.00	Six dollars and no cents	\$ 6.0000	\$15,600.00
A3.4	HMA 12.5M64 2.5" Thick Roadway & Parking Lot Surface Course	TON	15	One Hundred Fifty Six Dollars 00/100	\$ 156.0000	\$2,340.00	One hundred ninety-five dollars and no cents	\$ 195.0000	\$2,925.00
A3.5	HMA 1.9M64 4" Thick Base Course	TON	25	One Hundred Fifty Six Dollars 00/100	\$ 156.0000	\$3,900.00	One hundred eighty dollars and no cents	\$ 180.0000	\$4,500.00
A3.6	Dense Graded Aggregate 6" Thick Roadway & Parking Lot	SY	85	Fourteen Dollars 50/100	\$ 14.5000	\$1,232.50	Twenty-five dollars and no cents	\$ 25.0000	\$2,125.00
A3.7	Brick Paver Sidewalk with Concrete Base	SY	30	Five Hundred Thirty Eight Dollars 00/100	\$ 538.0000	\$16,140.00	Two hundred fifty dollars and no cents	\$ 250.0000	\$7,500.00
A3.8	Concrete Curb 6"x8"x18"	LF	400	Forty Five Dollars 00/100	\$ 45.0000	\$18,000.00	Forty dollars and no cents	\$ 40.0000	\$16,000.00
A3.9	Detectable Warning Surface	LF	50	Ninety Nine Dollars 89/100	\$ 99.8900	\$4,994.50	One hundred dollar and no cents	\$ 100.0000	\$5,000.00
A3.10	Wood Guiderail	SF	88	Forty Five Dollars 00/100	\$ 45.0000	\$3,960.00	Sixty dollars and no cents	\$ 60.0000	\$5,280.00
A3.11	GravelPave 2 Previous Paving System	SY	2700	One Hundred Twenty Two Dollars 00/100	\$ 122.0000	\$330,600.00	Sixty-five dollars and no cents	\$ 65.0000	\$175,500.00
A3.12	3/4" Clean Stone 1" Thick Infill for GravelPave	SY	2700	Twenty Eight Dollars 50/100	\$ 28.5000	\$76,950.00	Forty dollars and no cents	\$ 40.0000	\$108,000.00
A3.13	3/4" Clean Stone 12" Thick base for GravelPave	SY	2700	Six Dollars 90/100	\$ 6.9000	\$18,630.00	Four dollars and no cents	\$ 4.0000	\$10,800.00
A3.14	GravelPave 2 Previous Paving System	SY	2700	Eighteen Dollars 65/100	\$ 18.6500	\$50,355.00	Twenty-five dollars and no cents	\$ 25.0000	\$67,500.00
Subtotal:						\$266,552.00			\$239,340.00

ALTERNATE BID NO. 1									
Item	Units	Est. Qty.	Unit Price in Words, Dollars and Cents	JPC Group Inc Submission 1		Furino and Sons, Inc Submission 1		Total Item Price in Numerals	Total Item Price in Words, Dollars and Cents
				Unit Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Unit Price in Words, Dollars and Cents		
A1.1	STEEL PIPE PILE 12" DIAMETER 5 UNITS AT 75' LONG	LF	one hundred forty five dollars	\$ 145.0000	\$54,375.00	Two Hundred Eighty One Dollars	\$ 281.0000	\$54,375.00	\$105,375.00
A1.2	GANGWAY	UNIT	seventy five thousand dollars	\$ 75,000.0000	\$75,000.00	Fifty Thousand	\$ 50,000.0000	\$75,000.00	\$50,000.00
A1.3	FLOATING DOCK	SF	two hundred thirty dollars	\$ 230.0000	\$185,600.00	Ninety Five Dollars	\$ 95.0000	\$185,600.00	\$64,400.00
Subtotal:					\$294,975.00			\$294,975.00	\$223,775.00
ALTERNATE BID NO. 2									
Item	Units	Est. Qty.	Unit Price in Words, Dollars and Cents	JPC Group Inc Submission 1		Furino and Sons, Inc Submission 1		Total Item Price in Numerals	Total Item Price in Words, Dollars and Cents
				Unit Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Unit Price in Words, Dollars and Cents		
A2.1	COVERED PICNIC AREA WITH CONCRETE SLAB 20'X20'	UNIT	one hundred thousand dollars	\$ 100,000.0000	\$200,000.00	Seventy Three Thousand Six Hundred Dollars	\$ 73,600.0000	\$200,000.00	\$147,200.00
A2.2	PICNIC TABLE	UNIT	one thousand two hundred fifty dollars	\$ 1,250.0000	\$12,500.00	Two Thousand Dollars	\$ 2,000.0000	\$12,500.00	\$20,000.00
Subtotal:					\$212,500.00			\$212,500.00	\$167,200.00
ALTERNATE BID NO. 3									
Item	Units	Est. Qty.	Unit Price in Words, Dollars and Cents	JPC Group Inc Submission 1		Furino and Sons, Inc Submission 1		Total Item Price in Numerals	Total Item Price in Words, Dollars and Cents
				Unit Price in Numerals	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Unit Price in Words, Dollars and Cents		
A3.1	DEDUCT Geosynthetic Membrane (Historic Fill Demarcation)	SY	five dollars	\$ 5.0000	\$19,000.00	Two Dollars	\$ 2.0000	\$19,000.00	\$5,200.00
A3.2	DEDUCT Certified Clean Fill 12" Thick (Topsoil)	SY	twelve dollars	\$ 12.0000	\$31,200.00	Seventeen Dollars	\$ 17.0000	\$31,200.00	\$44,200.00
A3.3	Geogrid Reinforcement (Roadway & Parking Lots)	SY	ten dollars	\$ 10.0000	\$26,000.00	Ten Dollars	\$ 10.0000	\$26,000.00	\$26,000.00
A3.4	HMA 12.5MIG 2.5" Thick Roadway & Parking Lot Surface Course	TON	two hundred fifty dollars	\$ 250.0000	\$7,500.00	Two Hundred Thirty Dollars	\$ 230.0000	\$7,500.00	\$3,450.00
A3.5	HMA 19MIG 4" Thick Base Course	TON	two hundred dollars	\$ 200.0000	\$5,000.00	One Hundred Sixty Five Dollars	\$ 165.0000	\$5,000.00	\$4,315.00
A3.6	Dense Graded Aggregate 6" Thick Roadway & Parking Lot	SY	seventeen dollars	\$ 17.0000	\$1,445.00	Thirty Five Dollars	\$ 35.0000	\$1,445.00	\$2,975.00
A3.7	Brick Paver Sidewalk with Concrete Base	SY	five hundred sixty dollars	\$ 560.0000	\$16,800.00	Five Hundred Forty Five Dollars	\$ 546.0000	\$16,800.00	\$16,350.00
A3.8	Concrete Curb 6"x8"x18"	LF	seventy dollars	\$ 70.0000	\$28,000.00	Forty Five Dollars	\$ 45.0000	\$28,000.00	\$18,000.00
A3.9	Concrete Sidewalk 4" Thick	SY	two hundred twenty dollars	\$ 220.0000	\$11,000.00	One Hundred Forty Dollars	\$ 140.0000	\$11,000.00	\$7,000.00
A3.10	Detectable Warning Surface	SF	fifty dollars	\$ 50.0000	\$4,400.00	Fifty Dollars	\$ 50.0000	\$4,400.00	\$4,400.00
A3.11	Wood Guiderail	LF	ninety five dollars	\$ 95.0000	\$71,250.00	One Hundred Twenty One Dollars	\$ 121.0000	\$71,250.00	\$90,750.00
A3.12	GravelPave 2 PerVIOUS Paving System	SY	forty dollars	\$ 40.0000	\$108,000.00	Forty Six Dollars	\$ 46.0000	\$108,000.00	\$124,200.00
A3.13	3/4" Clean Stone 1" Thick Infill for GravelPave	SY	seven dollars	\$ 7.0000	\$18,900.00	Forty Dollars	\$ 40.0000	\$18,900.00	\$13,500.00
A3.14	3/4" Clean Stone 12" Thick base for GravelPave	SY	thirty four dollars	\$ 34.0000	\$91,800.00	Twenty Nine Dollars	\$ 29.0000	\$91,800.00	\$78,900.00
Subtotal:					\$342,145.00			\$342,145.00	\$339,650.00

ALTERNATE BID NO. 1									
Richard E. Pierson Construction Co., Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals			
A1.1	STEEL PIPE PILE 12" DIAMETER 5 UNITS AT 175' LONG	LF	375	One hundred forty nine dollars and zero cents	\$ 149.0000	\$55,875.00			
A1.2	GANGWAY	UNIT	1	Fifty five thousand seven hundred ninety five dollars and zero cents	\$ 55,795.0000	\$55,795.00			
A1.3	FLOATING DOCK	SF	720	Eighty five dollars and zero cents	\$ 85.0000	\$61,200.00			
Subtotal:						\$172,870.00			
ALTERNATE BID NO. 2									
Richard E. Pierson Construction Co., Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals			
A2.1	COVERED PICNIC AREA WITH CONCRETE SLAB 20'X20'	UNIT	2	Ninety six thousand dollars and zero cents	\$ 96,000.0000	\$192,000.00			
A2.2	PICNIC TABLE	UNIT	10	Two thousand nine hundred ten dollars and zero cents	\$ 2,910.0000	\$29,100.00			
Subtotal:						\$221,100.00			
ALTERNATE BID NO. 3									
Richard E. Pierson Construction Co., Inc. Submission 1									
Item	Description	Units	Est. Qty	Unit Price in Words, Dollars and Cents	Unit Price in Numerals	Total Item Price in Numerals			
A3.1	DEDUCT Geosynthetic Membrane (Historic Fill Demarcation)	SY	-2600	Five dollars and zero cents	\$ 5.0000	-\$13,000.00			
A3.2	DEDUCT Certified Clean Fill 12" Thick (Topsoil)	SY	-2600	Nineteen dollars and zero cents	\$ 19.0000	-\$49,400.00			
A3.3	Geogrid Reinforcement (Roadway & Parking Lots)	SY	2600	Five dollars and thirty five cents	\$ 5.3500	\$13,910.00			
A3.4	HMA 12.5M64 2.5" Thick Roadway & Parking Lot Surface Course	TON	15	One hundred fifteen dollars and zero cents	\$ 115.0000	\$1,725.00			
A3.5	HMA 19M64 4" Thick Base Course	TON	25	One hundred twenty dollars and zero cents	\$ 120.0000	\$3,000.00			
A3.6	Dense Graded Aggregate 6" Thick Roadway & Parking Lot	SY	85	Fourteen dollars and zero cents	\$ 14.0000	\$1,190.00			
A3.7	Brick Paver Sidewalk with Concrete Base	SY	30	Three hundred twelve dollars and zero cents	\$ 312.0000	\$9,360.00			
A3.8	Concrete Curb 6"x8"x18"	LF	400	Seventy six dollars and zero cents	\$ 76.0000	\$30,400.00			
A3.9	Concrete Sidewalk 4" Thick	SY	50	One hundred ninety five dollars and zero cents	\$ 195.0000	\$9,750.00			
A3.10	Detectable Warning Surface	SF	88	Forty seven dollars and zero cents	\$ 47.0000	\$4,136.00			
A3.11	Wood Gutter	LF	750	Ninety seven dollars and fifty cents	\$ 97.5000	\$73,125.00			
A3.12	GravelPave 2 Previous Paving System	SY	2700	Thirty six dollars and zero cents	\$ 36.0000	\$97,200.00			
A3.13	3/4" Clean Stone 1" Thick Infill for GravelPave	SY	2700	Four dollars and ten cents	\$ 4.1000	\$11,070.00			
A3.14	3/4" Clean Stone 12" Thick base for GravelPave	SY	2700	Thirty one dollars and fifty cents	\$ 31.5000	\$85,050.00			
Subtotal:						\$277,516.00			

	FLAMAGANS	SOUTH STATE	IPC GROUP	FURINO & SONS	RICHARD E PIERSON
BASE BID	\$5,488,617.15	\$6,675,520.00	\$7,056,925.00	\$7,401,350.00	\$8,163,882.50
ALTERNATE BID NO 1	\$178,538.00	\$24,550.00	\$294,975.00	\$233,775.00	\$172,870.00
ALTERNATE BID NO 2	\$199,606.00	\$163,000.00	\$212,500.00	\$167,200.00	\$221,100.00
ALTERNATE BID NO 3	\$266,552.00	\$239,380.00	\$342,145.00	\$339,650.00	\$277,516.00
TOTAL	\$7,133,313.15	\$7,063,070.00	\$7,564,400.00	\$7,792,325.00	\$8,557,852.50



**Engineer's Estimate**  
**North Camden Waterfront Park**  
**City of Camden**  
**Camden County, NJ**  
**Federal Project No. TAP-D00S(136)**  
**NJDOT Job No. 5808399**  
**CFPT00022**  
**August 17, 2022**

ITEM No.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	NJDOT FUNDING	HDSRF FUNDING	GREEN ACRES FUNDING	ORLP FUNDING
1	Mobilization & Clearing Site	LS	1	\$100,000.00	\$100,000.00	\$100,000.00			
2	Site Clearing - Woods - Clearing & Grubbing	ACRES	2	\$10,000.00	\$20,000.00	\$20,000.00			
3	Site Clearing - Shrubs - Clearing & Grubbing	ACRES	8	\$5,000.00	\$40,000.00	\$40,000.00			
4	Pavement Removal	SY	250	\$20.00	\$5,000.00	\$5,000.00			
5	Remove PCB Contaminated Soils	CY	225	\$300.00	\$67,500.00	\$67,500.00			
6	Debris Removal - Regally Dumped Solid Waste	CY	500	\$35.00	\$17,500.00	\$17,500.00			
7	Debris Removal - In tidal area	CY	60	\$125.00	\$7,500.00	\$7,500.00			
8	Rough Grading	SY	50,850	\$0.75	\$38,137.50	\$38,137.50			
9	Saw-Cut Asphalt or Concrete	LF	250	\$5.00	\$1,250.00		\$312.50		
10	Geosynthetic Membrane (Historic Fill Demarcation)	SY	47,100	\$3.00	\$141,300.00		\$105,975.00	\$35,325.00	
11	Certified Clean Fill 12" Thick (Topsoil)	SY	47,100	\$28.00	\$1,318,800.00		\$883,125.00	\$294,375.00	
12	Geogrid Reinforcement (Roadway & Parking Lots)	SY	5,300	\$6.00	\$31,800.00		\$19,875.00	\$6,625.00	
13	HMA 12.5M64, 2.5" Thick Roadway & Parking Lot Surface Course	TON	110	\$110.00	\$12,100.00		\$9,075.00	\$3,025.00	
14	HMA 19M64, 4" Thick, Base Course	TON	170	\$110.00	\$18,700.00		\$14,025.00	\$4,675.00	
15	Dense Graded Aggregate, 6" Thick, Roadway & Parking Lot	SY	700	\$10.00	\$7,000.00		\$5,250.00	\$1,750.00	
16	HMA 9.5M64, 2" Thick, Path Surface Course	TON	955	\$100.00	\$95,500.00	\$95,500.00			
17	Dense Graded Aggregate, 6" Thick, 10'-12' Wide Path	SY	7,500	\$9.00	\$67,500.00	\$67,500.00			
18	Brick Paver Sidewalk with Concrete Base	SY	80	\$225.00	\$18,000.00	\$18,000.00			
19	Concrete Curb 6"x6"x18"	LF	330	\$30.00	\$9,900.00	\$9,900.00			
20	Concrete Sidewalk, 4" Thick	SY	95	\$70.00	\$6,650.00	\$6,650.00			
21	Detectable Warning Surface	SF	120	\$55.00	\$6,600.00	\$6,600.00			
22	Gravel/Pave 2 Pervious Paving System	SY	4,650	\$50.00	\$232,500.00		\$174,375.00	\$58,125.00	
23	3/4" Clean Stone, 1" Thick, in/III for Gravel/Pave	SY	4,650	\$15.00	\$69,750.00		\$52,312.50	\$17,437.50	
24	3/4" Clean Stone, 12" Thick, base for Gravel/Pave	SY	4,650	\$30.00	\$139,500.00		\$104,625.00	\$34,875.00	
25	Pavement Striping, 4" Wide, Long Life Epoxy Resin	LF	700	\$2.00	\$1,400.00	\$700.00			
26	Pavement Striping, 24" Wide, Thermoplastic	LF	80	\$15.00	\$1,200.00	\$600.00			
27	Pavement Markings, Thermoplastic	SF	125	\$15.00	\$1,875.00	\$937.50			
28	Regulatory & Warning Signs	SF	150	\$25.00	\$3,750.00	\$3,750.00			
29	Park Informational Signs	SF	75	\$50.00	\$3,750.00				
30	Precast Concrete Manholes, 6' Diameter With Frame & Cover	UNIT	3	\$5,000.00	\$15,000.00	\$3,750.00			
31	Type 'A' Inlet	UNIT	7	\$3,500.00	\$24,500.00	\$6,125.00			\$11,250.00
32	Type 'B' Inlet	UNIT	4	\$5,000.00	\$20,000.00	\$5,000.00			\$18,375.00
33	Type 'E' Inlet	UNIT	5	\$5,000.00	\$25,000.00	\$7,500.00			\$15,000.00
34	12" Class V RCP	LF	40	\$100.00	\$4,000.00	\$1,000.00			\$22,500.00
35	12" Titegate or Checkvalve	UNIT	1	\$1,000.00	\$1,000.00	\$250.00			\$3,000.00
36	36" Titegate	UNIT	1	\$2,500.00	\$2,500.00	\$1,250.00			\$3,750.00
37	12" HDPE	LF	100	\$40.00	\$4,000.00	\$1,000.00			\$3,000.00
38	15" HDPE	LF	170	\$55.00	\$9,350.00	\$2,337.50			\$7,012.50
39	18" HDPE, perforated	LF	900	\$70.00	\$63,000.00	\$15,750.00			\$47,250.00
40	24" HDPE, perforated	LF	430	\$100.00	\$43,000.00	\$10,750.00			\$32,250.00
41	27" HDPE, perforated	LF	60	\$110.00	\$6,600.00	\$1,650.00			\$4,950.00
42	36" HDPE	LF	375	\$125.00	\$46,875.00	\$11,718.75			\$35,156.25
43	Bio-Retention Area: 10" Soil, 6" Sand, 12" Clean Stone	SY	650	\$45.00	\$29,250.00				\$29,250.00
44	Concrete Headwall	UNIT	2	\$8,500.00	\$17,000.00	\$3,250.00			\$9,750.00
45	Rip Rap Scour Protection d50 = 8", 18" Thick Over Filter Fabric	SF	575	\$25.00	\$14,375.00	\$14,375.00			
46	Canopy Tree (2 12" - 3" Caliper), Includes Mulch	UNIT	155	\$600.00	\$93,000.00	\$93,000.00			
47	Ornamental Tree (8'-9"), Includes Mulch	UNIT	80	\$450.00	\$36,000.00	\$36,000.00			
48	Shrub (24"-30"), Includes Mulch	UNIT	310	\$100.00	\$31,000.00	\$31,000.00			
49	Rangerden/Walldand plugs (12" o.c.)	UNIT	5,500	\$3.00	\$16,500.00	\$16,500.00			
50	Riparian Mitigation Tree, 2 ft whip / 10' o.c.	UNIT	650	\$7.00	\$4,550.00	\$4,550.00			
51	Lawn/Turf Seeding, Includes Mulch and Fertilizer	SY	8,000	\$3.00	\$24,000.00	\$24,000.00			
52	Meadow Seeding, Includes Mulch and Fertilizer	SY	27,100	\$3.00	\$81,300.00	\$81,300.00			
53	Riparian Meadow Seeding, Includes Mulch and Fertilizer	SY	4,600	\$3.00	\$13,800.00	\$13,800.00			
54	Bio-Retention Seeding, Includes Mulch and Fertilizer	SY	630	\$5.00	\$3,150.00				\$3,150.00
55	Park Benches	UNIT	20	\$2,000.00	\$40,000.00	\$40,000.00			
56	NO ITEM								
57	Bike Rack	UNIT	4	\$1,500.00	\$6,000.00	\$6,000.00			
58	Trash Can / Recycling Can Combined Unit	UNIT	14	\$1,500.00	\$21,000.00	\$21,000.00			
59	Site Lighting Concrete Foundation	UNIT	51	\$1,250.00	\$63,750.00	\$63,750.00			

60	Electrical Conduit, 1"x3" PVC in shared trench, site lighting, electrical svc., comm.	LF	8,000	\$22.00	\$176,000.00	\$176,000.00			
61	Allowance for PSE&G Electrical Service	LS	1	\$30,000.00	\$30,000.00			\$30,000.00	
62	Sheepile Cap	LF	400	\$100.00	\$40,000.00	\$40,000.00			
63	Sheepile Water	LF	400	\$100.00	\$40,000.00	\$40,000.00			
64	Sheepile Tie Backs	UNIT	40	\$1,000.00	\$40,000.00	\$40,000.00			
65	Sheepile Dead Man	CY	150	\$400.00	\$60,000.00	\$60,000.00			
66	Test Pile, Fiberglass	UNIT	2	\$10,000.00	\$20,000.00			\$20,000.00	
67	Test Pile, Steel	UNIT	2	\$10,000.00	\$20,000.00			\$20,000.00	
68	Fiberglass Pile, 12" Diameter, 22 Units at 75' Long	LF	1,650	\$110.00	\$181,500.00				\$181,500.00
69	Steel Pipe Pile, 12" Diameter, 5 Units at 75' Long	LF	375	\$120.00	\$45,000.00				\$45,000.00
70	Gangway	UNIT	1	\$25,000.00	\$25,000.00				\$25,000.00
71	Floating Dock	SF	720	\$100.00	\$72,000.00				\$72,000.00
72	Boardwalk	SF	900	\$85.00	\$76,500.00	\$76,500.00			
73	Timber Pedestrian Bridge	SF	480	\$65.00	\$31,200.00	\$31,200.00			
74	NO ITEM	-	-	-	-	-			
75	Wood Gulerail	LF	2,000	\$50.00	\$100,000.00	\$100,000.00			
76	Wood Fencing	LF	3,500	\$25.00	\$87,500.00	\$87,500.00			
77	4' Railing Along Sheet Piling	LF	400	\$125.00	\$50,000.00	\$50,000.00			
78	Bollards	UNIT	20	\$650.00	\$13,000.00	\$13,000.00			
79	Vehicle Barrier Gates (20' Arms)	UNIT	4	\$3,750.00	\$15,000.00				\$15,000.00
80	Construction Driveaway	TON	375	\$22.00	\$8,250.00	\$8,250.00			
81	Inlet Filter Type 2, 2x4'	UNIT	15	\$50.00	\$750.00	\$750.00			
82	Inlet Filter Type 2, 4x4'	UNIT	3	\$50.00	\$150.00	\$150.00			
83	S&T Fence	LF	5,000	\$4.00	\$20,000.00	\$20,000.00			
84	Sediment Bag	UNIT	1	\$500.00	\$500.00	\$500.00			
85	Rip Rap Stone Slope Protection, 36" thick (d50=18")	SY	120	\$200.00	\$24,000.00	\$24,000.00			
86	Electrical Service to Floating Docks	LF	500	\$40.00	\$20,000.00			\$10,000.00	\$10,000.00
87	Floating Turbidity Barrier	LF	500	\$40.00	\$20,000.00			\$10,000.00	\$10,000.00
<b>TOTAL ESTIMATED BASE BID CONSTRUCTION COST</b>					<b>\$4,327,212.50</b>	<b>\$1,804,293.75</b>	<b>\$1,368,637.50</b>	<b>\$795,781.25</b>	<b>\$358,500.00</b>

<b>ALTERNATE NO. 1</b>									
A1.1	Steel Pipe Pile, 12" Diameter, 5 Units at 75' Long	LF	375	\$120.00	\$45,000.00				\$45,000.00
A1.2	Gangway	UNIT	1	\$25,000.00	\$25,000.00				\$25,000.00
A1.3	Floating Dock	SF	720	\$100.00	\$72,000.00				\$72,000.00
<b>COST FOR ALTERNATE BID NO. 1</b>					<b>\$142,000.00</b>				<b>\$142,000.00</b>

<b>ALTERNATE NO. 2</b>									
A2.1	Covered Picnic Area with Concrete Slab, 20x20'	UNIT	2	\$35,000.00	\$70,000.00	\$70,000.00			
A2.2	Picnic Table	UNIT	10	\$1,500.00	\$15,000.00	\$15,000.00			
<b>COST FOR ALTERNATE BID NO. 2</b>					<b>\$85,000.00</b>	<b>\$85,000.00</b>			

<b>ALTERNATE NO. 3</b>									
A3.1	DEDUCT Geosynthetic Membrane (Historic Fill Demarcation)	SY	(2,600)	\$3.00	(\$7,800.00)		(\$4,850.00)	(\$1,950.00)	
A3.2	DEDUCT Certified Clean Fill, 12" Thick (Topsoil)	SY	(2,600)	\$25.00	(\$65,000.00)		(\$48,750.00)	(\$16,250.00)	
A3.3	Geogrid Reinforcement (Roadway & Parking Lots)	SY	2,600	\$5.00	\$13,000.00		\$9,750.00	\$3,250.00	
A3.4	HMA 12.5M84, 2.5" Thick, Roadway & Parking Lot Surface Course	TON	15	\$110.00	\$1,650.00		\$1,237.50	\$412.50	
A3.5	HMA 10M64, 4" Thick, Base Course	TON	25	\$110.00	\$2,750.00		\$2,062.50	\$687.50	
A3.6	Dense Graded Aggregate, 6" Thick, Roadway & Parking Lot	SY	85	\$10.00	\$850.00		\$637.50	\$212.50	
A3.7	Brick Paver Sidewalk with Concrete Base	SY	30	\$200.00	\$6,000.00	\$6,000.00			
A3.8	Concrete Curb, 6"x8"x18"	LF	400	\$30.00	\$12,000.00	\$12,000.00			
A3.9	Concrete Sidewalk, 4" Thick	SY	30	\$60.00	\$3,000.00	\$3,000.00			
A3.10	Detectable Warning Surface	SF	88	\$50.00	\$4,400.00	\$4,400.00			
A3.11	Wood Gulerail	LF	750	\$50.00	\$37,500.00	\$37,500.00			
A3.12	Gravel/Pave 2 Perforous Paving System	SY	2,700	\$50.00	\$135,000.00		\$101,250.00	\$33,750.00	
A3.13	3/4" Clean Stone, 1" Thick, Infill for Gravel/Pave	SY	2,700	\$15.00	\$40,500.00		\$30,375.00	\$10,125.00	
A3.14	3/4" Clean Stone, 12" Thick, base for Gravel/Pave	SY	2,700	\$30.00	\$81,000.00		\$60,750.00	\$20,250.00	
<b>COST FOR ALTERNATE BID NO. 3</b>					<b>\$264,850.00</b>	<b>\$42,900.00</b>	<b>\$151,162.50</b>	<b>\$30,112.50</b>	<b>\$30,375.00</b>

<b>ADDITIONAL CONSTRUCTION COSTS SEPARATE FROM PUBLIC BID</b>									
A	Site Lighting Contracted Directly through PSE&G	Unit	50	\$4,600.00	\$230,000.00				\$230,000.00

	TOTAL COST	NJDOT FUNDING	HDSRF FUNDING	GREEN ACRES FUNDING	ORLP FUNDING
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	\$5,049,062.50	\$1,952,193.75	\$1,520,100.00	\$815,893.75	\$760,875.00
<b>ESTIMATED CONSTRUCTION MANAGEMENT &amp; INSPECTION COST (12% of construction cost)</b>	\$605,887.50	\$277,069.36		\$328,181.14	
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$5,654,950.00</b>	<b>\$2,229,263.11</b>	<b>\$1,520,100.00</b>	<b>\$1,144,711.89</b>	<b>\$760,875.00</b>

*Edwin J. Steck*  
 Edwin J. Steck, PE, CME

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

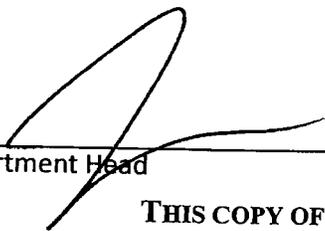
REQUISITION	
NO.	R2501409

S H I P T O	DIVISION OF CAPITAL IMPROVEMTS 520 MARKET STREET RM 325, CITY HALL CAMDEN, NJ 08101	
	V E N D O R	VENDOR #: UNK01  UNKNOWN VENDOR  , NJ

ORDER DATE: 08/20/25  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	AWARD OF CONSTRUCTION CONTRACT FOR CONSTRUCTION OF NORTH CAMDEN WATERFRONT PARK SIXTH STREET AND BYRON STREET USDOT FHWA	G-02-SE-560-000	0-0000	<del>0.00</del> 2,229,263.11
1.00	AWARD OF CONSTRUCTION CONTRACT HDSRF (EDA/DEP)	G-02-SD-730-202	-0.0000	<del>0.00</del> 1,800,770.13
1.00	AWARD OF CONSTRUCTION CONTRACT Green Acres #04-14-16	G-02-SD-730-203	-0.0000	<del>0.00</del> 425.00
1.00	AWARD OF CONSTRUCTION CONTRACT Green Acres 0#0408-17-014	G-02-SD-730-200	-0.0000	<del>0.00</del> 2,250.00
			TOTAL	<del>0.00</del> 6,705,053.24

Approved:

  
 Department Head

  
 Date

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

  
 Receiver of Goods

8/20/25  
 Date

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

# Resolution #35

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Resolution **Authorizing Amendment #2 To Contract #07-25-059** For Environmental Resolutions, Inc To Provide Licensed Site Remediation At Several Camden City Parks – This Will At Least Include Ormond For An Additional \$17,500 – Spruce Is A Discussion On Friday – Estimated Over \$100k

## RESOLUTION

**NOT available at time of print on  
Friday, October 03, 2025.**

R-36

MBS:dh  
10-14-25

**RESOLUTION REFERRING PROPOSED ORDINANCE ENTITLED "AN ORDINANCE AMENDING THE GATEWAY REDEVELOPMENT PLAN (MC-466) REGARDING TAX BLOCK 1465, LOTS 4 AND 5 ON THE CAMDEN CITY MUNICIPAL TAX MAP"**

WHEREAS, the ordinance, "An Ordinance Amending the Gateway Redevelopment Plan (MC-466) Regarding Tax Block 1464, Lots 4 and 55 on the Camden City Municipal Tax Map" is being introduced at City Council's October 14, 2025, Regular Meeting; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the governing body is required to refer the amendment of the plan to the Planning Board for its investigation and recommendation; and

WHEREAS, the City Council of the City of Camden desires to direct that the Planning Board of the City of Camden study the proposed amendment to the Gateway Redevelopment Plan regarding Block 1465, Lots 4 and 5 on the Camden City Municipal Tax Map; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden hereby approves amending the Gateway Redevelopment Plan regarding Block 1465, Lots 4 and 5 on the Camden City Municipal Tax Map;

BE IT FURTHER RESOLVED, the City Council of the City of Camden directs the Planning Board of the City of Camden to study the proposed amendment to the Gateway Redevelopment Plan regarding Block 1465, Lots 4 and 5 on the Camden City Tax Map.

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 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

R-37

DB:sde  
10-14-25

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT 06-24-040 WITH  
PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP TO INCREASE THE  
INCOME LIMITS FOR AFFORDABLE HOUSING TO 120% AMI AND EXTEND THE TERM  
UNTIL NOVEMBER 30, 2027**

**WHEREAS**, the City of Camden entered into an extraordinary, unspcifiable services Contract with Parkside Business & Community in Partnership ("PBCIP") to develop Affordable Housing; and

**WHEREAS**, the City of Camden partner with PBCIP to develop Ten (10) Affordable Housing Units are funded in part by a grant from the State of New Jersey for an amount not to exceed Three Million Four Hundred Fifty Thousand Five Hundred Five Dollars (\$3,450,505.00); and

**WHEREAS**, it is necessary to amend the Contract to extend the Homebuyer Income Limits for Five (5) Houses which will be developed under the Contract to include One Hundred Twenty Percent (120 %) Area Median Income("AMI"), which is in addition to the Income Limits of Sixty Percent (60%) AMI and Eighty Percent (80%) AMI, and which will increase the number of eligible Homebuyers; and

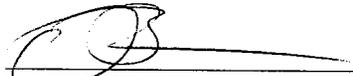
**WHEREAS**, it is also necessary to amend Contract #06-24-40 to extend the term of the Contract with PBCIP until November 30, 2027; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that Contract #06-24-040 with PBCIP will be amended to increase the Homebuyer Income Limits for Five (5) Affordable Houses to One Hundred Twenty Percent (120%) AMI and the term of Contract #06-24-040 will be extended to November 30, 2027.

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

Date: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: *October 14, 2025*

TO: City Council  
FROM: Dr. Edward C. Williams, Director – Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Amendment #1 to contract #06-24-041, extending the term of the contract between the City of Camden and Heart of Camden through 11/30/2027.

Point of Contact: Tina Piliro      Division of Housing Services      856-757-7323      timorale@camdennj.org

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	<i>ya</i>	<i>[Signature]</i>	<i>10/3/25</i>	
Supporting Department Director (if necessary)	<i>ya</i>	<i>[Signature]</i>	<i>10/3/25</i>	
Director of Grants Management		<i>[Signature]</i>	<i>10/3/25</i>	
Qualified Purchasing Agent		<i>[Signature]</i>	<i>10/3/25</i>	
Director of Finance		<i>[Signature]</i>	<i>10/3/25</i>	

2025 OCT -3 AM 8:40  
CITY OF CAMDEN  
GRANTS MANAGEMENT

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

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

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

Received by:  
City Attorney

Signature	Date
-----------	------

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

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

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Amendment #1 to contract #06-24-041, extending the term of the contract between the City of Camden and Heart of Camden through 11/30/2027.

**FACTS/BACKGROUND:**

- December 2022, the city applied for a grant from the State of NJ for \$5,000,000 to develop affordable housing in the City of Camden.
- The city has partnered with Heart of Camden, a non-profit housing developer for the development of ten (10) affordable housing in the Parkside neighborhood of the city, for \$1,500,000.00.

**IMPACT STATEMENT:** NA

**SUBJECT MATTER EXPERTS/ADVOCATES:** NA

**COORDINATION:** NA

**Prepared by:**

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Tina Piliro  
Name

856-757-7323 Timorale@CamdenNJ.gov  
Phone/Email

**Bureau of Grants Management Grant Summary Form**

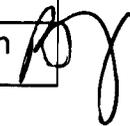
**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning & Development – Housing Services

Grant Analyst: Tina Pilar

Contact #: 856-757-7323

Grant/Project Name:		Heart of Camden – Amending the Contract			
Grant #:		<b>G-02-SB-700-230</b>			
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code:		
Funding Source:		New Jersey Dept of Community Affairs			
Pass Through:	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Source:			
Amount of Grant:		\$ 1,500,000.00			
Local Match:	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:		Camden City
Date of Analysis:	10-3-2025	Reviewed By:	Barbara Johnson 		

**Summary:** The Department of Planning/Division of Housing Services is requesting a resolution for Heart of Camden contract # 06-24-041 amendment #1 to extend the term of the contract through **November 30, 2027**.

Heart of Camden was awarded a contract to construct 5 affordable housing units at the following location addresses:

- 411 Carl Miller Street
- 410 Webster Street
- 426 Jasper Street
- 1640 Ferry Avenue
- 1646 Avenue

The AMI (Area Medium Income) is as following:

- 120% - 1 Unit

Initial Report  Revised Report  Closing Report

## Bureau of Grants Management Grant Summary Form

Grant Status Code: **G**

(green - g; yellow - y; red - r)

- 80% - 3 Units
- 60% - 1 Unit

**Time Lines:**

**Problematic Areas/Recommendations**

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Edward C. Williams

Administrator #: 7214

Grant/Project Name:		Housing Funds Initiative – Heart of Camden			
Grant #:					
City Contract Date:		City Contract #:			
Application Resolution #:		MC22:87 69	Appropriation Code :		G-02-SB-700-230
Funding Source:					
Pass Through:	Y	<input checked="" type="checkbox"/>	Source:		
Amount of Grant:		\$1,500,000.00			
Local Match:	<input checked="" type="checkbox"/>	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	April 2023	
Term of Grant:	2 Year		Location of Activity:		
Date of Analysis:	10/3/2025		Reviewed By:		

**Summary:**

5/31/2025: Resolution authorizing contract with Parkside Business Community in Partnership for the development of affordable housing units in the amount of \$3,450,505.00.

10/3/2024: Resolution authorizing Amendment #1 to contract #06-24-041. This amendment extends the term of the contract through 11/30/2027.

**Time Lines:**

**Problematic Areas/Recommendations:**

**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	Camden
--------------	--------

Professional Service or EUS Type	EUS
Name of Vendor	Heart of Camden, Inc.
Purpose or Need for service:	No Cost Extension to Contract Awarded for the development of affordable housing units in the city of Camden
Contract Award Amount	Total Contract - \$1,500,000.00
Term of Contract	Extend through 11/30/2027 – <b>NO COST EXTENSION</b>
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?	NA

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action.

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

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

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

\_\_\_\_\_  
**For LGS use only:**

Approved                       Denied

Date \_\_\_\_\_

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

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

**RESOLUTION MC-24: 9556**  
**On Motion Of: Jannette Ramos**  
**APPROVED: June 11<sup>th</sup>, 2024**

R-45  
11/15/24

DB:dh  
06-11-24

**RESOLUTION AWARDING A CONTRACT FOR EXTRAORDINARY UNSPECIFIABLE SERVICES WITH HEART OF CAMDEN FOR THE CONSTRUCTION OF AFFORDABLE HOUSING IN AN AMOUNT NOT TO EXCEED \$1,500,000**

**WHEREAS**, the City of Camden requires certain extraordinary, unspecifiable services for the provision of the development of affordable housing; and

**WHEREAS**, Heart of Camden, has extensive expertise, training and proven reputation in this field and the necessary trained personnel to provide the required services; and

**WHEREAS**, pursuant to N.J.S.A. 40:A:11-5(i) ) (a)(ii) and N.J.A.C. 5:34-2.3(b) of the Local Public Contracts Law, contracts for extraordinary, unspecifiable services for affordable housing 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**, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto stating the City's reasons for awarding this contract pursuant to N.J.S.A. 40A:11-5(1)(a)(ii), and said certification has been signed by the Purchasing Agent; 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 "G-02-SB-700-230" 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 a contract be awarded to Heart of Camden for a sum not to exceed ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00).

**BE IT FURTHER RESOLVED** that the authorized City officials are hereby authorized to negotiate and enter into an appropriate contract with Heart of Camden for the development of five (5) affordable housing units in the Waterfront South Neighborhood in the City of Camden.

**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: June 11, 2024

Range of Accounts: G-02-SB-700-230 to G-02-SB-700-230 Include Cap Accounts: Yes As Of: 10/03/25  
Current Period: 10/01/25 to 10/03/25 Skip Zero Activity: Yes

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used
G-02-SB-700-230	Housing Initiatives	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Budgeted Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Fund: 02	Grant Fund Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Budgeted		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Final Total		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		

R-38

DB:sde  
10-14-25

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #06-24-041 WITH THE HEART OF CAMDEN TO EXTEND THE TERM OF THE CONTRACT AND TO INCREASE THE INCOME LIMITS FOR AFFORDABLE HOUSING TO 120 % AMI FOR FIVE HOUSING UNITS AND EXTEND THE TERM OF THE CONTRACT TO NOVEMBER 30, 2027**

**WHEREAS**, on April 3, 2025, the City of Camden entered into an extraordinary, unspecifiable services Contract with the Heart of Camden to develop Affordable Housing; and

**WHEREAS**, the City of Camden partnered with Heart of Camden to develop Million Five Hundred Thousand Dollar (\$1,500,000.00); and

**WHEREAS**, it is necessary to amend Contract #06-24-41 to extend the term of the Contract with Heart of Camden until November 30, 2027; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that Contract #06-24-041 is amended to extend the term of the Contract until November 30, 2027.

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

Date: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: *October 14, 2025*

TO: City Council  
FROM: Dr. Edward C. Williams, Director – Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units to 120% of the AMI and extends the term of the contract between the city of Camden & Parkside Business Community in Partnership through 11/30/2027.

Point of Contact: Tina Piliro      Division of Housing Services      856-757-7323      timorale@camdennj.org

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	<i>[initials]</i>	<i>[Signature]</i>	<i>10/25</i>	
Supporting Department Director (if necessary)		<i>[Signature]</i>	<i>10/3/25</i>	
Director of Grants Management		<i>[Signature]</i>	<i>10/3/25</i>	
Qualified Purchasing Agent				
Director of Finance				

CITY OF CAMDEN  
GRANTS MANAGEMENT  
2025 OCT -3 AM 8:10

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
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<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units to 120% of the AMI and extends the term of the contract between the city of Camden & Parkside Business Community in Partnership through 11/30/2027.

**FACTS/BACKGROUND:**

- In December 2022, the city applied for a grant from the State of NJ for \$5,000,000 to develop affordable housing in the City of Camden.
- The city partnered with Parkside Business Community in Partnership, a non-profit housing developer for the development of ten (10) affordable housing units in the Parkside neighborhood for \$3,450,505.00

**IMPACT STATEMENT:** NA

**SUBJECT MATTER EXPERTS/ADVOCATES:** NA

**COORDINATION:** NA

**Prepared by:**

Tina Piliro

Name

856-757-7323 Timorale@CamdenNJ.gov

Phone/Email

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

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

Municipality	Camden
--------------	--------

Professional Service or EUS Type	EUS
Name of Vendor	Parkside Business Community in Partnership
Purpose or Need for service:	No Cost Extension to Contract Awarded for the development of affordable housing units in the city of Camden
Contract Award Amount	Total Contract - \$3,450,505.00
Term of Contract	Extend through 11/30/2027 – <b>NO COST EXTENSION</b>
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?	NA

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

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

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

\_\_\_\_\_  
Certifying Officer Date \_\_\_\_\_

\_\_\_\_\_  
*For LGS use only:*

Approved  Denied

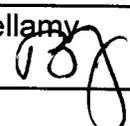
\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

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

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Department of Planning – Housing Services0 Hardy Homes ProjectGrant Analyst: Candice JeffersonContact #: 856-757-7344

Grant/Project Name:		<b><i>Parkside Business – Housing Fund Initiative - Hardy Homes - \$3,450,505.00- Increase the AMI and Extend the term of the grant</i></b>					
Grant #:							
City Contract Date:				City Contract #:			
Application Resolution #:				Appropriation Code:			
Funding Source:		New Jersey Dept. of Community Affairs					
Pass Through:	Y	N	Source:				
Amount of Grant:		\$3,450,505.00					
Local Match:	Y	N	Cash:			In-Kind:	
Budget Insertion Resolution # & Date:				Accepting Grant Resolution # MC:			
0				Location of Activity:		Camden City Census Tract - 6103	
Date of Analysis:		October 3, 2025		Reviewed By:		Barbara Bellamy Johnson 	

**Summary:** The Department of Planning/Division of Housing Services is requesting a resolution to authorize a amendment #1 to contract 06-24-040 to increase the income limits for five units from 80% AMI (Area Medium Income) to 120% AMI (Area Medium Income) and extend the term of the contract through **11/30/2027**.

The Department of Planning/Division of Housing Servicers is requesting a payment for the Parkside Business Community & Partnership from the New Jersey Department of Community Affairs Housing Initiative Grant. The amount of the grant is \$3,450,505.00 and the first payment is \$235,929.60. The payment is for the following:

- 1386 Haddon Avenue - \$40,603.00
- 1443 Princess Avenue - \$24,813.00
- 1495 Princess Avenue - \$29,783.00
- 1224 Empire Avenue - \$37,753.00
- Other Fees/Overhead and General Conditions - \$26,459.50

Initial Report  Revised Report  Closing Report

## Bureau of Grants Management Grant Summary Form

Grant Status Code: **G**

(green - g; yellow - y; red - r)

**Subtotal for the above is \$159,411.50 – \$15,941.16 (10% retainage) = \$143,470.34**

- 1454-60 Haddon Avenue - \$600.00
- 1443 Princess Avenue - \$27,000.00
- 1495 Princess Avenue - \$28,000.00
- 1224 Empire Avenue - \$30,000.00
- Other Fees/Overhead/General Conditions and etc. - \$17,132.52

**Subtotal for the above is \$102,732.52 – \$10,273.26 (10% retainage) = \$92,459.26**

**Total for Payment #1 is 143,470.34 + \$92,459.25 = \$235,929.603**

**Time Lines:**

**Problematic Areas/Recommendations**

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Edward C. Williams

Administrator #: 7214

Grant/Project Name:		Housing Funds Initiative - <i>Parkside Business Community in Partnership</i>			
Grant #:					
City Contract Date:		City Contract #:			
Application Resolution #:		MC22:87 69	Appropriation Code :		G-02-SB-700-230
Funding Source:					
Pass Through:	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Source:			
Amount of Grant:		\$3,450,505.00			
Local Match:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:	N/A	Accepting Grant Resolution # MC:		April 2023	
Term of Grant:	2 Year	Location of Activity:			
Date of Analysis:	10/3/2025	Reviewed By:			

**Summary:**

5/31/2025: Resolution authorizing contract with Parkside Business Community in Partnership for the development of affordable housing units in the amount of \$3,450,505.00.

10/3/2024: Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units from 80% AMI to 120% AMI and extends the term of the contract through 11/30/2027.

**Time Lines:**

**Problematic Areas/Recommendations:**

**RESOLUTION MC-24: 9555**  
*On Motion Of: Jannette Ramos*  
**APPROVED: June 11<sup>th</sup>, 2024**

R-4/4

DB:dh  
06-11-24

**RESOLUTION AWARDING A CONTRACT FOR EXTRAORDINARY UNSPECIFIABLE SERVICES WITH PARKSIDE BUSINESS COMMUNITY IN PARTNERSHIP FOR THE CONSTRUCTION OF AFFORDABLE HOUSING IN AN AMOUNT NOT TO EXCEED \$3,450,505**

WHEREAS, the City of Camden requires certain extraordinary, unspecifiable services for the provision of the development of affordable housing; and

WHEREAS, **Parkside Business Community In Partnership**, has extensive expertise, training and proven reputation in this field and the necessary trained personnel to provide the required services; and

WHEREAS, pursuant to N.J.S.A. 40:A:11-5(i) )(a)(ii), and N.J.A.C. 5:34-2.3(b) of the Local Public Contracts Law, contracts for extraordinary, unspecifiable services for affordable housing 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, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto stating the City's reasons for awarding this contract pursuant to N.J.S.A. 40A:11-5(1)(a)(ii), and said certification has been signed by the Purchasing Agent; 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 "G-02-SB-700-230" 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 a contract be awarded to **Parkside Business Community In Partnership** for a sum not to exceed THREE MILLION FOUR HUNDRED FIFTY THOUSAND FIVE HUNDRED FIVE DOLLARS (\$3,450,505.00).

**BE IT FURTHER RESOLVED** that the authorized City officials are hereby authorized to negotiate and enter into an appropriate contract with **Parkside Business Community In Partnership** for the development of ten (10) affordable housing units in the Parkside Neighborhood in the City of Camden.

**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: June 11, 2024

The above has been reviewed

Range of Accounts: G-02-SB-700-230 to G-02-SB-700-230 Include Cap Accounts: Yes As Of: 10/03/25  
Current Period: 10/01/25 to 10/03/25 skip Zero Activity: Yes

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used
G-02-SB-700-230	Housing Initiatives	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Budgeted Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Fund: 02	Grant Fund Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Budgeted		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Final Total		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: *October 14, 2025*

TO: City Council  
FROM: Dr. Edward C. Williams, Director – Planning & Development

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units to 120% of the AMI and extends the term of the contract between the city of Camden & Parkside Business Community in Partnership through 11/30/2027.

Point of Contact: Tina Piliro      Division of Housing      856-757-      timorale@camdennj.org  
Services      7323

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	<i>[Signature]</i>	<i>[Signature]</i>	<i>10/25</i>	
Supporting Department Director (if necessary)	<i>[Signature]</i>	<i>[Signature]</i>	<i>10/3/25</i>	
Director of Grants Management	<i>[Signature]</i>	<i>[Signature]</i>	<i>10/3/25</i>	
Qualified Purchasing Agent				
Director of Finance				

CITY OF CAMDEN  
GRANTS MANAGEMENT  
2025 OCT -3 AM 8:40

Approved by:  
Business Administrator

Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

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

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

Received by:  
City Attorney

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units to 120% of the AMI and extends the term of the contract between the city of Camden & Parkside Business Community in Partnership through 11/30/2027.

**FACTS/BACKGROUND:**

- In December 2022, the city applied for a grant from the State of NJ for \$5,000,000 to develop affordable housing in the City of Camden.
- The city partnered with Parkside Business Community in Partnership, a non-profit housing developer for the development of ten (10) affordable housing units in the Parkside neighborhood for \$3,450,505.00

**IMPACT STATEMENT:** NA

**SUBJECT MATTER EXPERTS/ADVOCATES:** NA

**COORDINATION:** NA

**Prepared by:**

---

**Tina Piliro**

Name

**856-757-7323**

Phone/Email

**Timorale@CamdenNJ.gov**

**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	Camden
--------------	--------

Professional Service or EUS Type	EUS
Name of Vendor	Parkside Business Community in Partnership
Purpose or Need for service:	No Cost Extension to Contract Awarded for the development of affordable housing units in the city of Camden
Contract Award Amount	Total Contract - \$3,450,505.00
Term of Contract	Extend through 11/30/2027 – <b>NO COST EXTENSION</b>
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?	NA

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

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

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

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

\_\_\_\_\_  
*For LGS use only:*

Approved                       Denied

\_\_\_\_\_  
Date \_\_\_\_\_

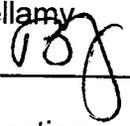
Director or Designee,  
Division of Local Government Services

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

**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

(green - g; yellow - y; red - r)

Department: Department of Planning – Housing Services0 Hardy Homes ProjectGrant Analyst: Candice JeffersonContact #: 856-757-7344

Grant/Project Name:			<b><i>Parkside Business – Housing Fund Initiative - Hardy Homes - \$3,450,505.00- Increase the AMI and Extend the term of the grant</i></b>			
Grant #:						
City Contract Date:			City Contract #:			
Application Resolution #:			Appropriation Code:			
Funding Source:			New Jersey Dept. of Community Affairs			
Pass Through:	Y	N	Source:			
Amount of Grant:			\$3,450,505.00			
Local Match:	Y	N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:			
0			Location of Activity:		Camden City Census Tract - 6103	
Date of Analysis:		October 3, 2025	Reviewed By:		Barbara Bellamy Johnson 	

**Summary:** The Department of Planning/Division of Housing Services is requesting a resolution to authorize a amendment #1 to contract 06-24-040 to increase the income limits for five units from 80% AMI (Area Medium Income) to 120% AMI (Area Medium Income) and extend the term of the contract through **11/30/2027**.

The Department of Planning/Division of Housing Servicers is requesting a payment for the Parkside Business Community & Partnership from the New Jersey Department of Community Affairs Housing Initiative Grant. The amount of the grant is \$3,450,505.00 and the first payment is \$235,929.60. The payment is for the following:

- 1386 Haddon Avenue - \$40,603.00
- 1443 Princess Avenue - \$24,813.00
- 1495 Princess Avenue - \$29,783.00
- 1224 Empire Avenue - \$37,753.00
- Other Fees/Overhead and General Conditions - \$26,459.50

Initial Report  Revised Report  Closing Report

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

**Subtotal for the above is \$159,411.50 – \$15,941.16 (10% retainage) = \$143,470.34**

- 1454-60 Haddon Avenue - \$600.00
- 1443 Princess Avenue - \$27,000.00
- 1495 Princess Avenue - \$28,000.00
- 1224 Empire Avenue - \$30,000.00
- Other Fees/Overhead/General Conditions and etic. - \$17,132.52

**Subtotal for the above is \$102,732.52 – \$10,273.26 (10% retainage) = \$92,459.26**

**Total for Payment #1 is 143,470.34 + \$92,459.25 = \$235,929.603**

**Time Lines:**

**Problematic Areas/Recommendations**

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Edward C. Williams

Administrator #: 7214

Grant/Project Name:		Housing Funds Initiative - <i>Parkside Business Community in Partnership</i>			
Grant #:					
City Contract Date:		City Contract #:			
Application Resolution #:		MC22:87 69	Appropriation Code :		G-02-SB-700-230
Funding Source:					
Pass Through:	Y	<input checked="" type="checkbox"/>	Source:		
Amount of Grant:		\$3,450,505.00			
Local Match:	<input checked="" type="checkbox"/>	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	April 2023	
Term of Grant:	2 Year		Location of Activity:		
Date of Analysis:	10/3/2025		Reviewed By:		

**Summary:**

5/31/2025: Resolution authorizing contract with Parkside Business Community in Partnership for the development of affordable housing units in the amount of \$3,450,505.00.

10/3/2024: Resolution authorizing Amendment #1 to contract #06-24-040. This amendment increases the income limits for five (5) units from 80% AMI to 120% AMI and extends the term of the contract through 11/30/2027.

**Time Lines:**

**Problematic Areas/Recommendations:**

**RESOLUTION MC-24: 9555**  
**On Motion Of: Jannette Ramos**  
**APPROVED: June 11<sup>th</sup>, 2024**

R-4/4

DB:dh  
06-11-24

**RESOLUTION AWARDING A CONTRACT FOR EXTRAORDINARY UNSPECIFIABLE SERVICES WITH PARKSIDE BUSINESS COMMUNITY IN PARTNERSHIP FOR THE CONSTRUCTION OF AFFORDABLE HOUSING IN AN AMOUNT NOT TO EXCEED \$3,450,505**

WHEREAS, the City of Camden requires certain extraordinary, unspecifiable services for the provision of the development of affordable housing; and

WHEREAS, Parkside Business Community In Partnership, has extensive expertise, training and proven reputation in this field and the necessary trained personnel to provide the required services; and

WHEREAS, pursuant to N.J.S.A. 40:A:11-5(i) )a(ii) and N.J.A.C. 5:34-2.3(b) of the Local Public Contracts Law, contracts for extraordinary, unspecifiable services for affordable housing 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, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto stating the City's reasons for awarding this contract pursuant to N.J.S.A. 40A:11-5(1)a(ii), and said certification has been signed by the Purchasing Agent; 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 "G-02-SB-700-230" 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 a contract be awarded to **Parkside Business Community In Partnership** for a sum not to exceed **THREE MILLION FOUR HUNDRED FIFTY THOUSAND FIVE HUNDRED FIVE DOLLARS (\$3,450,505.00)**.

**BE IT FURTHER RESOLVED** that the authorized City officials are hereby authorized to negotiate and enter into an appropriate contract with **Parkside Business Community In Partnership** for the development of ten (10) affordable housing units in the Parkside Neighborhood in the City of Camden.

**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: June 11, 2024

The above has been reviewed

Range of Accounts: G-02-SB-700-230 to G-02-SB-700-230 Include Cap Accounts: Yes As Of: 10/03/25  
Current Period: 10/01/25 to 10/03/25 Skip Zero Activity: Yes

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used
G-02-SB-700-230	Housing Initiatives	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Budgeted Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Fund: 02	Grant Fund Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Fund: 02	Grant Fund Total	0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Budgeted		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0
		0.00	0.00	0.00	0.00	0.00	
		0.00		0.00	0.00		
Final Total		0.00	5,000,000.00	0.00	5,000,000.00	49,495.00	99
		235,929.60	4,714,575.40	0.00	0.00	4,764,070.40	
		0.00		0.00	4,950,505.00		

R-39

SE:dh  
10-14-25

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF PSE&G LIGHTING SERVICE AGREEMENTS FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES**

WHEREAS, the City of Camden is in the midst of a Citywide Lighting Project to ensure well-lit areas for the safety of all residents;

WHEREAS, lighting fixtures will be installed or upgraded; and

WHEREAS, at the completion of the Project, the light fixtures will be dedicated to the City's inventory and the City will be required to pay the monthly fee and/or increase; and

WHEREAS, the City Council of the City of Camden has determined that it is in the best interest of the City to authorize the acceptance of the additional installations or upgrades of lighting fixtures at the location listed in the table below; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper official is hereby authorized to enter into a lighting service agreement with PSEG relating to the below listed:

Location	No. of Fixtures	Service Fee Increase/Month	Work to be Accomplished
Lemuel Ave.	14	\$186.29	Install New Light Fixtures

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

Date: October 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  
City Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 14, 2025

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF PSEG LIGHTING SERVICE AGREEMENTS FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES

Point of Contact:	Keith L. Walker	Public Works	757-7139	KeWalker@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/16/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by: Business Administrator

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     9/30

Signature      Date

- Attachments (list and attach all available):
1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment D (Contracts)
  2. PSEG Lighting Service Agreement (1)

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

Received by: City Attorney

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     10/11

Signature      Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *RESOLUTION AUTHORIZING THE ACCEPTANCE OF PSEG LIGHTING SERVICE AGREEMENTS FOR THE UPGRADE OR INSTALLATION OF LIGHT FIXTURES*

- The City of Camden is in the midst of a citywide lighting project to ensure well-lit areas for the safety of all residents.
- Lighting fixtures will be installed or upgraded at the following locations:  
Lemuel Ave.
- Cost is determined by PSEG estimated cost summary based on contract with the City.

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

Monthly install totals: \$186.29 – installation of 14 lights

**IMPACT STATEMENT:**

- If approved by City Council the location will be well-lit, providing a measure of safety for residents/visitors

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Keith L. Walker, Director of Public Works
  - Attendance: Yes

**COORDINATION:**

- Execution of the agreement will be required by both City of Camden & PSEG

Prepared by:                      **Angela Watkins**                      **757-7139/anjohnst@ci.camden.nj.us**

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Name

Phone/Email

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

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

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	Professional Service (Utility)
Name of Vendor	PSEG
Purpose or Need for service:	To authorize the City of Camden and PSEG to enter into a lighting service agreement for the installation of fourteen (14) lighting fixtures on Lemuel Ave.
Contract Award Amount	Monthly install total: \$186.29
Term of Contract	n/a
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	n/a
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	n/a
Were other proposals received? If so, please attach the names and amounts for each proposal received?	n/a

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

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

\_\_\_\_\_ Funding Source for this action

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

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

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

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



We make things work for you.

# Estimated Cost Summary - PSEG Confidential

## Outdoor Lighting

**Project Name:**  
**Customer Name**  
**For Service at**  
**Address:**

CITY OF CAMDEN LEMUEL AVE  
CITY OF CAMDEN  
LEMUEL AVE CAMDEN

**Contract Account #** 7350843305

CostType	Product	Qty	Amount
Install	Luminaire	14	\$186.29
<b>Monthly Install Totals</b>		<b>14</b>	<b>\$186.29</b>

**This is Not an Invoice**



We make things work for you.

# Request for Lighting Service - PSEG Confidential

Project Name: CITY OF CAMDEN LEMUEL AVE Project Status: Agreement Presented Date: 9/11/2025

Customer Name: CITY OF CAMDEN BP# 1000453344 Contract Account # 7350843305

Service Address: LEMUEL AVE CAMDEN Effective Date: 9/11/2025

Contact Name: KEITH WALKER Contract Term: Distribution: UG-BUD

Office Tel: (856) 757-7139 ext Cell Phone: EMail: keWalker@ci.camden.nj.us Fax: Purchase Order #

STANDARD SPECIAL OfficeRecord

Premise # 5002530787 Installation # 4004449430 DWMS Customer # 6755066 DWMS LD # 501142195 CIAC E1 #

DWMS E1 #

### Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole #	Free Pole	Pole Pre-paid	Second Available	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfrnt Rate	Access Product Qty	Access Product Code	Access Upfrnt Rate	Found Credit Qty	Found Credit Amt	ID
Luminaire	3	ES050940BL	BPL		<input type="checkbox"/>	<input checked="" type="checkbox"/>		Reconne	Resale	Active	11.24	0.00	0.00			0.00	0.00	0.00	5995
Luminaire	11	EX053318BL	BPL		<input type="checkbox"/>	<input checked="" type="checkbox"/>		Reconne	Resale	Active	13.87	0.00	0.00			0.00	0.00	0.00	5994
Pole	3	EX040197LP	BPL_NC		<input type="checkbox"/>	<input type="checkbox"/>		Reconne	Resale	Active	0.00	0.00	0.00			0.00	0.00	0.00	5997
Pole	11	EX041260LP	BPL_NC		<input type="checkbox"/>	<input type="checkbox"/>		Reconne	Resale	Active	0.00	0.00	0.00			0.00	0.00	0.00	5996

### Rates and Costs Summary

Installs: Monthly Service Charge Totals		Grand Total One Time Upfront Cost		One-Time Cost Totals	
Luminaire Mth Svc Charge Total	\$186.29	Removes: Prior Charges (No Charge to Remove)	\$0.00	Cost for Construction (CIAC)	\$0.00
Pole Mthly Service Charge Total	\$0.00	Luminaires: Prior Monthly Charges	\$0.00	Foundation Credit Total	\$0.00
Bracket Mthly Serv Charge Total	\$0.00	Poles: Prior Monthly Charges	\$0.00	Pole Upfront Cost Total	\$0.00
Mthly Service Charge Totals	\$186.29	Brackets: Prior Monthly Charges	\$0.00	Accessory Upfront Cost Total	\$0.00
		Prior Monthly Charge Totals	\$0.00	Lumin Upfront Cost Total	\$0.00

Comments

\*\*\*OFFICE RECORD\*\*\*  
RECONNECT (14) STREET POLES/LIGHTS TO THE CITY ON POLES #21037 THRU #21050.  
LIGHTS WERE WITH O.I.D. RLD

RepEMail: john.felice@pseg.com

Tel: (856) 778-6727

Print Signatory Name/Title: XX

PSEG Representative: JOHN J FELICE

\* Authorized Signature:

\*In executing this Proposal and Service Agreement, Customer: (1) accepts the Proposal for Dusk to Dawn Lighting Service; (2) acknowledges and agrees that this is an agreement for lighting Services only and that Customer in receiving Service hereunder does not acquire any right, title or interest in any of the equipment used to provide such lighting Services and that such right, title and interest shall be vested exclusively in PSEG; (3) will provide PSEG with reasonable access in order to enable PSEG to maintain, replace or remove such equipment; (4) and acknowledges and agrees that, in addition to these terms, Service is subject to the terms and conditions set forth in the Service Agreement - Standard Terms and Conditions - PSEG Street Lighting Service, which are printed on the back of this Proposal and Agreement.

## STANDARD TERMS CONDITIONS

### PSEG Street and Area Lighting Service

SECTION 1 - SCOPE OF WORK, PRICE, AND TAXES. PSEG shall perform the services, as set forth in the Form of Proposal (the "Services") for the price specified therein. Any terms or conditions other than those stated in the Street and Area Lighting Services Agreement shall be null and void, including any preprinted terms and conditions contained in any of the Customer's purchase order forms. Customer shall be responsible for and shall pay the amount of any tax applicable to the Services. Except in cases of emergency, no extra or different Services shall be done unless written approval is issued authorizing such Services prior to the performance thereof. Any extra or different work performed by PSEG on an emergency basis shall be governed by the terms and conditions which incorporates by reference the provisions of PSEG's Tariff for Electric Service.

SECTION 2 - TERMS OF PAYMENT. Monthly payment for the Services shall be included in Customer's bill. Upfront payments for the Services as identified in the Form of Proposal is required before the start of work, unless otherwise indicated.

SECTION 2a - TERM OF AGREEMENT. Please reference the Lighting Rate Schedule section of the Tariff regarding provisions for:

BPL: Original sheet No. 189-191

BPL-POF: Original sheet No. 199-200

PSAL: Original sheet No. 212-214

### SECTION 3 - WARRANTY AND REMEDIES

A. PSEG warrants that for the period of twelve (12) months after the completion of the Services, the Services will reflect competent professional knowledge, judgment and workmanship and will be performed in accordance with generally accepted professional standards and work practices applicable at the time the Services are performed. PSEG warrants that any goods (e.g. lights, brackets and poles) installed shall be free from defects in material or workmanship for one year from the date of installation or provision, whichever occurs first.

B. PSEG does not warrant and shall have no liability for any nonconformance or defects in the performance of the finish on painted street lighting equipment. Customer shall pursue all claims for nonconformance or defects in the performance of the finish on painted street lighting equipment against the manufacturer and PSEG shall take commercially reasonable efforts to support and assist Customer.

C. Conditions Applying to Warranties.

1. PSEG shall have no liability or obligation for any manufacturing, construction or design defects in the Customer's facilities and equipment, hidden hazardous conditions, or the Customer's failure to comply with all applicable codes, standards, laws, and regulations.

2. Customer shall provide PSEG with any pertinent facts or information concerning the Customer's facilities and equipment which could affect the Services to be performed therein which are known or accessible only to the Customer or not reasonably discoverable by PSEG.

3. Customer will provide written notice to PSEG specifying nonconforming Services or Goods upon discovery thereof, and in any event, any such notice of warranty nonconformance shall be given no later than forty-five (45) days after the expiration of the applicable warranty period.

4. Customer will provide PSEG with a reasonable opportunity to perform corrective work to comply with warranties herein. All corrective work will be performed on a schedule to be mutually agreed upon. Customer shall be responsible to remove and replace any equipment or structure in order to provide PSEG with access to perform warranty work.

5. PSEG shall have no liability or obligation for anything arising out of these terms, in the event that the Customer breaches any of the requirements of Paragraph C of this Article.

D. **Exclusivity of Warranties and Remedies. The warranties set forth in these terms are exclusive and are in lieu of all other warranties, whether statutory, express or implied, including, but not limited to, any warranties or merchantability, fitness for a particular purpose or arising out of any course of dealing or usage of trade. The remedies set forth in these terms are the exclusive remedies of Customer for any breach, defect or anything arising out of the performance or nonperformance of these terms.**

### SECTION 4 - INDEMNIFICATION AND LIABILITY

PSEG shall indemnify and hold Customer harmless for any claims, suits, costs, damages, losses, or judgments arising out of PSEG's negligent acts or omissions in connection with these terms. Customer shall indemnify and hold PSEG harmless for any claims, suits, costs, damages, losses, or judgments arising out of Customer's negligent acts or omissions in connection with these terms. However, the parties' entire liability and obligation under these terms shall not exceed the dollar amount of the Contract Price, as set forth in "Form of Proposal", and under no circumstances shall the parties be liable to each other for any special, incidental, indirect, punitive, or consequential losses or damages whatsoever (including for lost profits, time, or revenue) for anything arising out of the performance or nonperformance of these terms, whether claims for said losses or damages are premised on warranty, negligence, strict liability, contract, or otherwise.

SECTION 5 - DELAYS AND FORCE MAJEURE. Other than the obligation to pay money, the parties shall not be liable to each other for failure to perform or for delay in performance due to, any cause beyond their reasonable control: or fire; flood, strike, or other labor difficulty; acts of God; mandates, directives, orders, or restraints of any governmental, regulatory, or judicial body or agency; riot; embargo; fuel or energy shortage; delays in transportation; inability to obtain necessary labor, materials or manufacturing facilities from usual sources; or act of omission of any of the persons or entities employed by the parties. In the event of delay in performance due to any such cause, the date of performance or time for completion will be extended by a period of time reasonably necessary to overcome the effect of such delay.

**STANDARD TERMS CONDITIONS**

**PSEG Street and Area Lighting Service (continued)**

SECTION 6 - RELATIONSHIP. The relationship of PSEG and Customer to each other shall be that of parties to a contract, and neither these terms or anything done pursuant to these terms shall be deemed to create any partnership, joint venture, or agency relationship between the two parties. There are no third party beneficiaries to these terms.

SECTION 7 - COMPLIANCE WITH LAW. The Parties shall comply with all applicable laws and regulations.

SECTION 8 - WAIVERS. No term or condition of these terms shall be deemed to have been waived and no breach excused unless such waiver or breach is in writing signed by the party claimed to have waived or consented to excuse. Either parties' failure to demand or insist, in any one or more instances, upon strict performance of these terms, or to exercise any rights conferred under these terms, shall not be construed as a waiver or relinquishment of its right to assert or rely upon any such terms or rights in the future.

SECTION 9 - APPLICABILITY OF TARIFF. The PSEG Tariff For Electric Service on file with the New Jersey Board Of Public Utilities is hereby incorporated in its entirety by reference, and any conflict or inconsistency between the terms and conditions of these terms and said Tariff shall be resolved in favor of the Tariff.

SECTION 10 - HEADINGS. The headings assigned to the sections of these terms are for convenience only and shall not limit the scope and applicability of the sections.

SECTION 11 - ENTIRE AGREEMENT. These terms, which includes the "Form of Proposal", constitutes the final, complete, and entire Agreement between the parties, and all prior discussions, negotiations, communications, proposals, or agreements, whether oral or written, are hereby superseded. Any statements, representations, terms or conditions, whether express or implied, other than those set forth in these terms may not be modified, altered, or amended in any way except in writing signed by duly authorized representatives of both the Customer and PSEG. These terms shall be governed and construed by the laws of the State of New Jersey.

SECTION 12 - CANCELLATION PRIOR TO RECEIPT OF SERVICE. Termination of this Agreement by the Customer prior to completion of installation and receipt of service shall be done by written notice. The Customer shall be liable for cost incurred by PSEG between date of the Agreement and the date written notice for cancellation is received.

**APPENDIX A: STREET AND LOCATION DETAIL INFORMATION**

RecordID	Street	Location:	Pole#:	Products:
5994	31ST ST CAMDEN	N/S 1 P/W LEMUEL ST	21050	Lumen, Pole
5994	LEMUEL AVE CAMDEN	N/S 1 P/S 31ST ST	21038	Lumen, Pole
5994	LEMUEL AVE CAMDEN	N/S 2 P/S 31ST ST	21039	Lumen, Pole
5994	LEMUEL AVE CAMDEN	N/S 3 P/S 31ST ST	21040	Lumen, Pole
5994	LEMUEL AVE CAMDEN	S/S 1 P/E HOPE ST	21042	Lumen, Pole
5994	LEMUEL AVE CAMDEN	S/S 2 P/W HOPE ST	21043	Lumen, Pole
5994	HOPE ST CAMDEN	E/S 1 P/N LEMUEL ST	21045	Lumen, Pole
5994	HOPE ST CAMDEN	E/S 2 P/N LEMUEL ST	21046	Lumen, Pole
5994	HOPE ST CAMDEN	E/S 3 P/N LEMUEL ST	21047	Lumen, Pole
5994	HOPE ST CAMDEN	E/S 4 P/N LEMUEL ST	21048	Lumen, Pole
5994	31ST ST CAMDEN	N/S 1 P/E HOPE ST	21049	Lumen, Pole

5995	LEMUEL AVE CAMDEN	NWC HOPE ST	21044	Lumen, Pole
5995	LEMUEL AVE CAMDEN	NWC 31ST ST	21037	Lumen, Pole
5995	LEMUEL AVE CAMDEN	N/S 1 P/E HOPE ST	21041	Lumen, Pole

R-40

SE:dh  
10-14-25

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #02-25-025  
WITH ALL STATE TECHNOLOGY INC FOR THE REHABILITATION OF  
THE CITY OF CAMDEN SWIMMING POOLS**

WHEREAS, on February 11, 2025, the Council of the City of Camden approved Resolution MC-25:9916 which authorized the award of Contract #02-25-025 to All State Technology Inc. for the rehabilitation of North Camden and South Camden swimming pools in the City for an amount not to exceed Four Hundred Eighty-Eight Thousand Five Hundred Dollars (\$488,500.00); and

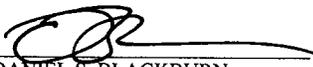
WHEREAS, it is necessary to amend Contract #02-25-025 to show a decrease in the amount by Nineteen Thousand Dollars (\$19,000.00) for the skimmer removal & replacement at both pools; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby approves Amendment #1 to Contract #02-25-025 with All State Technology Inc. to show a decrease in the original amount of Nineteen Thousand Dollars (\$19,000.00) making the total amount of the contract Four Hundred Sixty-Six Thousand Five Hundred Dollars (\$466,500.00).

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: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

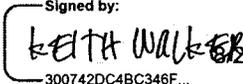
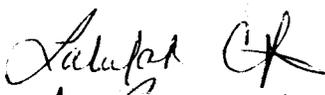
COUNCIL MEETING DATE: ~~09/09/2025~~ 10/14/2025 *le.*

TO: City Council  
FROM: Keith Walker, Department of Public Works

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AMENDMENT #1 TO ALL STATE TECHNOLOGY INC FOR THE REHABILITATION OF CITY OF CAMDEN SWIMMING POOLS

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		10/20/2025	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance	Y		9/24/2025	

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

9/30  
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 ALL STATE TECHNOLOGY INC FOR THE REHABILITATION OF CITY OF CAMDEN SWIMMING POOLS**

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

- Amendment #1 for Contract #02-025-025 with All State Technology, Inc, 10 Lark Lane, Oak Ridge, NJ 07438 to rehab Camden City swimming pools
- Amendment #1 covers a deduction of the Skimmer Removal & Replacement (-\$35,000) at N. Camden Pool & skimmer Removal & Replacement at Isabel Miller Pool (-\$85,000) plus an increase of \$101,000 for additional work at Isabel Miller Pool for a total change order amount of -\$19,000.00

Original Contract:	\$488,500.00
Amendment #1:	\$-19,000.00
Total Contract Amt	\$466,500.00

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

**APPROPRIATION NUMBER:** N/A

**PROCUREMENT:** Bid #25-01

**IMPACT STATEMENT:**

- Pool rehab will alleviate costly repairs, improve safety & respiratory conditions of the filter house(s) and enhance conditions for residents

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**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
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	ALL STATE TECHNOLOGY
Purpose or Need for service:	POOL REHAB FOR BOTH NORTH & SOUTH CAMDEN POOL CHANGE ORDER #1 – DECREASE OF \$19,000 TOWARDS THE ORIGINAL CONTRACT AMOUNT
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.)	BID 25-01
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

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

Date \_\_\_\_\_

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

**NEW JERSEY DEPARTMENT OF TRANSPORTATION  
DIVISION OF LOCAL AID AND ECONOMIC DEVELOPMENT  
CHANGE ORDER NUMBER - 1  
STATE AID PROJECT**

<b>Project</b>	Rehabilitation of Camden Swimming Pools: North Camden & Isabel Miller Pools
<b>Municipality</b>	City of Camden
<b>County</b>	Camden
<b>Contractor</b>	All State Technology, Inc

**In accordance with the project Supplementary Specification, the following are changes in the contract.**  
**Location and Reason for Change (Attach additional sheets if required)**  
 Additional Work and Quantity Adjustment

<u>Item No.</u>	<u>Description</u>	<u>Quantity (+/-)</u>	<u>Unit Price</u>	<u>Amount</u>
3	Skimmer removal & replacement (include piping and pre & post system pressure testing) North Camden Pools	-7 Units	\$5,000.00	-\$35,000.00
12	Skimmer removal & replacement (include piping and pre & post system pressure testing) Isabel Miller Pools	-17 Units	\$5,000.00	-\$85,000.00
CO-1	Additional Work Remove & replace exhaust fan (Isabel Miller Pool)	+1 LS	\$101,000.00	+\$101,000.00
SI-1	Tile 6 x 6 Blue vobalt porcelain waterline and coping federal stone AQ white (Isabel Miller Pool)			
SI-2	Tile 6 x 6 Blue vobalt porcelain waterline and coping federal stone AQ white (North Camden Pool)			
SI-3	Pump replacement			
SI-4	Pentair series 15HP			
SI-5	Electrical Bonding & Grid			
SI-6	Pool Ladder SR Smith 3-step			





## CHANGE ORDER

City of Camden  
North Camden Community Center Pool  
Isabel- Miller Community Center Pool

Project Name

1

Change Order Number

### DESCRIPTION OF CHANGES:

(check here  and attach additional pages if more space is needed.)

- Remove and replace exhaust fan at Isabel Miller Pool
- Tile 6x6 Blue Cobalt Porcelain waterline and coping Federal Stone AQ white at Isabel Miller Pool
- Tile 6x6 Blue Cobalt Porcelain waterline and coping Federal Stone AQ white at North Camden
- Pump Replacement Pentair series 15hp
- Electrical Bonding & Grid
- Pool Ladder SR Smith 3-step

Total for Change Order \$101,000.00

Owner Signature

Printed Name

Date

Contractor Signature

Linda Adams/Office Manger

Printed Name

7/23/2025

Date



**B.A.M. Electrical**  
CONTRACTING

Electrical Inspection Report – Exhaust Fan  
Assessment

Client: Isebelle Community Pool

Date of Inspection: 6.6.25

Subject: Exhaust Fan Evaluation – Wall-Mounted Unit

**Summary of Findings:**

An inspection was conducted on the wall-mounted exhaust fan located at Isebelle Community Pool to assess its operational status and provide professional recommendations.

**Testing and Observations:**

**Voltage Readings:**

Voltage was measured at all associated panel breakers and ranged from 116V to 119V, confirming adequate and stable power supply to the circuit.

**Power Verification:**

Power was confirmed present at both the disconnect switch and directly at the fan motor.

**Mechanical Status of Fan:**

The fan is not operating despite receiving full voltage.

The fan blades are mechanically seized, indicating the motor is likely failed or damaged due to wear or exposure to a corrosive environment typical of pool facilities.

**Condition of Control Timer:**

The wall-mounted exhaust fan timer shows signs of significant rust and corrosion.

While it is not the direct cause of the fan failure, it is in poor condition and should be replaced as a preventative measure.

**Conclusion:**

The existing wall-mounted exhaust fan has failed due to mechanical seizure, not due to an electrical issue. The system is powered properly, but the fan does not run, confirming internal mechanical failure.

Additionally, the fan control timer is rusted and deteriorating, and its replacement is also recommended.

**Recommendations:**

Replace the existing exhaust fan with a new 14-inch wall-mounted model.

Client to provide fan model number or specifications for the preferred fan model number.

Replace the existing fan timer with a corrosion-resistant unit suitable for damp locations.

Note: B.A.M Electrical Contracting will not perform any structural modifications, including wall cutting or patching. However, once structural work is complete and the new fan is installed in place, we will proceed with final electrical installation and connection.

President & Master Electrician

1017 840100

1017 850-6222



All State Technology. inc  
10 LARK LANE  
OAK RIDGE, NJ 07438 US  
+19736978989  
ladams4497@aol.com

ADDRESS  
Camden

Estimate 1062

DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Swimming Pool	Isabel Miller \$54,000.00 North Pool Community Center \$41,500.00	1	95,500.00	95,500.00
		6" Water Line Tile Remove/Replace			
		New Coping A.Q Series Federal Stone Remove/Replace			

TOTAL \$95,500.00

Accepted By

Accepted Date

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane

Oak Ridge NJ 07438

Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

## Electrical Bonding & Grid

Isabell Miller Pool – Camden NJ

5 Year Pool Bonding & Grounding Test & Certification

Perform following repairs to Pass Test:

Wire Wheel & Clean Out Cups

Wire Wheel Ladder & Handrail Metal

Install Missing Wedges & Bolts in Cups and Tighten

Bond Pump Motor

Clean & Tighten Loose Bug on Bond Wires

Move All Metal Ladder to Cup Pair with 1 cup at 310hms – High Rending

Fasten & Repair Loose Ladder

Al Lug

Brass Wedge

Stainless Bolt

De – Ox Paste

Result - **PASS**

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane  
 Oak Ridge NJ 07438  
 Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

<b>INVOICE #</b> 12086862
<b>DATE</b> 06/23/25
<b>PAGE</b> 1

**BILL TO**

106222  
 ALL STATE TECHNOLOGY 10 LARK LN  
 OAK RIDGE, NJ 07438

**SHIP TO**

ALL STATE TECHNOLOGY 5617 BERKSHIRE VALLEY RD OAK RIDGE, NJ 07438

SALES ORDER# 12095554	ORDER DATE 06/23/25	SALES REP / 8	CUSTOMER P/O NUMBER JASON	PAYMENT TERMS CREDIT CARD
JOB NAME/NUMBER	WRITTEN BY	CONTACT	SHIP VIA	

PRODUCT/DESCRIPTION	QUANTITY OPEN	QUANTITY SHIPPED	QUANTITY BACKORDERED	PRICE	U/M	EXTENS
---------------------	---------------	------------------	----------------------	-------	-----	--------

>  
**VLLS103E**

3 TREAD 24" ECONOMY G LADDER PLASTIC STEP SR SMITH  
 jason will pickup in about an hr

1      1      0

**EYC70064**

1/2 GAL STARTUP TEC NEW POOL  
 8/CS PLASTERTREATMENT REDUCES BRUS

8      8

RELEASE NUMBERS: 12095554-1

CREDIT PURCHASE

>  
 VISA XXXXXXXXXXXXX2440 EXP: XX/XX ENTRY:  
 APPROVAL CODE: 538982  
 TRAN ID: 573327319  
 06/23/25 12:22:42

SIGNATURE

X

I AGREE TO PAY ABOVE TOTAL AMOUNT OF EACH CHARGE LISTED ACCORDING TO  
 CARD ISSUER AGREEMENT  
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane  
Oak Ridge NJ 07438  
Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

## Pump Replacement Pentair series 15hp

Order Number: TN058501

Customer: ALL STATE TECHNOLOGY INC.

Ship To : 10 LARK LANE  
OAK RIDGE, NJ 07438

Carrier:

Customer P/O#: CITY OF CAMDEN

Ship Via: PRIORITY PICK

Product/ Description	Quantity Ordered	Quantity B/O	Net Price U/M	Extension
PAC-10-0035 340035 15HP 208-230/460V 3PH EQ SERIES PUMP W/ STRAINER Serial Numbers: 1000102033 C C IN STOCK IN 686, CINNAMINSON NJ	1	0		

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane

Oak Ridge NJ 07438

Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

Order Number: TN059350

Customer: ALL STATE TECHNOLOGY INC.

Ship To : 10 LARK LANE

OAK RIDGE, NJ 07438

Carrier:

Customer P/O#: CAMDEN

Ship Via: STAGED WILL CALL

Product/ Description	Quantity Ordered	Quantity B/O	Net Price U/M	Extension
TPC-56-6318	2	0		
#10C #10 1.5" FTG				
WINTER PLUG W/ GREEN WINGNUT				
SPG-351-2002	6	0		
25562-500-000				
MALE LADDER BUMPER				
PER-35-778	4	0		
PW				
PERMA-SOCKET WEDGE ASSY				
HAY-35-2703	10	0		
SP1042				
CHROME ESCUTCHEONS				

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane

Oak Ridge NJ 97438

Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

Order Number: TN058553

Customer: ALL STATE TECHNOLOGY INC.

Ship To : 10 LARK LANE

OAK RIDGE, NJ 07438

Carrier:

Customer P/O#: RED

Ship Via: PRIORITY PICK

Product/ Description	Quantity Ordered	Quantity B/O	Net Price U/M	Extension
AAA-50-4146 MA5 DEPOSIT F/ 5GAL DRUM	6	0		
AAA-50-4151 CARBOY 5GAL MURIATIC ACID	6	0		
CP MSDS Sheet 08 Rev#    Date:07/01/13 Bin:				

# ALL STATE TECHNOLOGY, INC.

10 Lark Lane

Oak Ridge NJ 97438

Ladams4497@aol.com · 973 697 8989 · 973 219 6434 cell

Order Number: TN058547

Customer: ALL STATE TECHNOLOGY INC.

Ship To : 10 LARK LANE

OAK RIDGE, NJ 07438

Carrier:

Customer P/O#: CHEMS

Ship Via: PRIORITY PICK

Product/ Description	Quantity Ordered	Quantity B/O	Net Price U/M	Extension
RGL-50-2721 47252060 12/CS REGAL QT CONQUER CONCENTRATE CP MSDS Sheet 38 Rev# Date:02/28/12 Bin:	5	0		
AAA-50-4145 CARBOY 5GAL SODIUM HYPOCHLORITE C ADD DEPOSIT FOR CARBOY	10	0		
CP MSDS Sheet 99 Rev# Date:07/15/02 Bin:				
AAA-50-4146 MA5 DEPOSIT F/ 5GAL DRUM	10	0		
RGL-50-2720 47248830 12/CS REGAL QT METAL OUT	5	0		

R-41

SE:dh  
10-14-25

**RESOLUTION TO RATIFY AND AUTHORIZE THE ACCEPTANCE OF A DONATION  
AND SPONSORSHIP FROM SUBARU OF AMERICA, INC. FOR THE INSTALLATION OF  
TWO PICNIC BENCHES AT THE NORTH CAMDEN COMMUNITY CENTER**

WHEREAS, Subaru of America, Inc. will sponsor and donate Two Thousand Six Hundred Ninety Dollars (\$2,690.00) to the City of Camden to be used toward the support of the North Camden Community Center; and

WHEREAS, the funding will contribute towards the planting of approximately Fifteen (15) trees, installation of Two (2) new benches, and marketing material, which will show the sponsor's logo displayed on banners and lawn signs; and

WHEREAS, the City of Camden desires to utilize said monies for that purpose; and

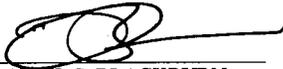
WHEREAS, the City Council of the City of Camden has determined that it is in the best interest of the City of Camden to accept said sponsorship and monetary donation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper City officials are authorized to accept the donation of Two Thousand Six Hundred Ninety Dollars (\$2,690.00) from Subaru of America, Inc.

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 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



Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF RESOLUTION:** Resolution ratifying and approving a donation and sponsorship from Subaru of America, Inc. for the installation of two picnic benches at the North Camden Community Center.

### FACTS/BACKGROUND:

- This resolution authorizes the City of Camden to ratify and accept a generous donation and sponsorship from Subaru of America, Inc. in support of the North Camden Community Center.
- The sponsorship funding will be allocated toward the installation of two new picnic benches, contributing to the creation of a more kid- and family-oriented park environment.
- As part of this partnership, Subaru of America's logo will be prominently displayed on all marketing materials associated with the project and related events.
- The sponsor will also be provided lawn signs and banners to highlight their presence and available resources.
- Subaru will be granted an opportunity for executive representation, which may include a speaking engagement or featured story, to articulate how this initiative aligns with the company's mission and community values.
- Additionally, this sponsorship will support the planting of approximately 15 trees, further enhancing the natural landscape of the community park.
- Collectively, these improvements will enrich the event atmosphere, strengthen community engagement, and foster a welcoming, family-friendly environment for residents and visitors.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** The City of Camden incurs no expenses. Subaru of America, Inc. is contributing \$2,690 towards the North Camden Community Center.

### IMPACT STATEMENT:

- If City Council approves this legislation, City Officials will execute a contract with Subaru of America, Inc. to manage and operate the funds o
- If the amendment is not approved, the City will either need to return the funds to Subaru of America, Inc.

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Dorri Brown, Chief of Staff to the Mayor and Acting Director of Human Services
- Daniel Blackburn, City Attorney
- Erica McLeod, Subaru of America, Inc.

### COORDINATION:

- Prepared by: Keyann'a Watkins                      856-757-7201; [kewatkin@camdennj.gov](mailto:kewatkin@camdennj.gov)

Name

Phone/Email

R-42

AV:dh  
10-14-25

**RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) CHEVROLET TAHOE FROM GENTILINI MOTORS VIA NEW JERSEY STATE CONTRACT**

WHEREAS, there exists a need to purchase a 2024 or 2025 Chevrolet Tahoe 9C1 Patrol Police Package Vehicle (PPV) from Municipal Equipment Enterprises, partnering with Gentilini Motors, to replace the 2015 Chevy Tahoe which has too many miles and various damages to the body & mechanical parts; and

WHEREAS, N.J.S.A. 40A:11-12, permits contracting units to purchase goods and services without advertising for bids, under any contract or contracts for such goods or services entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Purchasing Agent has determined that purchasing a 2024 or 2025 Chevrolet Tahoe 9C1 Patrol Police Package Vehicle (PPV) via New Jersey State Cooperative ("NJSC") #21-FLEET-01485 & 17-FLEET-00758 will result in a cost savings to the City, and has recommended that the City utilize NJSC #21-FLEET-01485 & 17-FLEET-00758 for the purchase from Municipal Equipment Enterprises, partnering with Gentilini Motors in the amount of NINETY THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND SEVENTY-ONE CENTS (\$90,656.71); and

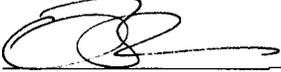
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line item 5-01-E3-550-901 and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the contract be awarded to Gentilini Motors via New Jersey State Cooperative #21-FLEET-01485 & 17-FLEET-00758 for the purchase of 2024 or 2025 Chevrolet Tahoe 9C1 Patrol Police Package Vehicle (PPV) to replace the outdated 2015 Chevy Tahoe, in the amount of NINETY THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND SEVENTY-ONE CENTS (\$90,656.71), according to Public Contracts Law, P.L. 1971, Chapter 198, and that the proper City Officials 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: October 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

**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: GENTILINI MOTORS

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

• BUDGET APPROPRIATION: 5-01-E3-550-901  
AMOUNT :\$ 90,656.71

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 \$90,656.71

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) CHEVEROLET TAHOE FROM GENTILINI MOTORS VIA NEW JERSEY STATE CONTRACT FACTS/BACKGROUND

  
\_\_\_\_\_

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

Date: 9/30/2025



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE 10/14/2025

TO: City Council  
FROM: Jesse Flax, Fire Chief

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) CHEVROLET TAHOE FROM GENTILINI MOTORS VIA NEW JERSEY STATE CONTRACT FOR FMO**

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		9/23/25	
	Y			
	Y		9/30/2025	

Approved by:  
Business Administrator

Signature Date

Attachments (list and attach all available):

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

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

Received by:  
City Attorney

Signature Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) CHEVROLET TAHOE FROM GENTILINI MOTORS VIA NEW JERSEY STATE CONTRACT**

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

- The City will purchase one (1) 2024/2025 Chevrolet Tahoe 9C1 Patrol Police Package Vehicle (PPV) from Municipal Equipment Enterprises, partnering with Gentilini Motors, 2703 Fire Road, Egg Harbor Township, NJ 08034, to include radio installation, command box and lighting package for Battalion Chief Two station at 1 N 27<sup>th</sup> Street & Federal
- Vehicle replaces 2015 Chevy Tahoe which has too many miles and various damages to the body & mechanical parts
- Vehicles will allow staff assigned to 27<sup>th</sup> & Federal Street Firehouse to complete and oversee daily operational and administrative functions

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$90,656.71

**APPROPRIATION NUMBER:** 5-01-E3-550-901

**PROCUREMENT:** N.J.S.A. 40A:11-12 – NJSC#21-FLEET-01485 & 17-FLEET-00758

**IMPACT STATEMENT:**

- Vehicles needed for staff to efficient complete operation and daily functions

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**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
Professional Service or EUS Type	N/A
Name of Vendor	GENTILINI MOTERS
Purpose or Need for service:	PURCHASE OF ONE 2024/2025 CHEVY TAHOE PPV
Contract Award Amount	\$90,656.71
Term of Contract	~6 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:11-12 – NJSC#21-FLEET-01485 & 17-FLEET-00758
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

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

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

*A.P.*

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

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

*Rahlah CV*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Certifying Officer

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date

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

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

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



REQUISITION	
NO.	R2501554

SHIP TO	FRANK SANDROCK, DEPUTY CHIEF FIRE ADMINISTRATION 4 N 3RD STREET CAMDEN, NJ 08102
VENDOR	VENDOR #: GEN19 GENTILINI MOTORS 2703 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08234

ORDER DATE: 09/17/25  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00 EA	TAHOE9C1 PPV W/UPFIT 2024/35 ATTACHED QUOTE WITH FULL DESCRIPTION AND ITEMIZED BREAKDOWN Catalog #: G-V24TAH-NJS9C1	5-01-F3-550-901	90,656.7100	90,656.71
			TOTAL	90,656.71

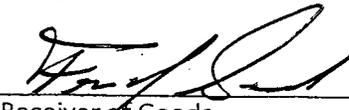
Initial  
 TJC

Approved:

  
 Department Head

9-19-25  
 Date

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

  
 Receiver of Goods

9-17-25  
 Date

FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU

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

REQUISITION	
NO.	R2501554

SHIP TO	FRANK SANDROCK, DEPUTY CHIEF FIRE ADMINISTRATION 4 N 3RD STREET CAMDEN, NJ 08102
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ORDER DATE: 09/17/25  
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 STATE CONTRACT:  
 F.O.B. TERMS:

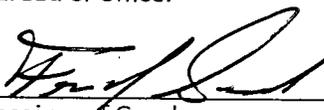
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			TOTAL	90,656.71

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

9-19-25  
 Date

  
 Receiver of Goods

9-17-25  
 Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**



Gentilini Motors  
 2703 Fire Rd  
 Egg Harbor Township NJ 08234  
 (609) 484-0555  
 www.upfitme.com

# Quote

#EST12352

9/10/2025

**Bill To**

City of Camden Div of Fire  
 4 N 3rd St  
 Camden NJ 8102  
 United States

**TOTAL**

**\$90,656.71**

Customer #	Expires	Sales Rep	Contract Ref		
	9/24/2025	Dom Fresco	T2776-21-01485 TAHOE 4WD		
Qty	Item	MSRP	Dist Amt	Ext Amt	
1	<b>G-V-24TAH-NJS-9C1-WITH-UPFIT</b> 2024 TAHOE 9C1 PATROL PPV or 2025 Factory Order Price Protected  ( 071 - 05 ) Section 10 Price Line 19 from the Bid Solicitation. 2024 Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD THIS QUOTE IS FROM DEALER INVENTORY PRE-ORDERED  CUSTOMER QUOTE IF AFTER MANUFACTURER CUT-OFF DATE				
1	<b>CK10706-V-25/26-NJS-9C1-FO</b> 2024 Chevrolet Tahoe (CK10706) 4WD 4dr PPV 9C1 PACKAGE NJS  2025 Chevrolet Tahoe Factory Order if 2024 vehicles are depleted We will make every attempt to assign Stk Vehicles  Doc #:21-FLEET-01485 Item #:3 Section 10 Price Line 19 from the Bid Solicitation. 2024 Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Engine as specified in the Bid Solicitation. Model Year: 2024 Make: Chevrolet Model: Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Engine Manufacturer's Body Code: Ck10706 with 1FL Preferred Equipment Group package (includes Air Conditioning), L84 (5.3L V8 Engine), MQC Receipt of Purchase Order: 90 days  <b>CK10706-ITEM</b> Blanket Order Number 21-FLEET-01485 Item # 3 Class-Item 071-05 Section 10 Price Line 19 from the Bid Solicitation. Chevrolet Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Gasoline Model: Tahoe Police Package Vehicle (PPV), 4-Door, 4WD, with Manufacturer's Body Code: Ck10706	\$54,943.07	\$54,943.07	\$54,943.07	
1	<b>AMF-CK10706-23 AMF</b> Remote Keyless Entry Package	\$75.00	\$68.25	\$68.25	



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Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>V76-CK10706-22 V76</b> Recovery hooks, 2 front, frame-mounted, Black	\$50.00	\$45.50	\$45.50
1	<b>5T5-CK10706-22 5T5</b> Seats, front cloth and second row vinyl	\$0.00	\$0.00	\$0.00
1	<b>PREP-KIT-25</b> PREP-KIT-STOCK VEHICLES STK-Protection Package Dealer installed option on all stock vehicles  **Included in 2025 pricing** This item is included with 2024 Tahoe Stock	\$0.00	\$0.00	\$0.00
1	<b>6J7-CK10706-22 6J7</b> Flasher system, headlamp and taillamp, DRL compatible with control wire	\$0.00	\$0.00	\$0.00
1	<b>RZB-CK10706-23</b> Color Keyed with lettering / Vinyl (dealer-installed) Door entry guard installed on each scuff plate (4 doors). Reflective grade vinyl is visible when doors are open. (Item can be duplicated for additional Safety Reflective coverage area) 1" inch Diamond Grade Reflective square Item in lieu of factory Black Grille and bow tie modified due to factory constraints are open. (Item can be duplicated for additional Safety Reflective coverage area) 1 inch square x 4 Item in lieu of factory Black Grille and bow tie modified due to factory constraints	\$850.00	\$773.50	\$773.50
1	<b>6J3-CK10706-23 6J3</b> Wiring, grille lamps and siren speakers	\$92.00	\$83.72	\$83.72
1	<b>6J4-CK10706-23 6J4</b> Wiring, horn and siren circuit	\$55.00	\$50.05	\$50.05
1	<b>BTV-CK10706-23 BTV</b> Remote start	\$300.00	\$273.00	\$273.00
1	<b>PQA-CK10706-23 PQA</b> 1FL Safety Package  It will select: UHY Automatic Emergency Braking UEU Forward Collision Alert UE4 Following Distance Indicator UKJ Front Pedestrian Braking	\$395.00	\$359.45	\$359.45
1	<b>T53-CK10706-23 T53</b> Lamps, alternate flashing Red & Blue rear compartment lid warning	\$565.00	\$514.15	\$514.15
1	<b>UTQ-CK10706-22 UTQ</b> Theft-deterrent system	\$50.00	\$45.50	\$45.50
1	<b>UDA-CK10706-21</b> OnStar deactivated (does not delete Bluetooth) (Deletes (UE1) OnStar and (VV4) 4G LTE Wi-Fi Hotspot capable.)	\$0.00	\$0.00	\$0.00





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Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>UN9-CK10706-23 UN9</b> Radio Suppression Package, with ground straps	\$95.00	\$86.45	\$86.45
1	<b>WX7-CK10706-23 WX7</b> Wiring, auxiliary speaker.	\$60.00	\$54.60	\$54.60
1	<b>UT7-CK10706-23 UT7</b> Ground wires, blunt cut cargo area and blunt cut console area Requires additional installation from dealer	\$0.00	\$0.00	\$0.00

### COLORS

COLORS LISTED BELOW (PLEASE SPECIFY COLOR BELOW)  
 PRICING AND MAY REQUIRE ADDL PRICING  
 \*\* TWO TONE AVAILABLE BY MEE \*\*

0	<b>CLR-GBA-CK10706-24-BLACK GBA-BLK</b> Black	\$0.00	\$0.00	\$0.00
0	<b>CLR-GAZ-CK10706-22-WHITE GAZ-WHITE</b> Summit White	\$0.00	\$0.00	\$0.00
0	<b>CLR-TGK-CK10543-24 TGK</b> Special Paint	\$450.00	\$450.00	\$0.00
0	<b>CLR-G6M-CK10706-25 DARK ASH</b> Dark Ash	\$0.00	\$0.00	\$0.00
0	<b>CLR-GXD-CK10706-22-STERLING GRAY</b> Sterling Gray Metallic	\$0.00	\$0.00	\$0.00
1	<b>CLR-01U-CK10543-24</b> Special Exterior Color	\$0.00	\$0.00	\$0.00
1	<b>CLR-5T4-CK10706-21</b> Exterior body colored parts	\$250.00	\$227.50	\$227.50

### 17-FLEET-00758-MEE

Item # 4 30% off listed MSRP  
 Solicitation (Bid) No.: 17DPP00046  
 Class-Item 055-79  
 Category 12 Vehicle Siren Systems and Vehicle Light  
 Systems and Associated Accessories  
 Price Line 143 from the Bid Solicitation State-Supplied  
 Price Sheet  
 Brand: Municipal Equipment  
 Primary Vendor {Contractor}  
 Delivery Days After Receipt of Order: 30 Days

1	<b>VAV-MEE</b> LPO, All-weather floor mats (dealer-installed)	\$649.00	\$454.30	\$454.30
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Qty	Item	MSRP	Dist Amt	Ext Amt
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**ADD-EQUIP**

THIS VEHICLE IS SUBJECT TO ADDITIONAL BILLING ON ANOTHER CONTRACT. IT IS QUOTED SEPARATELY AND THE PURCHASE CANNOT BE COMPLETED WITHOUT THE ADDITIONAL BILLING NOT INCLUDED IN THIS QUOTE.

PLEASE NOTE IF THERE IS NO LINE ITEM WITH AN ADDITIONAL ESTIMATE NUMBER THIS QUOTE IS INCOMPLETE.

\*\* Gentilini and Municipal Equipment has the unilateral right to cancel this order if and when the manufacturer cancellations affect the pecking order or vehicles assigned. \*\*

\*\* This is our mission until product and supplies improve \*\*

THIS VEHICLE HAS AN ADDITIONAL WORK ORDER. PLEASE CALL MUNICIPAL EQUIPMENT FOR COMPLETE DETAILS.

PLEASE EMAIL: ORDERS@UPFITME.COM OR 609-484-0555

Please ask for Dom Fresco or email Dom dfresco@upfitme.com

2	<b>UND-MEE-25-TAHOE ONLY</b> Undercoat per gallon	\$0.00	\$0.00	\$0.00
34	<b>LABOR-25 TAHOE ONLY</b> Labor for MEE items Included with Vehicle undercoat and misc items	\$0.00	\$0.00	\$0.00

**STK-24TAH**

PLEASE NOTE: THIS QUOTE IS FROM DEALER INVENTORY AND WAS PRE-ORDERED FOR INVENTORY. VEHICLE INVENTORY SPECIFICATIONS "MAY" HAVE ADDED EQUIPMENT. QUOTES MAY HAVE OTHER CONTRACT AND/OR NON-CONTRACTS ITEMS LISTED ON STOCK VEHICLES.

CUT OFF DATE HAS PASSED ON 2024 MODELS. 2025 ORDER BANKS OPEN EARLY FALL

\$57,979.04

1	<b>G-E-25TAH-WHM WHELEN CORE MARKED PACKAGE</b> Legacy overhead bar Duo, Speaker SA315, C399 siren controller.			
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**Contract List**

T-0106 17DPP00046 5/15/19  
 MEE Contract # 17-FLEET-00758 \$92.50 per hour  
 MEE 30 % off MSRP  
 Havis 20% off MSRP Contract # 17-FLEET-00719  
 Setina 20% off MSRP  
 Odyssey 15% off MSRP  
 Kussmaul 10% off MSRP  
 AMES/ Power Innovations 25%  
 Code 3 Contract 46% off MSRP #17-FLEET-00739

Sourcwell #090122-WHL Whelen 41% off MSRP



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Qty	Item	MSRP	Dist Amt	Ext Amt
	<b>LABOR WARRANTY INCLUDED</b>			
	LABOR WARRANTY INCLUDED This packaged upfit includes a 90-day labor warranty from date of original delivery. It covers LABOR for all equipment sold by AND installed by Municipal Equipment Enterprises. Service will be performed at no cost to the customer when brought to Municipal Equipment's location. If mobile service is required, the current on-site service fee will be billed to cover travel costs per instance. Warranty does not apply to damage caused by service to vehicles done outside of Municipal Equipment Enterprises. Municipal Equipment Enterprises will not be responsible for invoices from other shops when the customer brings the vehicle anywhere other than Municipal Equipment for repairs. If net 30 payment terms are not met after vehicle delivery the warranty is void. ** Customer supplied equipment that does not operate correctly at time of install (correct installation but faulty product) or after will incur additional labor hours to repair. Parts may be subject to substitution with discretion of customer subject to availability**			
1	<b>MEE-HSUV-WH</b> Premium Modular Harness Package for Tahoe with Whelen Core Controller. Allows for maximum programmability, functionality, quality, and uniformity of the lighting system of vehicle fleets.	\$1,824.23	\$1,276.96	\$1,276.96
1	<b>MEE-P18-FLEX</b> Power Distribution Center, Provides Power, Ground, Ignition, and programmable shutdown times for 12v accessories.	\$794.23	\$555.96	\$555.96
1	<b>MEE-HTAH-PWR</b> Battery Cable for Tahoe 6ga to rear cargo, 150 amp circuit breaker	\$314.23	\$219.96	\$219.96
6	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$555.00
	<b>DOME LIGHT</b> DOME LIGHT R/W			
1	<b>60CREGCS</b> Interior Light, 6" Round , Low Profile, Surface Mount Super-LED® Interior Light12 Diode Interior Light, Split Red/White, 6" Round Surface Mount, Includes Switches	\$258.00	\$139.32	\$139.32



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9/10/2025

54%

Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$92.50
<b>FORWARD FACING EQUIPMENT</b> FORWARD FACING EQUIPMENT				
6	<b>TSS0JC</b> ION™ T-Series™ TRIO R/B/W	\$221.00	\$119.34	\$716.04
6	<b>TIONBKT1</b> ION™ T-Series™ Linear Super-LED®, Surface Mount Lighthead, Includes Clear Lens Optional Universal "L" Mounting Bracket for One TLI™ Lighthead	\$20.00	\$10.80	\$64.80
1	<b>SA315U</b> SA315 Series , Small Round Profile, Composite Speaker, 6.5" H x 6.5" W x 2.9" D. Speaker, Nylon Composite	\$412.00	\$222.48	\$222.48
1	<b>SAK70</b> 2021+ TAHOE SA315 BRACKET	\$51.00	\$27.54	\$27.54
<b>ACTIVATE WIGWAG</b> ACTIVATE WIGWAG				
1	<b>CEM16</b> EXPANSION MODULE 16	\$292.00	\$157.68	\$157.68
14	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$1,295.00
<b>LIGHTBAR / SIREN CONTROLLER</b> LIGHT BAR / SIREN CONTROLLER				
1	<b>EB2EEEE</b> Legacy® DUO™ WeCanX™ Series Lightbar D/E, K/M	\$2,792.00	\$1,507.68	\$1,507.68



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9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>GBAWD</b> DUO ALLEY R/W	\$147.00	\$79.38	\$79.38
1	<b>GBAWE</b> DUO ALLEY B/W	\$147.00	\$79.38	\$79.38
4	<b>GBDLK</b> DUO LONG R/A	\$251.00	\$135.54	\$542.16
4	<b>GBDLM</b> DUO LONG B/A	\$251.00	\$135.54	\$542.16
4	<b>GBDLE</b> DUO LONG B/W	\$251.00	\$135.54	\$542.16
4	<b>GBDLD</b> DUO LONG R/W	\$251.00	\$135.54	\$542.16
1	<b>C399</b> CenCom Core Amplifier Control Module, Flashing Outputs, Includes 3 WeCanX™ Ports, and Controls up to 99 Devices/ Remote Modules, Control Heads Purchased Separately	\$1,411.00	\$761.94	\$761.94
1	<b>CCTL6</b> CenCom Core Includes 3 Section Control Head and 8 Push-Buttons, 4-Position Slide Switch with a 7-Position Rotary Knob. Manual, Airhorn Plus 3 Traffic Advisor™ Switches and Microphone with Extension Cable	\$473.00	\$255.42	\$255.42
1	<b>C399SP</b> SCANport KIT FOR C399	\$189.00	\$102.06	\$102.06
1	<b>CV2V</b> VEHICLE TO VEHICLE MODULE FOR CORE	\$371.00	\$200.34	\$200.34
18	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$1,665.00

**SIDE FACING EQUIPMENT**  
 SIDE FACING EQUIPMENT



EST12352



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# Quote

#EST12352

54

9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
2	<b>TCRWX5</b> 5 LAMP WECANX TRACER	\$1,173.00	\$633.42	\$1,266.84
4	<b>TCRWXSD</b> WECANX TRACER LIGHTHEAD	\$59.00	\$31.86	\$127.44
4	<b>TCRWXSE</b> WECANX TRACER LIGHTHEAD	\$59.00	\$31.86	\$127.44
2	<b>TCRWXPD</b> WECANX TRACER LIGHTHEAD	\$59.00	\$31.86	\$63.72
2	<b>TCRB54A</b> 21+ TAHOE TRACER BRACKET	\$110.00	\$59.40	\$118.80
2	<b>TSS0JC</b> ION™ T-Series™ TRIO R/B/W	\$221.00	\$119.34	\$238.68
2	<b>TIONBKT1</b> ION™ T-Series™ Linear Super-LED®, Surface Mount Lighthead, Includes Clear LensOptional Universal "L" Mounting Bracket for One TLI™ Lighthead	\$20.00	\$10.80	\$21.60
14	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$1,295.00
<b>REAR FACING EQUIPMENT</b>				
REAR FACING EQUIPMENT				
1	<b>BS548</b> RST WCX 8 LAMP 2021+ TAHOE	\$1,399.00	\$755.46	\$755.46
4	<b>ISDK</b> Red / Amber DUO™ Lighthead for FST™ and RST™, For WeCan® Series Only, Price Available When Ordered with Inner Edge® Tray	\$63.00	\$34.02	\$136.08



EST12352



Gentilini Motors  
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# Quote

#EST12352

541

9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
4	<b>ISDM</b> Blue / Amber DUO™ Lighthouse for FST™ and RST™, For WeCan® Series Only, Price Available When Ordered with Inner Edge® Tray	\$63.00	\$34.02	\$136.08
4	<b>TSS0JC</b> ION™ T-Series™ TRIO R/B/W	\$221.00	\$119.34	\$477.36
2	<b>3SRCCDCR</b> Compartment Light, Combination Red/White, with Independent Control of Red and White Light Note: In the Model Number the 3rd and 4th Digit are for the LED or Super-LED® Color.	\$104.00	\$56.16	\$112.32
	<b>ACTIVATE WIGWAG</b> ACTIVATE WIGWAG			
16	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$1,480.00
	<b>CONSOLE &amp; ACCESSORIES</b> CONSOLE & ACCESSORIES			
1	<b>C-VS-1012-TAH-1</b> Standard 9" Wide High Angled 22" Vehicle Specific Console for 2021 Chevrolet Tahoe Police Pursuit Vehicle	\$780.00	\$624.00	\$624.00
2	<b>C-FP-3</b> Mounting Solutions====> Consoles====> Accessories====> Filler Plates====> 3" Filler Plate	\$15.00	\$12.00	\$24.00
2	<b>C-FP-2</b> Mounting Solutions====> Consoles====> Accessories====> Filler Plates====> 2" Filler Plate	\$13.00	\$10.40	\$20.80
1	<b>C-FP-4</b> Mounting Solutions====> Consoles====> Accessories====> Filler Plates====> 4" Filler Plate	\$15.00	\$12.00	\$12.00
1	<b>CUP2-1004</b> Self-Adjusting Double Cup Holder (Fixed Mount)	\$67.00	\$53.60	\$53.60



EST12352



Gentilini Motors  
 2703 Fire Rd  
 Egg Harbor Township NJ 08234  
 (609) 484-0555  
 www.upfitme.com

# Quote

#EST12352

9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>C-MCB</b> Mounting Solutions====> Consoles====> Accessories====> ====> Mic clip bracket	\$20.00	\$15.20	\$15.20
1	<b>MEE-MMSU-1</b> Magnetic Mic Single Unit  Ultimate EZ magnetic Mic with no clips	\$129.23	\$90.46	\$90.46
1	<b>C-ARM-101</b> Mounting Solutions====> Consoles====> Arm Rests====> ====> Top mount arm rest	\$107.00	\$85.60	\$85.60
1	<b>C-EB40-CCS-1P</b> 1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom CCSRN, CCSRNTA, MPC03	\$37.00	\$29.60	\$29.60
6	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$555.00
	<b>install custom graphics</b>			
6	<b>MEE-KIT.</b> MATERIALS	\$304.23	\$212.96	\$1,277.76
8	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$740.00
	<b>command cabinet options</b>			
1	<b>MISC-ITM</b> FC-CTAH24-C-4338-P-WO1999  custom cabinet to match provided drawing.	\$1.00	\$7,221.82	\$7,221.82
8	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$740.00
1	<b>TAH-WHM</b>	\$0.00	\$0.00	\$0.00

70%



EST12352



Gentilini Motors  
 2703 Fire Rd  
 Egg Harbor Township NJ 08234  
 (609) 484-0555  
 www.upfitme.com

# Quote

#EST12352

9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
	<b>ADDITIONAL EQUIPMENT</b>			
	ADDITIONAL EQUIPMENT NOT INCLUDED... Consider additional equipment provided by MEE or customer.			
	*RADIO			
	*CAMERA SYSTEM (WATCH GUARD CERTIFIED INSTALLERS)			
	*RADAR			
	*TRUNK BOX			
	*PUSH BUMPER (CAN BE UPGRADED TO FULL PIT BAR WITH FENDER WRAPS)			
	*COMPUTER			
	*LICENSE PLATE READER			
	*GRAPHICS			
	*WINDOW TINT			
	*ALL TERRAIN TIRES (General tires on state contract)			
	*UPGRADED WHEELS			
	***PRISONER CAGES QUOTED SEPARATELY***			
				\$29,989.74
1	<b>MEE-RADIO Radio Install</b> Radio install for one radio, remote head or self contained. Includes one antenna cable. If not customer provided specify face plate for console, and antenna mast (must know band with Mhz).			
1	<b>503384</b> 0-960 MHz 3/4" Brass Mount/ No Connector	\$36.92	\$36.92	\$36.92
1	<b>C-MCB</b> Mounting Solutions====> Consoles====> Accessories====>====> Mic clip bracket	\$20.00	\$15.20	\$15.20
1	<b>22737</b> LAIRD 118-970 MHz Unity gain field tunable 1/4 wave antenna Chrome whip	\$27.39	\$27.39	\$27.39
1	<b>MEE-MMSU-1</b> Magnetic Mic Single Unit  Ultimate EZ magnetic Mic with no clips	\$129.23	\$90.46	\$90.46
4	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$370.00
				\$539.97

kussmaul auto charger



EST12352



Gentilini Motors  
 2703 Fire Rd  
 Egg Harbor Township NJ 08234  
 (609) 484-0555  
 www.upfitme.com

# Quote

#EST12352

9/10/2025

Qty	Item	MSRP	Dist Amt	Ext Amt
1	<b>MEE-KIT.</b> MATERIALS	\$304.23	\$212.96	\$212.96
1	<b>091-237-12</b> AUTO CHARGE 2000 PLC 18A total: 15A battery charger, 3A battery saver Microprocessor controlled, completely automatic operation regulates the output to a dual battery bank Precision voltage controller senses battery voltage, eliminating the need for sense wires Parasitic Load Compensation allows for user input of total accessory load amps on the vehicle. This allows the charger to shift the absorption stage set point so the battery voltage drops to the float voltage when desired current is reached Battery Type Selection Switches: Lead-Acid, Gel Cell, AGM or Odyssey Float / 3-Step Charge Mode Selection Switches 3 year warranty Remote Bar Graph Included 091-39-IND Also will work with Auto Eject with Deluxe Cover, 63-11-7106 (20 Amps) 61-11-7106 (15 Amps)	\$938.00	\$834.82	\$834.82
1	<b>091-55-20-120RD</b> SUPER AUTO EJECT 30 amp RED	\$416.80	\$360.18	\$360.18
8	<b>LABOR 2021 LABOR #</b> NJ Labor for installation or repairs to vehicles	\$92.50	\$92.50	\$740.00

<b>Subtotal</b>	\$90,656.71
<b>Tax (0%)</b>	\$0.00
<b>Total</b>	\$90,656.71

Please email all Purchase Order to:  
[ORDERS@UPFITME.com](mailto:ORDERS@UPFITME.com)

Purchase Orders are not confirmed until you receive a return email confirming receipt of Purchase Order.



EST12352



# Resolution #43

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Resolution Authorizing **The Purchase Of A Ferrara Inferno** Walk-In Heavy  
Rescue Fire Apparatus From FFL Apparatus, LLC Via A National  
Cooperative

## RESOLUTION

**NOT available at time of print on  
Friday, October 03, 2025.**

R-44

ALL MEMBERS  
10/14/2025

**RESOLUTION SUPPORTING EVERY ELIGIBLE PERSON LIVING IN THE CITY AND CAMDEN COUNTY, AND REGARDLESS OF POLITICAL AFFILIATION, TO EXERCISE YOUR RIGHT TO REGISTER AND VOTE IN THE UPCOMING ELECTION AS WELLAS FUTURE ELECTIONS**

WHEREAS, New Jersey has an upcoming election taking place on November 4, 2025; and

WHEREAS, for those registered, voting is a fundamental right through which you can contribute to your government by having a meaningful voice to be heard, particularly on issues that affect you and your community; and

WHEREAS, the City Council of the City of Camden believes eligible voters play a significant role in our political process; and

WHEREAS, in order to play this significant role, and regardless of one's political affiliation, those eligible to vote should register and vote; and

WHEREAS, in the June 10, 2025, primary election, only twenty-two percent (22%) of eligible voters in Camden County cast ballots; and

WHEREAS, in the November 5, 2024, general election, only sixty-four percent (64%) of eligible voters in Camden County cast ballots; and

WHEREAS, every eligible voter has the right to exercise what is seen as a primary right and duty as a member living in a democratic society; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden hereby supports every eligible person living in the City of Camden and Camden County, and regardless of political affiliation, to register and vote in the upcoming election on November 4, 2025, as well as in all future elections. It is your fundamental right; you should exercise it.

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 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

LEYBA-MARTINEZ  
10/14/2025

R-45

**RESOLUTION RECOGNIZING AND COMMENDING ST. JOSEPH'S  
CARPENTER SOCIETY ON ITS FORTIETH (40TH) ANNIVERSARY**

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY located at 20 Church Street in the City of Camden has the worthwhile goal and mission of developing a community through affordable homes and vibrant neighborhoods in the City of Camden; and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY was founded in 1985 to help families improve their quality of life and establish safe neighborhoods in the City of Camden; and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY is considered a prominent leader in assisting the City of Camden with its revitalization and economic growth; and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY is recognized as a certified community and housing development organization; and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY'S efforts have led to expanded educational and employment opportunities, a growing housing market, and an increase of aesthetic appeal of neighborhoods; and

WHEREAS, earlier this year, ST. JOSEPH'S CARPENTER SOCIETY, unveiled its new workforce development center in East Camden, and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY recently celebrated its fortieth (40) anniversary; and

WHEREAS, in its fortieth (40<sup>th</sup>) year, ST. JOSEPH'S CARPENTER SOCIETY has brought more than 1,000 homes online; and

WHEREAS, ST. JOSEPH'S CARPENTER SOCIETY, ITS BOARD OF TRUSTEES AND STAFF deserve honor and recognition for their 40 years of exceptional service to the residents in the City of Camden; now therefore,

BE IT RESOLVED, by the City Council of the City Camden that it hereby commends and offers well-deserved recognition and congratulations to ST. JOSEPH'S CARPENTER SOCIETY, ITS BOARD OF TRUSTEES AND STAFF on their fortieth (40<sup>th</sup>) anniversary and for the hard work and achievements over these past forty (40) years. Well done!

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 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

COLLINS  
10/14/2025

R-46

**RESOLUTION IN MEMORIAM OF HENRIETTA WHEELER WASHINGTON**

WHEREAS, we pause to honor the life and legacy of Henrietta (Wheeler) Washington, born on January 21, 1943, in Dillon, South Carolina, a woman of unwavering faith, compassion, and service; and

WHEREAS, Ms. Henrietta received her early education in the Dillon school district and, in 1961, relocated to Camden, New Jersey, where she began a lifelong career in nursing. Her work at Stratford Nursing Home and later with Upjohn Home Nursing Care as a Home Health Aide was marked by professionalism, empathy, and a deep commitment to the well-being of others; and

WHEREAS, she was a devoted mother to Harriet (Collins) Fleming, the late Theresa Wheeler, Andre Wheeler, and Sean Washington. Ms. Hank worked tirelessly to provide for her family and instilled in her children the values of education, perseverance, and faith. She extended this encouragement to every young person she encountered, urging them to pursue their dreams and stay in school; and

WHEREAS, in 1984, she married her beloved second husband, the late Altonio Washington. A faithful member of New Jerusalem Baptist Church, Ms. Hank lived a life rooted in service, participating actively in the Elks, the Order of the Eastern Star, the Maude S. Walker Missionaries, and the Bethany Baptist Association Women's Auxiliary. She also gave generously of her time through volunteer work with OEO, Cream School, and the Camden City Zoning Board; and

WHEREAS, at the age of 68, Ms. Hank returned to college to study Criminal Justice, driven by a desire to advocate for her son and others impacted by the justice system. This passion led to the founding of Ms. Hank's Helping Hand, an organization dedicated to supporting individuals navigating legal challenges. Her commitment to community continued through annual appreciation dinners she organized for local firefighters, police officers, and city workers; and

WHEREAS, Ms. Hank was a woman of deep faith, boundless love, and enduring strength. She placed God and family above all and lived a life that exemplified grace, generosity, and purpose. Her warmth, kindness, and deep love for her family left an indelible mark on all who knew her. Her legacy lives on through the generations she nurtured and inspired; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that we honor the memory of Henrietta Wheeler Washington, express our deepest condolences to her family, and acknowledge her lifelong contributions to our city and offer our sincere hope that they will be consoled by the memories of her life, legacy, and achievements.

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 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



Camden City Council

RESOLUTION / ORDINANCE REQUEST FORM

DATE: October 7, 2025

Council Meeting Date: October 14, 2025

FROM: Councilperson

Angel Fuentes, President

Sheila Davis, At-Large

Arthur Barclay, Vice President, Ward 1

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

Nohemi Soria-Perez, At-Large

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

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

Action Requested:

RESOLUTION IN MEMORIAM OF HENRIETTA WHEELER WASHINGTON

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

Chris Collins/ub

Signature of Councilperson

10/7/2025

Date

DB:dh  
10-14-25

R-47

**RESOLUTION AWARDING A CONTRACT TO TTI ENVIRONMENTAL INC FOR THE  
EMERGENCY REMOVAL OF UNDERGROUND STORAGE TANKS PER ADMINISTRATIVE  
CONSENT ORDER**

WHEREAS, there exists a need for the emergency removal of underground storage tanks per administrative consent order; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the City solicited emergency quotes on September 5, 2025 for the removal of underground fuel tanks at the City of Camden Department of Public Works; and

WHEREAS, as participating member of the CCEPS the City is authorized to enter into a contract directly with TTI Environmental Inc. pursuant to the terms and conditions of the scope of work with the approval of the governing body; and

WHEREAS, the City desires to enter into a contract with TTI Environmental Inc. for the emergency removal of 3 underground storage tanks located at 1056 Wright Avenue, Camden, NJ for an amount not to exceed One Hundred Sixty-Nine Thousand Five Hundred Ninety-Seven Dollars (\$169,597.00); 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 "G-02-SD-725-242" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, that the contract be awarded to TTI Environmental Inc. under the Camden County Educational Services Commission CO-OP #66CCESC, for the removal of 3 underground storage tanks located at 1056 Wright Avenue, Camden, NJ, in the amount not to exceed One Hundred Sixty-Nine Thousand Five Hundred Ninety-Seven Dollars (\$169,597.00) 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: October 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



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/14/2025

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

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDING A CONTRACT TO TTI ENVIRONMENTAL INC FOR THE EMERGENCY REMOVAL OF UNDERGROUND STORAGE TANKS PER ADMINISTRATIVE CONSENT ORDER**

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

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

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

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

Received by: City Attorney	Signature	Date
----------------------------	-----------	------

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDING A CONTRACT TO TTI ENVIRONMENTAL INC FOR THE EMERGENCY REMOVAL OF UNDERGROUND STORAGE TANKS PER ADMINISTRATIVE CONSENT ORDER**

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

- TTI Environmental, Inc, 12353 North Church Street, Moorestown, NJ 08057 will provide labor and materials necessary for the removal of underground storage tanks per the 2024 Administrative Consent Order
- The City solicited emergency quotes on September 5, 2025 with bids due September 17, 2025. Pricing structure based on CCEC CO-OP #66CCEPS for Environmental Services
- There are three (3) 10,000 fuel tanks located at 1056 Wright Ave, Camden NJ. Per the ACO, these tanks have violated the NJ Underground Storage of Hazardous Substances Act NJSA 58:10A-21 et seq. and the regulations of NJAC 7:14B-4.1(a)1.
- Failure to remove or properly dispose of these tanks impacts the public welfare of city residents due the stipulated NJDEP penalties, which will affect community resources and planning. As a reminder, the tanks were slated for removal due to a failed cathodic test (ensure corrosion protection) and the age of the tanks (installed 1985). The lack of removal jeopardizes public safety due to potential structural hazards and/or any potential leaks or contaminates.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$169,597.00

**PROCUREMENT PROCESS:** N.J.S.A 40A:11-11(5)

**APPROPRIATION NUMBER:** G-02-SD-725-242

**IMPACT STATEMENT:**

- Immediate removal is essential to mitigate public welfare concerns associated with potential hazardous cleanup, regulatory non-compliance and public safety risks that are associated with any structural hazards due to corrosion and/or underground collapse (failed cathodic test)

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**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
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	TTI ENVIRONMENTAL LLC
Purpose or Need for service:	UNDERGROUND STORAGE TANK REMOVAL
Contract Award Amount	\$169,597.00
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.)	NJSA 40A:11-6 & <u>N.J.S.A</u> 40A:11-11(5)
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.

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

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

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

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

***For LGS use only:***  
\_\_\_\_\_  
 Approved  Denied

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

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

# TTI ENVIRONMENTAL INC.

HQ 1253 North Church Street, Moorestown, NJ 08057

[www.ttienv.com](http://www.ttienv.com) | 856-840-8800



CAMDEN COUNTY  
EDUCATIONAL SERVICES COMMISSION



For more details about our CCESC services visit:

<https://ttienvinc.com/blog/tti-environmental-joins-ccesc-co-op-as-environmental-service-provider/>

## COMPANY SUMMARY

Tax ID / EIN#	22-2622257
Incorporated	1985
Structure	C-Corporation
UEI#	F26GDFRLNVP2
CAGE Code	0L7S3
NJ State Business Registration	# 0073225
EEO Category	142
Bonding	8M
Insurance	5M

## TTI PARTIAL LIST OF LICENSES & CERTIFICATIONS

NJ Asbestos Safety Control Monitor (ASCM) Cert.  
NJ Business Registration Cert.  
NJ DEP Underground Storage Tank Cert.  
NJ DPMC Consultant Prequal.  
NJ DPMC Contractor & Construction Prequal.  
NJ Employee Information Cert.  
NJ Indoor Environmental Consultant License (DOH)  
NJ Lead Evaluation Contractor Cert. (DCA)  
NJ Public Works Contractor Registration (PWCR) Cert.  
NJ Radioactive Materials License  
NJ School Development Authority (NJSDA) Consulting Prequal.  
NJDEP Lab Cert. & Annual Certified Parameter List (ACPL)  
US Environmental Protection Agency (EPA)  
USEPA Asbestos Hazard Emergency Response Act (AHERA)  
US Department of Labor, OSHA

## CONTACT INFORMATION

Karen Buniak VP Business Development [karenb@ttienv.com](mailto:karenb@ttienv.com)  
Tim Popp, VP Environmental Consulting [timp@ttienv.com](mailto:timp@ttienv.com)  
Jim Guilardi, Director Industrial Hygiene [jimg@ttienv.com](mailto:jimg@ttienv.com)  
Kristin Heimbürger, LSRP, Director Environmental Consulting [kristin@ttienv.com](mailto:kristin@ttienv.com)

## INCLUDED or COVERED ENVIRONMENTAL SERVICE LINES

### LSRP/Environmental Consulting

- Licensed Site Remediation Professionals (LSRP)
- Site Investigations/Assessments (Phase I & II)
- Preliminary Assessment Reports (PAR)
- Soil & Groundwater Remediation
- Hydrogeological Studies
- Brownfields Remedial Programs
- ISRA Case Management
- Remedial Action Permit Compliance
- Historic Fill Investigations
- Underground Storage Tank Closures
- EH&S Compliance Programs
- Regulatory Case Management
- Field Sampling & Lab Programs
- NJ Child-Care Center Licensing Support

### Industrial Hygiene

- AHERA Compliance
- Asbestos Surveys /Testing, O&M Programs, Awareness Training
- Asbestos Abatement Design Management & Monitoring
- Lead-Based Paint Risk Assessment & Surveys
- Mold Investigations & Remediation Design
- Indoor Air Quality Testing & Program Development
- Right to Know Compliance
- Indoor Environmental Health Assessment
- Efficacy Cleaning and Covid-19 Facility Plan Support

### EH&S

- OSHA Program Development and Training
- OSHA Audits
- Storm and Waste-Water Discharge Permitting
- Toxic Release Inventory (TRI). Right To Know (RTK) Reporting
- DPCC and SPCC Plans
- Waste Generator's Reports
- HazWOPER Training
- TCEPA Plan Development and Audits

## ADDITIONAL SERVICES TTI PROVIDES

Environmental Construction & Contracting  
Aboveground and Underground Storage Tank Services

## CCESC Co-Op # 66CCEPS

The Camden County Educational Services Commission's NJ-approved Cooperative Pricing System saves time and money. Established in 1997, this system ensures efficient procurement solutions for districts of all sizes, lightening the burden on local taxpayers.

**Membership Benefits:** No fees for joining or maintaining membership. Access to the best resources for procurement solutions. Streamlined bidding requirements for goods and services. Once approved by the State, you become a lifetime member.

**How to Join:** Click CCESC's "Become a Member" link for more info <https://www.camdenesc.org/co-op-purch/become-a-member>  
You must pass a resolution to join the Co-op (see Documents for the resolution document link). Execute the "COOPERATIVE PRICING SYSTEM AGREEMENT." Send two (2) signed copies and a certified copy of your board minutes to Patrick Madden at CCESC. Your organization will be registered with the Division of Local Government Services (state approval in 7-10 days). Once approved, access the Co-op's bids for your procurement needs.

CITY OF CAMDEN, NEW JERSEY  
REQUEST FOR QUOTE FOR

UNDERGROUND FUEL TANK REMOVAL CITY OF CAMDEN DEPARTMENT OF  
PUBLIC WORKS  
101 NEWTON AVE, CAMDEN NJ

**SCOPE OF WORK**  
**GENERAL SPECIFICATIONS**

The Contractor shall be certified by the NJDEP for the removal of underground storage tanks.

**I. REMOVAL OF THREE (3) UNDERGROUND GASOLINE & DIESEL FUEL STORAGE TANKS**

This project requires the removal and disposal of three (3) 10,000 gallon underground unleaded gasoline & diesel storage tanks and appurtenances located at 101 Newton Ave, Camden, NJ **before December 31, 2025**. These tanks have been emptied to a low level, with roughly three (3) inches of liquid remaining. The Contractor is responsible for complete removal and disposal of the residual contents and any associated residual in compliance with all applicable laws and regulations.

The lump sum cost for the removal and disposal of the underground gasoline tanks shall also include the cost of NJDOT DGA backfill material to fill in the specific locations.

**II. REMOVE AND REPLACE CONTAMINATED SOILS**

If applicable, any contaminated soils found during the removal of all tanks shall be properly removed and disposed of off-site. A representative of the City will be on site to determine the extent of soils to be removed. The cost will be per ton of soil actually removed and backfilled with NJDOT DGA per cubic yard.

**Site Visit**

Site visit is scheduled for 10:00 am on September 5, 2025 @ 101 Newton Avenue, Camden, NJ

**Vendors are strongly encouraged to attend the site visit to assess existing conditions before submitting a quote.**

Email written requests for clarification, questions or further information to [purchasingfax@camdennj.gov](mailto:purchasingfax@camdennj.gov) by 4:00 pm on Tuesday, September 9

Subject Line: Questions – Fuel Storage Tank Removal DPW

## Insurance Requirements

Successful bidder will indemnify and hold harmless the City of Camden, all elected and appointed officials, employees, and volunteers from all claims, suits or actions and damages or costs of every name and description to which the City may be subjected or put by reason of injury to the person or property of another, or the property of the City, resulting from negligent acts or omissions on the part of the bidder, the bidder's agents, servants or subcontractors in the delivery of materials and supplies, or in the performance of the work under this agreement; the use of any copyrighted or copyrighted composition, valid trademark, secret process, patented or unpatented invention or article furnished or used in the performance of this contract

Provide a Certificate (Evidence) of Insurance for the following coverage amounts once chosen as the successful bidder.

- i. It is required that, wherever possible, the *City of Camden, all elected and appointed officials, employees, and volunteers* be shown as an "additional insured" on any certificate of insurance.
- ii. The Successful Vendor shall not take any action to cancel or materially change any of the insurance coverage without making the City of Camden aware of the change.
- iii.

General Liability With products and completed operations coverage	\$1,000,000 (occurrence); \$2,000,000 (aggregate)
Automobile Liability	\$1,000,000
Workers Compensation** **Vendor to provide a letter stating they are a sole proprietorship with no employees	Statutory
Employer's Liability	\$1,000,000
Environmental Impairment Liability (Pollution)	\$1,000,000 (occurrence); \$2,000,000 (aggregate)

## Quote Submission Requirements

1. Interested vendors must submit the following by 9:00 am on Wednesday, September 17, 2025
  - a. Completed and Signed Bid Price Sheet
  - b. Provide name, address, detailed description of work completed, before and after pictures, and dollar amount and dates of the last three (3) jobs with similar tank removal.
  - c. Public Works Certificate
  - d. Equipment List
  - e. NJ Business Registration Certificate

Submit quotes via email to:

[lachandl@camdennj.gov](mailto:lachandl@camdennj.gov); [stwalker@camdennj.gov](mailto:stwalker@camdennj.gov);

Subject Line: Quote – Underground Fuel Storage Tank Removal - DPW

Successful bidder understands that they must sign a contract with the City for the award of this construction contract within five (5) business days after receipt of contract.

2. All submittals will become the property of the Purchasing Bureau, City of Camden and will become a matter of public record.
3. The City of Camden reserves the right to reject any or all submittals. The City retains the right to distribute responses to such queries to all participating vendors.
4. The City of Camden is not responsible for late submittals of the price quote and it is the Contractor's responsibility to insure price quote is properly submitted in accordance with instructions.



**CITY OF CAMDEN**

**ADDENDUM NO. 1 TO THE REQUEST FOR QUOTES FOR UNDERGROUND FUEL  
TANK REMOVAL, CITY OF CAMDEN DEPARTMENT OF PUBLIC WORKS**

**Quotes Due: Wednesday, September 17, 2025 by 9:00 AM**

**I. RESPONSE TO QUESTIONS**

Question 1: How long must the excavation remain open for testing and reporting to be completed before backfilling?

**Answer: For as long as it takes for testing results to be returned. This is typically a few days but depends on what time the sample comes out of the ground and what day it comes out of the ground. The contractor shall be prepared to secure the area for as long as necessary.**

Question 2: Will payment come out of \$10,000.00 Allowance - for photographic documentation?

**Answer: No, this shall be included in the base bid price. We just don't have a separate pay item for photographic documentation.**

Question 3: Will payment come out of \$10,000.00 Allowance – for temporary construction facilities?

**Answer: No, this shall be included in the base bid price. We just don't have a separate pay item for temporary construction facilities.**

Question 4: Please confirm if the contractor pays for post-excavation laboratory samples.

**Answer: Post-excavation soil sample analysis is the responsibility of CED.**

Question 5: Please confirm if the contractor pays for disposal of subbase and underlying soil.

Per plan 12' entire excavation for disposal included in base price?

**Answer: Yes, that's correct. Per note 4 under the demolition notes the contractor shall assume 12' depth within the base price and additional excavation will be paid for by the IAWD quantity. Disposal shall be included.**

Question 6: Who applies for NJDEP closure plan, 14-day notification and reporting?

**Answer: CED staff will be the LSRP of record for the UST closure and will submit the NJDEP Closure Plan, online Closure – Notice of Intent UST Closure System, 14-day notification, and required NJDEP required reporting.**

Question 7: Who is providing the LSRP?

**Answer: CED staff will be the LSRP of record for the UST Closure**

**Question 8: What is the depth of ground water?**

**Answer: Unknown.**

Question 9: If ground water is encountered, will side wall sampling be performed?

**Answer: Yes.**

Question 10: Can the term "select fill" be clarified in reference to what material is to be used for backfilling the excavation?

**Answer: The contractor shall use material that meets the I-9 or I-11 designation. Bank run gravel and washed gravel is acceptable. DGA is acceptable. Excavated material that is free of organics and can be properly compacted is acceptable. Prior to material import and stockpiling on-site, documentation (testing, source, certification, etc.) that the material meets the definition of clean fill shall be submitted to the LSRP for approval.**

Question 11: In Section 2 Execution Construction videos and time stamped photos are mentioned. Does this pertain to the tank removal bid?

**Answer: This pertains to the entire project to document and ensure the different aspects are complete. Pre-demolition photos, canopy foundation removal photos, cut and cap of electrical conduit photos, removal of tank photos, back fill photos, final restoration photos.**

## **II. REVISED EMERGENCY QUOTE PRICE SHEET**

Emergency Quote Price Sheet revised to include statement for vendor to acknowledge receipt of Addendum No. 1

This **Addendum No. 1**, dated, September 10, 2025, has been issued by order of the City of Camden's Purchasing Agent.

Lateefah Chandler  
Purchasing Agent

**EMERGENCY QUOTE PRICE SHEET**

**UNDERGROUND FUEL STORAGE TANK REMOVAL CITY OF  
CAMDEN DEPARTMENT OF PUBLIC WORKS  
101 NEWTON AVE, CAMDEN NJ**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
1	Clearing Site, Complete	1	LS	\$60,775.00	\$60,775.00
2	Restoration, Complete	1	LS	\$47,097.00	\$47,097.00
3	Excavation, Unclassified (IAWD)	100	CY	\$35.00	\$3,500.00
4	Select Fill (IAWD)	50	CY	\$33.50	\$1,675.00
5	Dense Graded Aggregate (IAWD)	50	CY	\$31.00	\$1,550.00
6	HMA 9.5M64 Surface Course (IAWD)	50	TN	\$253.00	\$12,650.00
7	HMA 25M64 Base Course (IAWD)	50	TN	\$224.30	\$11,215.00
8	Mobilization/ Demobilization of Petroleum Dewatering Facility (IAWD)	1	LS	\$1,135.00	\$1,135.00
9	Dewatering of Petroleum Impacted Groundwater (IAWD)	20,000	GAL	\$0.15	\$3,000.00
10	Removal and Disposal of Petroleum Impacted Soils (IAWD)	200	TN	\$85.00	\$17,000.00
11	Allowance	1	ALL	\$ 10,000.00	\$ 10,000.00
<b>Estimated Total</b>					<b>\$ 169,597.00</b>

\*It is understood that the quantities slated in this Price Sheet for the various items are estimates only and may be increased or decreased as provided.

- Work must be completed within Sixty (60) Calendar Days.
- Davis-Bacon and/or New Jersey Department of Labor and Workforce Development Prevailing Wage requirements apply

-----CONTINUES ON NEXT PAGE-----

I **HEREBY** acknowledge receipt of Addendum No. 1 and submit and confirm this Emergency Quote Price Sheet

**Quote Received by:**

TTI Environmental, Inc. \_\_\_\_\_

Company Name



Representative's Signature

Print Name: Timothy Popp

Print Title/Position: Vice President

Date: 9/17/2025

**NOTE: THE ABOVE QUOTE AMOUNT MUST INCLUDE ALL COSTS FOR THE REMOVAL AND DISPOSAL OF THREE (3) UNDERGROUND GASOLINE & DIESEL STORAGE TANKS, INCLUDING: LABOR, MATERIAL, EQUIPMENT, ALL RESTORATION AND GRADING COSTS AFTER**

**NOTE: IN CONDUCTING THE REMOVAL AND DISPOSAL OF THREE (3) UNDERGROUND GASOLINE & DIESEL STORAGE TANKS THE PERSON SUBMITTING THE QUOTE MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL STATUTES, REGULATIONS, ORDINANCES OR OTHER LAWS, INCLUDING NEW JERSEY DEPARTMENT OF LABOR REQUIREMENTS (i.e. PREVAILING WAGE RATES).**

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

September 22, 2025

**VIA EMAIL**

Lateefah Chandler, Purchasing Agent  
City of Camden  
520 Market Street  
City Hall, Room 213  
Camden, NJ 08101

**Recommendation of Award**  
**Underground Fuel Storage Tank Removal**  
**City of Camden Department of Public Works**  
City of Camden, Camden County, New Jersey  
Colliers Engineering & Design Project No. 24004823A

Dear Ms. Chandler,

Bids were received and publicly opened at the City of Camden's City Hall on September 17, 2025, for the "Underground Fuel Tank Removal" emergency project. One (1) addendum was issued on September 10, 2025.

A total of four (4) bids were received for this project, as summarized below. A detailed bid tabulation is attached for your reference.

<b>Contractor</b>	<b>Total Amount Bid</b>
<b>TTI Environmental, Inc.</b>	<b>\$169,597.00</b>
<b>RJ Walsh Associates, Inc.</b>	<b>\$263,900.00</b>
<b>C3 Technologies, LLC</b>	<b>\$337,719.24</b>
<b>Aurora Environmental, Inc.</b>	<b>\$369,220.00</b>
<b>Engineer's Estimate</b>	<b>\$308,000.00</b>

The City's Attorney should review the forms and content of the bids and bid security submitted. In accordance with the Local Public Contracts Law, contract award must be made within 60 days from the date of opening the bids.

The bid submitted by apparent low bidder, TTI Environmental, Inc., is well below the Engineer's Estimate for the project and within the City's budget. CED has discussed the bid with TTI and has been assured that the bid is responsible. We have worked with TTI Environmental, Inc. on numerous projects and found their work to be satisfactory.

Subject to the City's Attorney review and acceptance of the proposal documentation, and the City's CFO certification as to the availability of funds, we recommend the City prepare the necessary

Resolution of Award of Contract in the amount of \$169,597.00 to TTI Environmental, Inc. for the "Underground Fuel Storage Tank Removal" emergency project.

Upon award of the contract, bid bonds provided by the unsuccessful bidders can be returned to them.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design



Nicholas F. Minner, PE  
Project Manager

cc: Kurt Martin, CED LSRP  
Dave Nicola, CED  
Anthony Morici, RVE  
Charlie Chelotti, City Engineer  
Tim Cunningham, City Administrator



Nicholas F. Minner, PE  
 N.J. P.E. Lic. No. GE58244

**Project Name** Underground Fuel Storage Tank Removal - City of Camden Department of Public Works  
**City, State** City of Camden, Camden County, New Jersey  
**Project #** 24004823A

				Engineer's Estimate		TTI Environmental, Inc.		Rj Walsh Associates, Inc.		C3 Technologies, LLC	
ESTIMATE OF QUANTITIES											
Item #	Description	Unit	Contract Quantities	Contract		Contract		Contract		Contract	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Clearing Site, Complete	1	LS	\$160,000.00	\$ 160,000.00	\$60,775.00	\$ 60,775.00	\$149,600.00	\$ 149,600.00	\$142,816.70	\$ 142,816.70
2	Restoration, Complete	1	LS	\$65,000.00	\$ 65,000.00	\$47,097.00	\$ 47,097.00	\$51,200.00	\$ 51,200.00	\$102,673.36	\$ 102,673.36
3	Excavation, Unclassified (IAWD)	100	CY	\$50.00	\$ 5,000.00	\$35.00	\$ 3,500.00	\$50.00	\$ 5,000.00	\$39.70	\$ 3,970.00
4	Select Fill (IAWD)	50	CY	\$50.00	\$ 2,500.00	\$33.50	\$ 1,675.00	\$80.00	\$ 4,000.00	\$53.80	\$ 2,690.00
5	Dense Graded Aggregate (IAWD)	50	CY	\$50.00	\$ 2,500.00	\$31.00	\$ 1,550.00	\$80.00	\$ 4,000.00	\$53.80	\$ 2,690.00
6	HMA 9.5M64 Surface Course (IAWD)	50	TN	\$180.00	\$ 9,000.00	\$253.00	\$ 12,650.00	\$120.00	\$ 6,000.00	\$153.82	\$ 7,690.84
7	HMA 25M64 Base Course (IAWD)	50	TN	\$180.00	\$ 9,000.00	\$224.30	\$ 11,215.00	\$120.00	\$ 6,000.00	\$148.92	\$ 7,445.84
8	Mobilization/ Demobilization of Petroleum Dewatering Facility (IAWD)	1	LS	\$12,000.00	\$ 12,000.00	\$1,135.00	\$ 1,135.00	\$4,100.00	\$ 4,100.00	\$9,580.00	\$ 9,580.00
9	Dewatering of Petroleum Impacted Groundwater (IAWD)	20,000	GAL	\$1.00	\$ 20,000.00	\$0.15	\$ 3,000.00	\$0.40	\$ 8,000.00	\$1.57	\$ 31,447.50
10	Removal and Disposal of Petroleum Impacted Soils (IAWD)	200	TN	\$65.00	\$ 13,000.00	\$85.00	\$ 17,000.00	\$80.00	\$ 16,000.00	\$83.58	\$ 16,715.00
11	Allowance	1	ALL	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00
<b>TOTAL</b>					\$ 308,000.00		\$ 169,597.00		\$ 263,900.00		\$ 337,719.24

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: TTI ENVIRONMENTAL, INC

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

- BUDGET APPROPRIATION: G-02-SD-725-242

AMOUNT: \$169,597.00

- DEDICATED BY RIDER:

AMOUNT:

- RESERVE FOR STATE AND FEDERAL GRANT:

AMOUNT:

- RESERVE FOR STATE AND FEDERAL GRANT:

AMOUNT:

- CAPITAL ORDINANCE:

AMOUNT:\$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$169,597.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO TTI ENVIRONMENTAL INC FOR THE EMERGENCY REMOVAL OF UNDERGROUND STORAGE TANKS PER ADMINISTRATIVE CONSENT ORDER

*Scott Z. Parker*

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

R-418

LEYBA-MARTINEZ  
10/14/2025

**RESOLUTION RESCINDING MC-24:9744, APPROVED ON OCTOBER 8, 2024, THEREBY REMOVING WILL DAVIS FROM THE CITY OF CAMDEN'S AFRICAN-AMERICAN HERITAGE ADVISORY BOARD AND TO NOW APPOINT WILL DAVIS TO THE FOOD SECURITY ADVISORY BOARD FOR A TERM OF TWO (2) YEARS, WITH HIS TERM THEREBY ENDING ON OCTOBER 13, 2027**

WHEREAS, Article II of Chapter 26 of the Camden City Code establishes the African-American Heritage Advisory Board; and

WHEREAS, WILL DAVIS, by Resolution MC-24:9744, was appointed to be a member of the African-American Heritage Advisory Board for a term of three (3) years; and

WHEREAS, the City Council of the City of Camden now seeks to rescind Resolution MC-24:9744 to remove WILL DAVIS from the African-American Heritage Advisory Board and now appoint WILL DAVIS to the Food Security Advisory Board, pursuant to Chapter 26, Article VII of the Camden City Code; and

WHEREAS, pursuant to Section 26-42 of the Camden City Code, the Food Security Advisory Board shall consist of five (5) voting members to be appointed by the City Council of the City of Camden for a term of two (2) years; and

WHEREAS, the City Council of the City of Camden is satisfied as to the fitness of WILL DAVIS for appointment to the Food Security Advisory Board; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby rescinds MC-24:9744 thereby removing WILL DAVIS as a member of the African-American Heritage Advisory Board for a term of three (3) years.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden that it now appoints WILL DAVIS to be a voting member of the Food Security Advisory Board for a term of two (2) years, thereby ending on October 13, 2027.

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

Date: October 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