



AGENDA

CITY OF CAMDEN

CITY COUNCIL REGULAR MEETING

January 13th, 2026 – 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 January 6th, 2026 Caucus meeting
Please note that items within boxed area (s) are items added.
Items on consent Agenda include Resolutions: 1-7, 10-30, 34-45



CITY COUNCIL AGENDA

JANUARY 13TH, 2026 – 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 **November 20, 2025 to December 25, 2025**
2. Payroll Register Summary for The City of Camden for The Pay Periods of **December 2, 2025 and December 16, 2025**

PRESENTATIONS

OLD BUSINESS

ORDINANCES – FIRST READING

Office of City Council

1. An Ordinance Amending Chapter 103 To Establish Article VIII; **Managing Artificial Intelligence In Municipal Operations While Preserving The City Of Camden's Most Valuable Asset: It's Employees**

Department of Administration

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

Department of Public Works

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

Office of City Council

5. Ordinance **Amending Chapter 650; Rent Control**, To Mandate That A Rent Increase Shall Not Exceed Two Percent (2%) Over The Preceding Twelve-Month Period For A Senior Citizen Or Person With A Disability

Department of Planning & Development

6. An Ordinance **Adopting A Redevelopment Plan For Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 And Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30** Within The City Of Camden Known As **The Saunders Street Project**, Which Properties Have Been Designated An Area In Need Of Redevelopment

ORDINANCES – SECOND READING & PUBLIC HEARING

PUBLIC COMMENT

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

RESOLUTIONS

Office of City Council

1. Resolution Designating **Naté Furlow-Brown** As The City Of Camden Employee Of The Month For January 2026

2. Resolution of Support for the **Resintech, Inc.** expansion project-2026 and approving a letter of support to be issued to the New Jersey Economic Development Authority, Aspire Program, by the City Council of the City of Camden in support of this Resintech, Inc. expansion Project

Department of Administration

3. Resolution Rejecting Re-Bid 25-15 Construction Of North Camden Waterfront Park Sixth Street And Byron Street City Of Camden, Camden County
4. Resolution Authorizing The Rejection of Bid #25-21 for 2024 New Jersey Department of Transportation Road Program
5. Resolution Authorizing A Contract To Asphalt Paving Systems, Inc., For “As Needed” On-Call Emergency Roadway Services And Repairs
6. Resolution Authorizing The City of Camden to Procure Goods and Services Through Certain Approved New Jersey State Contract Vendors For Calendar Year 2026

Office of the Law Department

7. Resolution Authorizing Extensions Of Time To Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments
8. Resolution Authorizing The Assignment Of Tax Sale Certificates Sold At Less Than Face Value

Department of Finance

9. Resolution Approving Temporary Budget For 2026
10. Resolution Approving **Cash Management Plan** For 2026
11. Resolution Awarding A Contract To **RealAuction.com, LLC** For Online Tax Sale Hosting Services
12. Resolution Designating **Latricia Berry** as the Tax Search Officer
13. Resolution **Authorizing Refunds To The Various Lien Holders, Property Owners And Mortgage Companies** For Various Properties
14. Resolution **Authorizing The Cancellation Of Tax Sale Certificate, Taxes And Transfer Charges/Credits** Against Various Properties
15. Resolution Authorizing The Department of **Finance to Refund Tax Overpayments**

16. Resolution Authorizing **The Issuance Of Acceptance Of A Fee Schedule** For The Bureau Of Revenue Collection
17. Resolution Authorizing **The Acceptance of Redemption In Installment Agreements** In Accordance with N.J.S.A. 54:5:65
18. Resolution Authorizing **The Tax Collector To Hold An Electronic Tax Sale (Online) For CY 2025**
19. Resolution **Setting 2026 Interest Rates** For Delinquent Taxes, Assessments, And Other Municipal Liens or Charges
20. Resolution Authorizing The Transfer Of **Recording And Cancellation Fees**
21. Resolution Authorizing The **Cancellation Of Small Balances**

Department of Planning & Development

22. Resolution Authorizing Amendment #2 To Contract #02-25-025 With All **State Technology Inc** For The Rehabilitation Of The City Of Camden Swimming Pools
23. Resolution Authorizing An **Amendment To The Affordable Housing Trust Fund Grant Agreement** With The New Jersey Department Of Community Affairs To Extend The Grant Term
24. Resolution Authorizing **A Term Extension Of The Grant Agreement** Between The City Of Camden And The New Jersey Urban Enterprise Zone Authority For The Camden Strong Clean Team Program
25. Resolution Authorizing The Acceptance Of A **Neighborhood Preservation Program Grant** From The New Jersey Department Of Community Affairs In The Amount Of **\$125,000.00**
26. Resolution Authorizing The City of Camden To Execute A New Jersey Department Of Environmental Protection Division Of Water Quality Form WQM003-T In Connection With **Walnut Street Acquisition Group LLC's Treatment Works Application**
27. Resolution Authorizing The City of Camden To Execute A New Jersey Department Of Environmental Protection Division Of Water Quality Form WQM003-T In Connection With **Parkside Development, LLC's Treatment Works Application**
28. Resolution Authorizing The Award Of A Contract To **Earle Asphalt Company** For The FY 2024 New Jersey Department Of Transportation Local

Freight Impact Fund For The Improvements To Holtec Boulevard/Morgan Street Project

29. Resolution Authorizing A Contract To **Remington & Vernick Engineers, Inc** To Provide Municipal And Consulting Engineering Services
30. Resolution Authorizing the award of a contract to **Paving Plus, LLC** for FY 2024 NJDOT Trust Fund-Resurfacing of various streets in the amount of \$770,812.80, Representing \$565,051.50, The Base Bid, \$51,358.15, Alternate A and \$154,393.15, Alternate for the FY 2024 NJDOT Trust Fund-Resurfacing of Various Streets in the City of Camden
31. Resolution Designating Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, Of The City Of Camden Tax Map (In The Vicinity Of The Former Knox Gelatin Facility) A **“Condemnation Area In Need Of Redevelopment”** In Accordance With The Local Redevelopment And Housing Law, N.J.S.A. 40a:12a-1 Et. Seq.
32. Resolution Designating 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, Of The City Of Camden Tax Map (Part Of The Yaffa & Sons Site) A **“Condemnation Area In Need Of Redevelopment”** In Accordance With The Local Redevelopment And Housing Law, N.J.S.A. 40a:12a-1 Et. Seq.
33. Resolution Designating Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 Of The City Of Camden Tax Map (In The Federal Street Corridor) As A **“Condemnation Area In Need Of Redevelopment”** And Designating Block 1182, Lots 6-20 And Block 1196, Lots 32-34 Of The City Of Camden Tax Map (In The Federal Street Corridor) As An “Area In Need Of Rehabilitation” In Accordance With The Local Redevelopment And Housing Law, N.J.S.A. 40a:12a-1 Et. Seq.

Department of Public Works

34. Resolution Authorizing Site Access Agreement Between **Trust For Public Land For Donation**, Installation And Maintenance Of Trees At Various Locations
35. Resolution Authorizing The City To Enter Into A Shared Services Agreement With The County Of Camden And To **Accept A Grant In The Amount Of \$25,000.00** From The Camden County Open Space, Farmland, Recreation, And Historic Preservation Trust Fund For Recreation Facility Improvements At The 24th And Harrison Avenue Baseball Field
36. Resolution Authorizing The Acceptance Of **PSEG Lighting Service Agreements** For The Upgrade Or Installation Of Light Fixtures

- 37. Resolution Authorizing The Purchase Of **Four (4) 4x4 Crew Cab Pickup Trucks** Through various Cooperative Purchasing Contracts
- 38. Resolution Authorizing **A Contract To Multi-Temp Mechanical** For Boiler Replacement At The Public Works Building

Fire Department

- 39. Resolution Authorizing The Purchase Of A ER Star Series Squad Pumper From **Spartan Fire LLC** Via Sourcewell Cooperative
- 40. Resolution **Recognizing Fire Fighter Julius Snyder** As A Line Of Duty Death And Commemorating His Meritorious Service And Heroism To The City Of Camden

Department of Human Services

- 41. Resolution Authorizing A Memorandum Of Understanding Between The **City Of Camden And The Camden City School District And Rutgers-Camden**, Division Of Diversity, Inclusion And Community Engagement

Office of City Council

- 42. Resolution In **Opposition To A-5870**, Establishing Requirements For On-Demand Micro Transit Programs Operating Within The State And Supporting The Letter Submitted By Camden Community Partnership On January 2, 2026, Opposing This Proposed Legislation

Department of Planning & Development

- 43. Resolution Designating Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 And Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30, Also Known As **The Saunders Street Project, As “An Area In Need Of Redevelopment”** Without The Power Of Eminent Domain In Accordance With The Local Redevelopment And Housing Law

Office of City Council

- 44. Resolution **Recognizing And Honoring Jose Velazquez**, Founder And President Of **Liga Futbol La Corona**, Which Was Created Twenty Years Ago To Provide A Safe, Welcoming Space For Camden’s Latino Community And Which Brings People Together Through Their Shared Love Of The Game
- 45. Resolution in memoriam for **Russell C. Farmer, Jr.**
- 46. Resolution **appointing ward 3 councilman Falio Leyba-Martinez** to the Planning board as a Class III member for a term of one year, ending on January 12, 2027

47. Resolution **appointing members of the Municipal Appointment Committee** of City Council for a term of one (1) year

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



VICTOR G. CARSTARPHEN
MAYOR

DEPARTMENT OF FINANCE
CITY OF CAMDEN
NEW JERSEY

C-1
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 

Date: December 26, 2025

Subject: **Check Register-Communications for Forthcoming
City Council Meeting- January 13,2026**

Attached, please find the Check Register for the City of Camden for the period of November 20,2025 to December 25,2025 .

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: 11/20/25 to 12/25/25
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				
149275	11/21/25	SOU66 SOUTHERN NEW JERSEY REGIONAL	1,968,284.61	22345 Direct Deposit
149276	11/21/25	AGT01 AIR & GAS TECHNOLOGIES, INC	715.00	22351 Direct Deposit
149277	11/21/25	BUR06 EDWARD BURT	75.00	22351 Direct Deposit
149278	11/21/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	13,745.53	22351 Direct Deposit
149279	11/21/25	CAR01 CARTUN HARDWARE	779.83	22351 Direct Deposit
149280	11/21/25	COM01 COMMAND COMPANY	552,776.84	22351 Direct Deposit
149281	11/21/25	COM02 CONTRACTOR SERVICE	177.85	22351 Direct Deposit
149282	11/21/25	COR33 CORSA MANAGEMENT	155,249.46	22351 Direct Deposit
149283	11/21/25	DSE01 DIVAL SAFETY EQUIPMENT	1,958.00	22351 Direct Deposit
149284	11/21/25	EME15 EMERGENCY EQUIPMENT SALES,LLC	2,187.00	22351 Direct Deposit
149285	11/21/25	ENG01 ENGINEERING HYDRAULICS	113.26	22351 Direct Deposit
149286	11/21/25	FED14 FEDEX (OMEGA CORP CTR)	39.54	22351 Direct Deposit
149287	11/21/25	HALL12 HALL FIRE RMS, LLC	506.25	22351 Direct Deposit
149288	11/21/25	HOM15 HOMEWARD BOUND PET ADOPTION	80,208.33	22351 Direct Deposit
149289	11/21/25	HOM17 HOME DEPOT CREDIT SERVICES	109.85	22351 Direct Deposit
149290	11/21/25	IND10 INDEPENDENCE VILLAGE APARTMENT	16,127.63	22351 Direct Deposit
149291	11/21/25	MCC44 HOWARD McCOACH,PC	6,644.40	22351 Direct Deposit
149292	11/21/25	MCM03 MCMANIMON & SCOTLAND, LLC	451.50	22351 Direct Deposit
149293	11/21/25	NHP01 NATIONAL HIGHWAY PRODUCTS	253.68	22351 Direct Deposit
149294	11/21/25	OMN01 OMNI RECYCLING GROUP, LLC	9,267.66	22351 Direct Deposit
149295	11/21/25	PEM02 PEMBERTON SUPPLY COMPANY LLC	1,172.91	22351 Direct Deposit
149296	11/21/25	REM02 REMINGTON & VERNICK ENGINEERS	11,947.50	22351 Direct Deposit
149297	11/21/25	REN04 RENEWABLE RECYCLING, INC	892.50	22351 Direct Deposit
149298	11/21/25	REW01 REWORLD WASTE, LLC	247,152.56	22351 Direct Deposit
149299	11/21/25	ROB12 ROBINSON WASTE DISPOSAL SVS	950.00	22351 Direct Deposit
149300	11/21/25	SAF19 SAFE & SOUND STEWARDS, LLC	3,000.00	22351 Direct Deposit
149301	11/21/25	SOU03 SOUTH JERSEY WELDING	606.91	22351 Direct Deposit
149302	11/21/25	SOU65 SOUTH JERSEY SOLUTIONS, LLC	18,389.72	22351 Direct Deposit
149303	11/21/25	STA99 STAPLES ADVANTAGE	135.96	22351 Direct Deposit
149304	11/21/25	SUB11 SUBURBAN CONSULTING ENGINEERS	2,446.87	22351 Direct Deposit
149305	11/21/25	SUBDIS01 SUBURBAN DISPOSAL INC	748,333.33	22351 Direct Deposit
149306	11/21/25	TDB03 TD Bank - P Card	154.00	22351 Direct Deposit
149307	11/21/25	ACT07 ACTION UNIFORMS CO LLC	15,952.00	22354
149308	11/21/25	ACT12 ACTIVE911, INC.	79.34	22354
149309	11/21/25	ALA03 THE ALAIMO GROUP	2,418.75	22354
149310	11/21/25	ANG05 LENORA R. ANGELASTRO	1,110.00	22354
149311	11/21/25	ATT08 AT&T MOBILITY II, LLC	1,492.68	22354
149312	11/21/25	CAM85 CAMDEN COUNTY COLLEGE	7,500.00	22354
149313	11/21/25	CAP12 CAPEHART & SCATCHARD	361.00	22354
149314	11/21/25	CIN03 CINTAS CORPORATION NO 2	393.62	22354
149315	11/21/25	CIV02 CIVIL SOLUTIONS	750.00	22354
149316	11/21/25	GHD01 GHD SERVICES INC.	7,792.00	22354
149317	11/21/25	GOV18 GOV DESIGNS	2,100.00	22354
149318	11/21/25	NJA06 NEW JERSEY AMERICAN WATER CO	53,573.49	22354
149319	11/21/25	NJL06 NJ LEAGUE OF MUNICIPALITIES	730.00	22354
149320	11/21/25	PEL05 LAKIA PELLOT-GAITHER	853.00	22354
149321	11/21/25	PSE01 PSEG	11,310.87	22354
149322	11/21/25	SRB01 SR BUSINESS SYSTEMS, INC	6,084.90	22354
149323	11/21/25	TUC05 TYRONE TUCKER	153.23	22354

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD 01-GENERAL General Account 4308903487 Continued				
149324	11/21/25	WAL03 WALTER R. EARLE - BURLINGTON	2,555.20	22354
149325	11/21/25	WAS01 WASTE MANAGEMENT OF NEW JERSEY	43,037.67	22354
149326	11/21/25	CAM85 CAMDEN COUNTY COLLEGE	7,500.00	22356
149327	11/25/25	NUR01 NURAL H WILLIAMS	1,037.00	21977
149328	11/26/25	AMA08 AMAZON CAPITAL SERVICES, INC.	566.98	22361 Direct Deposit
149329	12/01/25	SOU66 SOUTHERN NEW JERSEY REGIONAL	7,820,240.20	22362 Direct Deposit
149330	12/05/25	BLA02 BLAZE EMERGENCY EQUIPMENT CO	1,715.75	22373
149331	12/05/25	BRO81 BROWN & CONNERY LLP	9,007.75	22373
149332	12/05/25	CAM85 CAMDEN COUNTY COLLEGE	2,200.00	22373
149333	12/05/25	CAR92 VICTOR CARSTARPHEN	1,227.17	22373
149334	12/05/25	CCM01 C C M U A	175.00	22373
149335	12/05/25	CIN03 CINTAS CORPORATION NO 2	230.04	22373
149336	12/05/25	CIV02 CIVIL SOLUTIONS	450.00	22373
149337	12/05/25	CLE17 CLEAN AIR COMPANY	678.40	22373
149338	12/05/25	COU01 COURIER POST	4,835.54	22373
149339	12/05/25	DEE03 DEER PARK FIRE COMPANY	170.00	22373
149340	12/05/25	DEM07 DEMBO, BROWN & BURNS LLP	4,000.00	22373
149341	12/05/25	EDS08 EXTRA DUTY SOLUTIONS	3,897.00	22373
149342	12/05/25	ENV01 ENVIRONMENTAL RESOLUTIONS, INC	14,251.25	22373
149343	12/05/25	FIR37 FIRST STUDENT, INC	1,318.00	22373
149344	12/05/25	GLO04 GLOBAL INDUSTRIAL EQUIPMENT	91.42	22373
149345	12/05/25	HAD01 H A DEHART & SON	66.30	22373
149346	12/05/25	HUM02 MITCHELL HUMPHREY & CO.	21,900.00	22373
149347	12/05/25	INT15 INTERNATIONAL ASSOC OF FIRE-	1,458.80	22373
149348	12/05/25	JOH08 JOHNSON & TOWERS INC.	2,244.00	22373
149349	12/05/25	LAU01 LAUREL LAWN MOWER SERVICE	266.29	22373
149350	12/05/25	LN-50282 Tosha Jenkins	1,129.00	22373
149351	12/05/25	MAJ02 MAJESTIC OIL CO, INC	17,866.69	22373
149352	12/05/25	MUN36 MUNICIPAL EMERGENCY SERVICES	318.50	22373
149353	12/05/25	NOR02 NORTHEAST SERVICES	46,120.00	22373
149354	12/05/25	PAR01 PARKING AUTHORITY	11,192.47	22373
149355	12/05/25	PRI04 PRIMEPOINT LLC	3,560.75	22373
149356	12/05/25	THEIN005 THE PHILADELPHIA INQUIRER, LLC	226.61	22373
149357	12/05/25	TLC01 TLC LANDSCAPE CO.	25,245.00	22373
149358	12/05/25	TRI01 GROFF TRACTOR NEW JERSEY LLC	3,645.32	22373
149359	12/05/25	TRI39 TRI COUNTY TERMITE & PEST	1,097.60	22373
149360	12/05/25	WAL03 WALTER R. EARLE - BURLINGTON	760.00	22373
149361	12/05/25	ACE03 ACE ELEVATOR, LLC	107.75	22375 Direct Deposit
149362	12/05/25	ASP11 ASPIRE TECHNOLOGY, LLC	7,071.00	22375 Direct Deposit
149363	12/05/25	AVA02 AVAYA INC.	1,640.99	22375 Direct Deposit
149364	12/05/25	BUD04 BUD'S ENGINE MACHINING & TRUCK	1,665.44	22375 Direct Deposit
149365	12/05/25	BUR06 EDWARD BURT	75.00	22375 Direct Deposit
149366	12/05/25	CAM01 CAMDEN BAG & PAPER COMPANY	5,688.09	22375 Direct Deposit
149367	12/05/25	CAR01 CARTUN HARDWARE	345.58	22375 Direct Deposit
149368	12/05/25	CME01 CME ASSOCIATES	38,318.75	22375 Direct Deposit
149369	12/05/25	COL103 COLLIERS ENGINEERING & DESIGN	2,407.50	22375 Direct Deposit
149370	12/05/25	COM35 COMCAST BUSINESS SERVICES --	190.03	22375 Direct Deposit
149371	12/05/25	COM5853 COMCAST #5853 N CAMDEN COMM	264.89	22375 Direct Deposit
149372	12/05/25	COM7905 COMCAST #7905 ENGINE 11 FIRE	255.78	22375 Direct Deposit
149373	12/05/25	COM8493 COMCAST #8493 BROADWAY LIBERTY	159.89	22375 Direct Deposit
149374	12/05/25	COM9853 COMCAST #9853 MALANDRA HALL	134.89	22375 Direct Deposit
149375	12/05/25	CON02 CONTRACTOR SERVICE	479.84	22375 Direct Deposit

December 26, 2025
11:48 AM

CAMDEN CITY
Check Register By Check Date

Page No: 3

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487 Continued			
149376	12/05/25	COR36 CORE MECHANICAL, INC.	10,933.64		22375 Direct Deposit
149377	12/05/25	CRE29 CREATIONS BY JENN	287.50		22375 Direct Deposit
149378	12/05/25	ENG01 ENGINEERING HYDRAULICS	203.87		22375 Direct Deposit
149379	12/05/25	FFI01 FFI PROFESSIONAL SAFETY SRV	1,545,000.00		22375 Direct Deposit
149380	12/05/25	GAR13 GARDEN STATE MAT RENTAL	136.66		22375 Direct Deposit
149381	12/05/25	GOO12 TIREHUB, LLC	2,500.00		22375 Direct Deposit
149382	12/05/25	GOP01 GOPHER SPORT	693.27		22375 Direct Deposit
149383	12/05/25	GRA36 GRAINGER, INC.	2,834.74		22375 Direct Deposit
149384	12/05/25	HOM17 HOME DEPOT CREDIT SERVICES	4,453.32		22375 Direct Deposit
149385	12/05/25	IND01 INDEPENDENT ANIMAL CARE SRV	62,500.00		22375 Direct Deposit
149386	12/05/25	JAY02 JAY'S TIRE SERVICE LLC	245.00		22375 Direct Deposit
149387	12/05/25	KLU02 KLUGER HEALEY, LLC	855.00		22375 Direct Deposit
149388	12/05/25	MCM03 MCMANIMON & SCOTLAND, LLC	709.50		22375 Direct Deposit
149389	12/05/25	MER01 MERCHANTVILLE OVERHEAD	316.00		22375 Direct Deposit
149390	12/05/25	MIS01 MILLENNIUM STRATEGIES, LLC	11,000.00		22375 Direct Deposit
149391	12/05/25	PEN31 PENNONI ASSOCIATES, INC	50,106.03		22375 Direct Deposit
149392	12/05/25	PLA14 PLATINUM SECURITY, INC.	880.00		22375 Direct Deposit
149393	12/05/25	REG02 REGINE A ERVIN, CCR	1,520.28		22375 Direct Deposit
149394	12/05/25	REM02 REMINGTON & VERNICK ENGINEERS	4,831.80		22375 Direct Deposit
149395	12/05/25	REN04 RENEWABLE RECYCLING, INC	165.00		22375 Direct Deposit
149396	12/05/25	RIN04 RING CENTRAL	7,157.42		22375 Direct Deposit
149397	12/05/25	SHI03 SHI INTERNATIONAL CORP	2,399.91		22375 Direct Deposit
149398	12/05/25	SOU03 SOUTH JERSEY WELDING	291.20		22375 Direct Deposit
149399	12/05/25	TOS02 TOSHIBA FINANCIAL SERVICES	439.96		22375 Direct Deposit
149400	12/05/25	TRE04 TREASURER, CAMDEN COUNTY	246,554.43		22375 Direct Deposit
149401	12/05/25	WBM01 W B MASON CO, INC	3,555.03		22375 Direct Deposit
149402	12/12/25	AND01 ANDREW VIOLA, ESQ	250.00		22375 Direct Deposit
149403	12/12/25	ATT08 AT&T MOBILITY II, LLC	1,494.65		22387
149404	12/12/25	AUT08 AUTO ZONE INC.	0.00	12/12/25 VOID	0
149405	12/12/25	AUT08 AUTO ZONE INC.	0.00	12/12/25 VOID	0
149406	12/12/25	AUT08 AUTO ZONE INC.	11,073.46		22387
149407	12/12/25	BRO81 BROWN & CONNERY LLP	8,243.36		22387
149408	12/12/25	CAM12 CAMDEN COUNTY CLERK'S OFFICE	3,528.00		22387
149409	12/12/25	CCM01 C C M U A	14,996.26		22387
149410	12/12/25	CHE03 CHERRY VALLEY TRACTOR	1,602.36		22387
149411	12/12/25	GOV11 GOVERNMENT FINANCE OFFICERS	200.00		22387
149412	12/12/25	LEX01 LEXIS NEXIS	965.00		22387
149413	12/12/25	LN-50190 FIG 20, LLC	16,389.88		22387
149414	12/12/25	LN-50399 LERETA, LLC	50.00		22387
149415	12/12/25	LN-50403 SERVOMED, LLC	268.51		22387
149416	12/12/25	LN-50414 AKBAR K. STREATER	2,172.46		22387
149417	12/12/25	MAJ02 MAJESTIC OIL CO, INC	3,394.56		22387
149418	12/12/25	MCC27 KRISDEN M MCCRINK	350.00		22387
149419	12/12/25	MUG01 JUMBA MUGWANYA	250.00		22387
149420	12/12/25	PEL04 PELLEGRINO CHEVROLET	61,224.75		22387
149421	12/12/25	PRO45 PROCTOR PROPERTIES	5,940.00		22387
149422	12/12/25	PSE01 PSEG	4,091.02		22387
149423	12/12/25	RIC01 RICOH USA, INC	103.64		22387
149424	12/12/25	TIM07 TIME FOR FUN & MORE INC	6,368.00		22387
149425	12/12/25	TRE50 TREASURER STATE OF NEW JERSEY	235.00		22387
149426	12/12/25	AME80 AMERICAN WATER SERVICES	2,257,485.11		22389 Direct Deposit
149427	12/12/25	BOW15 BOWMAN INSPECTION LLC	5,500.00		22389 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD 01-GENERAL		General Account 4308903487 Continued		
149428	12/12/25	BOY05 BOYD PHOTOGRAPHY LLC	750.00	22389 Direct Deposit
149429	12/12/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	2,601.00	22389 Direct Deposit
149430	12/12/25	COM1148 Comcast #1148 Public Works	269.89	22389 Direct Deposit
149431	12/12/25	COM3757 COMCAST #3757 MLK JR. COMM.	134.89	22389 Direct Deposit
149432	12/12/25	COM6404 COMCAST #6404 CRAMER HILL	134.89	22389 Direct Deposit
149433	12/12/25	COM7626 COMCAST #7626 KAIGH AVE FIRE	124.89	22389 Direct Deposit
149434	12/12/25	COM8038 COMCAST #8038 PARK & OPEN SPAC	134.89	22389 Direct Deposit
149435	12/12/25	COM9670 COMCAST #9670 MAYOR'S OFFICE	177.57	22389 Direct Deposit
149436	12/12/25	COM9777 COMCAST #9777 FLEET	159.89	22389 Direct Deposit
149437	12/12/25	COM9812 COMCAST #9812 27 FEDERAL ST	134.89	22389 Direct Deposit
149438	12/12/25	CON02 CONTRACTOR SERVICE	579.33	22389 Direct Deposit
149439	12/12/25	FED14 FEDEX (OMEGA CORP CTR)	52.95	22389 Direct Deposit
149440	12/12/25	HOM17 HOME DEPOT CREDIT SERVICES	165.95	22389 Direct Deposit
149441	12/12/25	KON05 KONICA MINOLTA PREMIER FINANCE	1,978.00	22389 Direct Deposit
149442	12/12/25	MCM03 MCMANIMON & SCOTLAND, LLC	1,200.00	22389 Direct Deposit
149443	12/12/25	NEW49 NEW LIFE COMMUNITY DEV. CORP	6,800.00	22389 Direct Deposit
149444	12/12/25	PAR09 PARKSIDE BUS. COMM & PRNERSHP	182,005.93	22389 Direct Deposit
149445	12/12/25	REM02 REMINGTON & VERNICK ENGINEERS	136,215.58	22389 Direct Deposit
149446	12/12/25	REW01 REWORLD WASTE, LLC	211,533.05	22389 Direct Deposit
149447	12/12/25	ROB12 ROBINSON WASTE DISPOSAL SVS	1,156.00	22389 Direct Deposit
149448	12/12/25	SHI03 SHI INTERNATIONAL CORP	42.60	22389 Direct Deposit
149449	12/12/25	SUBDIS01 SUBURBAN DISPOSAL INC	748,333.33	22389 Direct Deposit
149450	12/12/25	TRE04 TREASURER, CAMDEN COUNTY	10,166.00	22389 Direct Deposit
149451	12/12/25	WBM01 W B MASON CO, INC	2,345.26	22389 Direct Deposit
149452	12/15/25	FON04 FRANKIE FONTANEZ, ESQ	11,666.66	22392 Direct Deposit
149453	12/15/25	REP08 SIEMENS INDUSTRY INC	18,396.00	22393 Direct Deposit
149454	12/18/25	CCM01 C C M U A	8,573.12	22067
149455	12/19/25	ACE03 ACE ELEVATOR, LLC	107.75	22402 Direct Deposit
149456	12/19/25	ALI02 A LITTLE SLICE OF NY, INC	1,406.70	22402 Direct Deposit
149457	12/19/25	CAM46 CAMDEN REDEVELOPMENT AGENCY	10,189.09	22402 Direct Deposit
149458	12/19/25	CAN12 CANON SOLUTIONS AMERICA, INC	992.66	22402 Direct Deposit
149459	12/19/25	CAR01 CARTUN HARDWARE	208.54	22402 Direct Deposit
149460	12/19/25	CEN03 CENTER FOR FAMILY SERVICES	66,486.00	22402 Direct Deposit
149461	12/19/25	CME01 CME ASSOCIATES	6,644.25	22402 Direct Deposit
149462	12/19/25	CON02 CONTRACTOR SERVICE	351.49	22402 Direct Deposit
149463	12/19/25	COR36 CORE MECHANICAL, INC.	15,467.42	22402 Direct Deposit
149464	12/19/25	DSE01 DIVAL SAFETY EQUIPMENT	1,085.45	22402 Direct Deposit
149465	12/19/25	EMD02 JEROME W EMDUR	397.50	22402 Direct Deposit
149466	12/19/25	FED14 FEDEX (OMEGA CORP CTR)	4.85	22402 Direct Deposit
149467	12/19/25	FON04 FRANKIE FONTANEZ, ESQ	400.00	22402 Direct Deposit
149468	12/19/25	GAR13 GARDEN STATE MAT RENTAL	68.33	22402 Direct Deposit
149469	12/19/25	GOO16 HUMANITY PICTURES	1,925.00	22402 Direct Deposit
149470	12/19/25	GRA36 GRAINGER, INC.	824.58	22402 Direct Deposit
149471	12/19/25	KON05 KONICA MINOLTA PREMIER FINANCE	2,058.98	22402 Direct Deposit
149472	12/19/25	MCC44 HOWARD MCCOACH,PC	4,875.20	22402 Direct Deposit
149473	12/19/25	MCC48 PATRICE F. BASSETT	653.00	22402 Direct Deposit
149474	12/19/25	MER01 MERCHANTVILLE OVERHEAD	2,460.47	22402 Direct Deposit
149475	12/19/25	PAR09 PARKSIDE BUS. COMM & PRNERSHP	94,191.39	22402 Direct Deposit
149476	12/19/25	REM02 REMINGTON & VERNICK ENGINEERS	22,701.90	22402 Direct Deposit
149477	12/19/25	REN04 RENEWABLE RECYCLING, INC	875.00	22402 Direct Deposit
149478	12/19/25	RIS04 RISING LEADERS GLOBAL	1,000.00	22402 Direct Deposit
149479	12/19/25	SPO09 SPORTCARE SYNTHETIC TURF	900.00	22402 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
149480	12/19/25	TOS02 TOSHIBA FINANCIAL SERVICES	439.96		22402 Direct Deposit
149481	12/19/25	WBM01 W B MASON CO, INC	881.74		22402 Direct Deposit
149482	12/19/25	XER01 XEROX CORPORATION	1,641.48		22402 Direct Deposit
149483	12/19/25	ACT07 ACTION UNIFORMS CO LLC	4,314.00		22407
149484	12/19/25	AND01 ANDREW VIOLA, ESQ	250.00		22407
149485	12/19/25	APE02 APEX CONSTRUCTION SERVICES,LLC	5,600.00		22407
149486	12/19/25	ATT08 AT&T MOBILITY II, LLC	2,444.80		22407
149487	12/19/25	BLU09 BLUDOT TECHNOLOGIES, INC.	10,000.00		22407
149488	12/19/25	CAM131 CAMDEN COUNTY FINANCE DEPT	43,946.48		22407
149489	12/19/25	CCM01 C C M U A	15,138.15		22407
149490	12/19/25	CDW01 CDWG	6,978.27		22407
149491	12/19/25	CIN03 CINTAS CORPORATION NO 2	425.57		22407
149492	12/19/25	COU01 COURIER POST	3,600.00		22407
149493	12/19/25	CPR02 CPRJUST4U LLC	200.00		22407
149494	12/19/25	DEC01 DECOTIIS,FITZPATRICK & COLE	5,194.03		22407
149495	12/19/25	DEM07 DEMBO, BROWN & BURNS LLP	4,000.00		22407
149496	12/19/25	ENV01 ENVIRONMENTAL RESOLUTIONS, INC	9,716.85		22407
149497	12/19/25	HAR02 HARRY'S PLUMBING L.L.C.	653.80		22407
149498	12/19/25	JJM01 JJM PLUMBING COMPANY	6,400.00		22407
149499	12/19/25	KIN02 KING MARINE OUTBOARD SERVICE	3,650.00		22407
149500	12/19/25	MAC23 MARLEE CONTRACTORS, LLC	3,915.81		22407
149501	12/19/25	MAJ02 MAJESTIC OIL CO, INC	11,560.62		22407
149502	12/19/25	MCC27 KRISDEN M MCCRINK	350.00		22407
149503	12/19/25	MER04 MERCHANTVILLE-PENN WATER COMM	1,391.00		22407
149504	12/19/25	MSS01 MAC'S SECURITY SYSTEMS, INC	1,454.48		22407
149505	12/19/25	MUN36 MUNICIPAL EMERGENCY SERVICES	1,755.00		22407
149506	12/19/25	NJA06 NEW JERSEY AMERICAN WATER CO	2,519.70		22407
149507	12/19/25	OBE01 OBERMAYER REBMANN MAXWELL &	24,265.00		22407
149508	12/19/25	PAR07 PARA-PLUS TRANSLATIONS, INC	600.20		22407
149509	12/19/25	PHO10 PHOENIX CONSULTING GROUP	900.00		22407
149510	12/19/25	REF02 REFORMA ENVIRONMENTAL, LLC	1,500.00		22407
149511	12/19/25	RIV39 RIVERFRONT RECYCLING &	60.00		22407
149512	12/19/25	SHA34 SHARDA PAPER INC	2,450.00		22407
149513	12/19/25	SHE01 SHERWIN-WILLIAMS CO	720.00		22407
149514	12/19/25	STA100 STAPLES	74.80		22407
149515	12/19/25	THI04 THINK PAVERS HARDSCAPING	190,266.28		22407
149516	12/19/25	TLC01 TLC LANDSCAPE CO.	7,530.00		22407
149517	12/19/25	TRI39 TRI COUNTY TERMITE & PEST	128.84		22407
149518	12/19/25	WAL03 WALTER R. EARLE - BURLINGTON	809.60		22407
149519	12/19/25	WAS01 WASTE MANAGEMENT OF NEW JERESY	33,697.67		22407
149520	12/19/25	WIL77 DR. EDWARD C. WILLIAMS	595.56		22407
149521	12/19/25	WIT05 WITMER PUBLIC SAFETY GROUP	468.31		22407
149522	12/22/25	BOW15 BOWMAN INSPECTION LLC	5,500.00		22410 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	114	2	909,418.25	0.00
Direct Deposit:	132	0	17,530,018.92	0.00
Total:	246	2	18,439,437.17	0.00

TD HUD CDBG HUD - CDBG 4308903718					
26026	11/21/25	PUB04 PSE&G	2,776.32		22346
26027	11/21/25	EDS06 ED'S CONTRACTING SERVICES	11,500.00	11/30/25	22350 Direct Deposit
26028	11/21/25	GLA01 GLAUD PROPERTY CONTRACTORS LLC	7,150.00	11/30/25	22350 Direct Deposit

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
4308903718 Continued					
TD HUD CDBG	HUD - CDBG				
26029	11/21/25	WBM01 W B MASON CO, INC	221.27	11/30/25	22350 Direct Deposit
26030	12/02/25	MON01 MONSTER MINI GOLF	792.00		22364
26031	12/02/25	SAL17 SALTY PAWZ LIFE LLC	5,425.00		22364
26032	12/02/25	BRO02 BROWN GIRL CANDLE CAFE	4,220.00		22367 Direct Deposit
26033	12/02/25	MCK11 SHANNON MCKEOWN	910.00		22367 Direct Deposit
26034	12/10/25	UNI39 UNIVERSOUL CIRCUS	2,688.50		22322
26035	12/12/25	CAM98 CAMDEN CO. HISTORICAL SOCIETY	250,000.00		22384
26036	12/19/25	BAK12 BAKHRAKH, INC	5,125.00		22398 Direct Deposit
26037	12/19/25	FIR65 FIRST RESPONSE II	3,800.00		22398 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	261,681.82	0.00
Direct Deposit:	7	0	32,926.27	0.00
Total:	12	0	294,608.09	0.00

4308907596					
TD HUD ESG	HUD - ESG				
10381	11/21/25	PUB04 PSE&G	421.77		22347
10382	11/21/25	PUB04 PSE&G	1,188.21		22347
10383	11/21/25	CRA05 CRAMER HILL APARTMENTS, LLC	7,334.00		22348
10384	11/21/25	DFD02 DFD REAL ESTATE LLC	17,402.60		22348
10385	11/21/25	JCI01 JC INVESTMENT GROUP LLC	6,480.00	11/30/25	22348
10386	11/21/25	PSE01 PSEG	490.00		22348
10387	11/21/25	PUB04 PSE&G	1,440.44		22348
10388	11/21/25	PUB04 PSE&G	1,318.82		22348
10389	11/21/25	PUB04 PSE&G	2,749.43		22348
10390	12/02/25	1405 1405 NORRIS, LLC	1,775.00		22365
10391	12/02/25	ARN01 MONTREA ARNDT-VERLANDER	1,700.00		22365
10392	12/02/25	CRA05 CRAMER HILL APARTMENTS, LLC	2,715.00		22365
10393	12/02/25	DFD02 DFD REAL ESTATE LLC	2,450.00		22365
10394	12/02/25	JCI01 JC INVESTMENT GROUP LLC	4,200.00		22365
10395	12/02/25	MAR109 MARKET FAIR URBAN	5,916.30		22365
10396	12/02/25	PSE01 PSEG	0.00		22365
10397	12/02/25	PUB04 PSE&G	4,726.12		22365
10398	12/02/25	TAM02 TAMARACK APARTMENTS, LLC	10,073.00		22365
10399	12/02/25	WAS15 WASHINGTON PARK APTS LLC	1,119.00		22365
10400	12/02/25	AFH01 AF HOME, LLC	1,550.00		22368 Direct Deposit
10401	12/02/25	GRA62 GRAMERCY PARK HOLDINGS, LLC	1,500.00		22368 Direct Deposit
10402	12/02/25	LEW18 LEWIS INSEPCTIONS	2,725.00		22368 Direct Deposit
10403	12/02/25	REA16 REAL PORTFOLIO 8, LLC	11,950.00		22368 Direct Deposit
10404	12/08/25	MA501 MA5J, LLC	16,950.00	12/18/25 VOID	22379 (Reason: Reissue Lost Chk)
10405	12/12/25	PUB04 PSE&G	679.34		22385
10406	12/12/25	TCS01 TCS MANAGEMENT, LLC	13,302.50		22385
10407	12/18/25	MA501 MA5J, LLC	16,950.00		22397 Direct Deposit
10408	12/19/25	ABB07 ABBY REAL ESTATE LLC	13,250.00		22399
10409	12/19/25	ENT04 ENTERPRISE REAL ESTATE CORP	16,500.00		22399
10410	12/19/25	KEY03 KEYVEST, LLC	9,250.00		22399
10411	12/19/25	MAZ07 BASEM MAZAAHEH	9,375.00		22399
10412	12/19/25	PUB04 PSE&G	900.48		22399

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TD HUD ESG HUD - ESG 4308907596 Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:		26	1	136,757.01
	Direct Deposit:		5	0	34,675.00
	Total:		31	1	171,432.01
					16,950.00
					0.00
					16,950.00
TD HUD HOPWA Housing Vouchers - 4308907603					
15937	11/21/25	GAT05	GATEHOUSE & COOPERSTOWN APTS	825.00	22349
15938	12/02/25	ABE01	ABED S ABED	820.00	22366
15939	12/02/25	ABE06	ZAYED S ABED	1,315.00	22366
15940	12/02/25	AIO01	AION FOX RIDGE LLC	1,093.00	22366
15941	12/02/25	ALE02	ALEXAR PROPERTIES, LLC	1,182.00	22366
15942	12/02/25	ANT01	ANTIOCH PHASE II URBAN REN., LP	1,065.00	22366
15943	12/02/25	ANT17	ANTIOCH DEVELOP. ASSOC., LP	2,545.00	22366
15944	12/02/25	BCI01	B&C INVESTING	1,131.00	22366
15945	12/02/25	BNT01	BNTR MOUNT LAUREL PROPCO, LLC	743.00	22366
15946	12/02/25	CAM14	CAMDEN COMMUNITY GROWTH, LLC	1,211.00	22366
15947	12/02/25	CAS31	CASTLE OAKS APTS. LLC	453.00	22366
15948	12/02/25	CJS02	CJS SERVICES GROUP, INC.	865.00	22366
15949	12/02/25	COO68	220 COOPER STREET LP	1,096.00	22366
15950	12/02/25	COU03	COUNTY HOUSE VILLAGE ASSOC, LP	1,810.00	22366
15951	12/02/25	CRI08	CAMDEN RISING 3, LLC	1,128.00	22366
15952	12/02/25	CRI09	CAMDEN RISING LLC	1,239.00	22366
15953	12/02/25	DEL56	DELANCO FAMILY APTS	733.00	22366
15954	12/02/25	FAI17	FAIRVIEW VILLAGE URBAN RENEWAL	407.00	22366
15955	12/02/25	FOX04	AION FOX RIDGE, LLC	1,101.00	22366
15956	12/02/25	FRO14	FROG HOLLER FARMS INC	614.00	22366
15957	12/02/25	GAT05	GATEHOUSE & COOPERSTOWN APTS	825.00	22366
15958	12/02/25	GIB04	GIBBSBORO REALTY LLC	1,582.00	22366
15959	12/02/25	HER32	REGINO HERNANDEZ	75.00	22366
15960	12/02/25	HUM05	LEON HUMPHREY	237.00	22366
15961	12/02/25	JAN04	JANNAH REAL ESTATE 1 LLC	1,810.00	22366
15962	12/02/25	JEE01	JEEFY HOLDINGS, LLC	1,160.00	22366
15963	12/02/25	KEL27	BARBARA KELLY	786.00	22366
15964	12/02/25	LIM01	LEYLANI IRRIZARY MORENO	117.00	22366
15965	12/02/25	LIN20	LINDENWOLD PH, LP	2,092.00	22366
15966	12/02/25	LUM03	LUMBERTON CAMPUS LP	551.00	22366
15967	12/02/25	MAR109	MARKET FAIR URBAN	556.00	22366
15968	12/02/25	MER26	1276MERTUC LLC	456.00	22366
15969	12/02/25	MIG06	MIG INTERNATIONAL HOLDINGS INC	1,365.00	22366
15970	12/02/25	MOU06	DEANNA MOUNTES	71.00	22366
15971	12/02/25	NOR09	NORTH FORKLANDING ASSOC., LP	732.00	22366
15972	12/02/25	OAK04	OAK RIDGE APARTMENTS	1,898.00	22366
15973	12/02/25	PRE28	PREMIER CADBURY LLC	596.00	22366
15974	12/02/25	RIC20	WASHINGTON PARK MANAGEMENT	835.00	22366
15975	12/02/25	ROB60	ROBIN HILL APARTMENTS	1,271.00	22366
15976	12/02/25	ROD69	LUIS RODRIGUEZ	242.00	22366
15977	12/02/25	ROS04	ROSS GROVE, LLC	589.00	22366
15978	12/02/25	SPO10	SPOODLES, LLC	308.00	22366
15979	12/02/25	TAM02	TAMARACK APARTMENTS, LLC	409.00	22366
15980	12/02/25	TAM03	TAMARACK URBAN RENEWAL	1,305.00	22366
15981	12/02/25	VEL15	NORY VELOZ	162.00	22366
15982	12/02/25	WTL84	CHRIS WILLIAMS	1,022.00	22366
15983	12/02/25	YOU28	BETTY YOUNG	44.00	22366

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD HOPWA		Housing Vouchers - 4308907603	Continued		
15984	12/02/25	AAA05 AAA REALTY & MANAGEMENT, LLC	4,951.00		22369 Direct Deposit
15985	12/02/25	ALP05 ALPINE COURT APARTMENTS	1,252.00		22369 Direct Deposit
15986	12/02/25	ARY01 ELIYAHU ARYEH	533.00		22369 Direct Deposit
15987	12/02/25	CAP25 CAPITAL SYSTEMS PROPERTY MGT	1,418.00		22369 Direct Deposit
15988	12/02/25	CED04 CEDAR BROOK NJ, LLC	1,208.00		22369 Direct Deposit
15989	12/02/25	CRC02 COLONIAL REALTY COMPANY	3,811.00		22369 Direct Deposit
15990	12/02/25	DAV60 DV HAINESPORT URBAN RENEWAL	801.00		22369 Direct Deposit
15991	12/02/25	EME19 EMERALD RIDGE APARTMENTS	1,346.00		22369 Direct Deposit
15992	12/02/25	GIO05 DENISE GIOVINETTI	328.00		22369 Direct Deposit
15993	12/02/25	GRA65 GRACE PROPERTY SOLUTIONS	3,012.00		22369 Direct Deposit
15994	12/02/25	HYD05 EAST COAST HYDE PARK	1,693.00		22369 Direct Deposit
15995	12/02/25	JDM01 JDM REAL ESTATE	776.00		22369 Direct Deposit
15996	12/02/25	LEW18 LEWIS INSEPCTIONS	750.00		22369 Direct Deposit
15997	12/02/25	MAZ03 MAURICE BASEM MAZAHREH	1,358.00		22369 Direct Deposit
15998	12/02/25	SPR09 1721 SPRINGDALE URBAN RENEWAL	1,139.00		22369 Direct Deposit
15999	12/02/25	YOR01 MUMTAZ YORUK	1,484.00		22369 Direct Deposit

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	47	0	42,472.00	0.00
Direct Deposit:	16	0	25,860.00	0.00
Total:	63	0	68,332.00	0.00

TD PAYROLL		Payroll	4308903502		
41436	11/21/25	PR-LPFFA	Latino Prof Fire Fighters Assn	400.00	22357
41437	11/21/25	PRAFLAC-	AFLAC - Georgia / New York	4,672.45	22357
41438	11/21/25	PRAFLACN	AFLAC, New York	46.88	22357
41439	11/21/25	PRAFLACX	AFLAC	132.12	22357
41440	11/21/25	PRCOLINS	Colonial Life Insurance	2,951.62	22357
41441	11/21/25	PRCOLINX	Colonial Life Insurance	113.49	22357
41442	11/21/25	PRCOREBR	Corebridge Financial (Valic)	18,763.92	22357
41443	11/21/25	PRCWAPAC	CWA Political Action Committee	30.00	22357
41444	11/21/25	PRCWAPRK	CWA Local 1014 CWA Parking	558.00	22357
41445	11/21/25	PRCWASPR	CWA Local 1014 CWA Supervisors	2,154.32	22357
41446	11/21/25	PRCWASTF	CWA Local 1014 CWA Staff	4,278.90	22357
41447	11/21/25	PRCWAXRD	CWA Local 1014 CWA X-Guard	547.50	22357
41448	11/21/25	PRF2578	Local #2578	3,742.26	22357
41449	11/21/25	PRF788	Local #788	5,591.16	22357
41450	11/21/25	PRF788H	Local #788	2,580.00	22357
41451	11/21/25	PRG-CCSO	CAMDEN COUNTY SHERIFF' OFFICE	34.55	22357
41452	11/21/25	PRG-FLS	FL State Disbursement Unit	332.31	22357
41453	11/21/25	PRG-FRNK	John H Franklin	673.23	22357
41454	11/21/25	PRG-GRMN	Charles Gorman	75.64	22357
41455	11/21/25	PRG-LACE	DAMON LACEY, SGT AT ARMS	37.58	22357
41456	11/21/25	PRG-NJFS	NJ FAMILY SUPPORT PROCES	10,931.54	22357
41457	11/21/25	PRG-TODO	FRANK TODORO	735.92	22357
41458	11/21/25	PRGPSCDU	PENNSYLVANIA SCDU	466.77	22357
41459	11/21/25	PRMET	Metlife	292.03	22357
41460	11/21/25	PRPFIC	Police & Fire Insurance Co.	5,721.34	22357
41461	11/21/25	PR-BUFF	Brotherhood United Fire Fight	1,505.64	22358 Direct Deposit
41462	11/21/25	PRCAMDEN	City of Camden	93,831.68	22358 Direct Deposit
41463	11/21/25	PRNW	Nationwide Retirement Solution	5,669.00	22358 Direct Deposit
41464	12/05/25	PRAFLAC-	AFLAC - Georgia / New York	4,653.55	22371

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TD PAYROLL		Payroll		
		4308903502 Continued		
41465	12/05/25	PRAFLACN AFLAC, New York	46.88	22371
41466	12/05/25	PRAFLACX AFLAC	132.12	22371
41467	12/05/25	PRCOLINS Colonial Life Insurance	2,951.62	22371
41468	12/05/25	PRCOLINX Colonial Life Insurance	113.49	22371
41469	12/05/25	PRCOREBR Corebridge Financial (Valic)	18,763.92	22371
41470	12/05/25	PRCWAPAC CWA Political Action Committee	30.00	22371
41471	12/05/25	PRCWAPRK CWA Local 1014 CWA Parking	558.00	22371
41472	12/05/25	PRCWASPR CWA Local 1014 CWA Supervisors	2,157.12	22371
41473	12/05/25	PRCWASTF CWA Local 1014 CWA Staff	4,280.14	22371
41474	12/05/25	PRCWAXRD CWA Local 1014 CWA X-Guard	547.50	22371
41475	12/05/25	PRF2578 Local #2578	3,742.26	22371
41476	12/05/25	PRF788 Local #788	5,546.07	22371
41477	12/05/25	PRF788H Local #788	2,565.00	22371
41478	12/05/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.55	22371
41479	12/05/25	PRG-FLS FL State Disbursement Unit	332.31	22371
41480	12/05/25	PRG-FRNK John H Franklin	673.23	22371
41481	12/05/25	PRG-GRMN Charles Gorman	256.49	22371
41482	12/05/25	PRG-LACE DAMON LACEY, SGT AT ARMS	324.90	22371
41483	12/05/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	10,638.35	22371
41484	12/05/25	PRG-PRAT Paris Pratt, Court Officer	5.00	22371
41485	12/05/25	PRG-TODO FRANK TODORO	466.64	22371
41486	12/05/25	PRGPSCDU PENNSYLVANIA SCDU	466.77	22371
41487	12/05/25	PRMET Metlife	292.03	22371
41488	12/05/25	PRCAMDEN City of Camden	89,921.14	22372 Direct Deposit
41489	12/05/25	PRNW Nationwide Retirement Solution	5,669.00	22372 Direct Deposit
41495	12/19/25	PR-BUFF Brotherhood United Fire Fight	1,505.64	22405 Direct Deposit
41496	12/19/25	PRCAMDEN City of Camden	98,463.10	22405 Direct Deposit
41497	12/19/25	PRNW Nationwide Retirement Solution	5,744.00	22405 Direct Deposit
41498	12/19/25	PR-LPFFA Latino Prof Fire Fighters Assn	400.00	22408
41499	12/19/25	PRAFLAC- AFLAC - Georgia / New York	4,653.55	22408
41500	12/19/25	PRAFLACN AFLAC, New York	46.88	22408
41501	12/19/25	PRAFLACX AFLAC	132.12	22408
41502	12/19/25	PRCOLINS Colonial Life Insurance	2,951.46	22408
41503	12/19/25	PRCOLINX Colonial Life Insurance	113.49	22408
41504	12/19/25	PRCOREBR Corebridge Financial (Valic)	18,763.92	22408
41505	12/19/25	PRCWAPAC CWA Political Action Committee	30.00	22408
41506	12/19/25	PRCWAPRK CWA Local 1014 CWA Parking	558.00	22408
41507	12/19/25	PRCWASPR CWA Local 1014 CWA Supervisors	2,157.12	22408
41508	12/19/25	PRCWASTF CWA Local 1014 CWA Staff	4,280.14	22408
41509	12/19/25	PRCWAXRD CWA Local 1014 CWA X-Guard	547.50	22408
41510	12/19/25	PRF2578 Local #2578	3,742.26	22408
41511	12/19/25	PRF788 Local #788	5,546.07	22408
41512	12/19/25	PRF788H Local #788	2,565.00	22408
41513	12/19/25	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	34.55	22408
41514	12/19/25	PRG-FLS FL State Disbursement Unit	332.31	22408
41515	12/19/25	PRG-FRNK John H Franklin	1,234.93	22408
41516	12/19/25	PRG-LACE DAMON LACEY, SGT AT ARMS	541.49	22408
41517	12/19/25	PRG-NJFS NJ FAMILY SUPPORT PROCES	10,836.18	22408
41518	12/19/25	PRG-PRAT Paris Pratt, Court Officer	112.89	22408
41519	12/19/25	PRG-TODO FRANK TODORO	311.43	22408
41520	12/19/25	PRGPSCDU PENNSYLVANIA SCDU	466.77	22408
41521	12/19/25	PRMET Metlife	292.03	22408
41522	12/19/25	PRPFIC Police & Fire Insurance Co.	5,796.52	22408

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TD PAYROLL Payroll 4308903502 Continued					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		74	0	191,888.08	0.00
Direct Deposit:		8	0	302,309.20	0.00
Total:		82	0	494,197.28	0.00
TD T-ESCROW Trust - Escrow 4308903700					
1882	11/21/25	DEM07	DEMBO, BROWN & BURNS LLP	32.00	22355
1883	12/05/25	CME01	CME ASSOCIATES	7,197.25	22376 Direct Deposit
1884	12/05/25	REM02	REMINGTON & VERNICK ENGINEERS	26,080.50	22376 Direct Deposit
1885	12/12/25	DEM07	DEMBO, BROWN & BURNS LLP	384.00	22386
1886	12/19/25	REM02	REMINGTON & VERNICK ENGINEERS	47,643.05	22401 Direct Deposit
1887	12/19/25	DEM07	DEMBO, BROWN & BURNS LLP	1,024.00	22406
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		3	0	1,440.00	0.00
Direct Deposit:		3	0	80,920.80	0.00
Total:		6	0	82,360.80	0.00
TD T-TAX LIENS Trust - Tax Liens 4308903552					
56525	11/26/25	LN-10030	LIFE CENTER ACADEMY	6,500.70	22359
56526	11/26/25	LN-10030	LIFE CENTER ACADEMY	7,975.33	22359
56527	11/26/25	LN-10030	LIFE CENTER ACADEMY	4,257.93	22359
56528	11/26/25	LN-10030	LIFE CENTER ACADEMY	12,060.20	22359
56529	11/26/25	LN-10030	LIFE CENTER ACADEMY	4,419.70	22359
56530	11/26/25	LN-10030	LIFE CENTER ACADEMY	5,810.91	22359
56531	11/26/25	LN-50190	FIG 20, LLC	324.03	22359
56532	11/26/25	LN-50190	FIG 20, LLC	910.00	22359
56533	11/26/25	LN-50190	FIG 20, LLC	341.93	22359
56534	11/26/25	LN-50190	FIG 20, LLC	564.60	22359
56535	11/26/25	LN-50190	FIG 20, LLC	1,027.53	22359
56536	11/26/25	LN-50190	FIG 20, LLC	1,003.45	22359
56537	11/26/25	LN-50190	FIG 20, LLC	1,618.79	22359
56538	11/26/25	LN-50190	FIG 20, LLC	1,503.72	22359
56539	11/26/25	LN-50190	FIG 20, LLC	10,532.18	22359
56540	11/26/25	LN-50190	FIG 20, LLC	649.98	22359
56541	11/26/25	LN-50190	FIG 20, LLC	959.29	22359
56542	11/26/25	LN-50190	FIG 20, LLC	1,053.69	22359
56543	11/26/25	LN-50190	FIG 20, LLC	5,760.83	22359
56544	11/26/25	LN-50190	FIG 20, LLC	1,040.54	22359
56545	11/26/25	LN-50190	FIG 20, LLC	10,214.01	22359
56546	11/26/25	LN-50190	FIG 20, LLC	5,275.09	22359
56547	11/26/25	LN-50190	FIG 20, LLC	1,028.20	22359
56548	11/26/25	LN-50190	FIG 20, LLC	790.79	22359
56549	11/26/25	LN-50190	FIG 20, LLC	15,421.07	22359
56550	11/26/25	LN-50190	FIG 20, LLC	6,555.06	22359
56551	11/26/25	LN-50190	FIG 20, LLC	17,446.89	22359
56552	11/26/25	LN-50190	FIG 20, LLC	2,318.78	22359
56553	11/26/25	LN-50190	FIG 20, LLC	3,734.35	22359
56554	11/26/25	LN-50190	FIG 20, LLC	1,054.84	22359
56555	11/26/25	LN-50204	PRO CAP 8 FBO Firsttrust Bank	606.73	22359
56556	11/26/25	LN-50204	PRO CAP 8 FBO Firsttrust Bank	847.71	22359
56557	11/26/25	LN-50204	PRO CAP 8 FBO Firsttrust Bank	2,828.13	22359

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TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
56558	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,122.46		22359
56559	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,437.80		22359
56560	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,261.81		22359
56561	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,389.05		22359
56562	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,163.44		22359
56563	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,875.98		22359
56564	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,516.99		22359
56565	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	55.00		22359
56566	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,849.07		22359
56567	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	708.62		22359
56568	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,693.95		22359
56569	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,870.81		22359
56570	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,177.12		22359
56571	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,053.93		22359
56572	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,652.70		22359
56573	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,102.75		22359
56574	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,984.21		22359
56575	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,209.52		22359
56576	11/26/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,385.53		22359
56577	11/26/25	LN-50320 Fundpality 2023 LLC	45.00		22359
56578	11/26/25	LN-50354 TAX LIEN FUND L.P.	9,126.73		22359
56579	11/26/25	LN-50366 FNA 8, LLC	45.00		22359
56580	11/26/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	2,036.05		22359
56581	11/26/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	3,825.01		22359
56582	11/26/25	LN-50413 LINNETTE TORRES	23,999.45		22359
56583	11/26/25	LN-50190 FIG 20, LLC	2,121.21		22360
56584	12/01/25	LBH01 LB HONEY BADGER, SBMUNI%	43.00		22363
56585	12/01/25	LN-40190 GREYMORR LLC	55.00		22363
56586	12/01/25	LN-50190 FIG 20, LLC	25.00		22363
56587	12/01/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,158.05		22363
56588	12/01/25	LN-50320 Fundpality 2023 LLC	45.00		22363
56589	12/04/25	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	22,978.36		22370
56590	12/04/25	LN-50190 FIG 20, LLC	200.00		22370
56591	12/04/25	LN-50190 FIG 20, LLC	1,494.69	12/09/25 VOID	22370 (Reason: incorrect amount)
56592	12/04/25	LN-50190 FIG 20, LLC	1,138.13		22370
56593	12/04/25	LN-50190 FIG 20, LLC	200.00		22370
56594	12/04/25	LN-50190 FIG 20, LLC	359.98		22370
56595	12/04/25	LN-50190 FIG 20, LLC	1,873.07		22370
56596	12/04/25	LN-50190 FIG 20, LLC	1,040.67		22370
56597	12/04/25	LN-50190 FIG 20, LLC	7,048.91		22370
56598	12/04/25	LN-50190 FIG 20, LLC	10,713.28		22370
56599	12/04/25	LN-50190 FIG 20, LLC	1,219.57		22370
56600	12/04/25	LN-50190 FIG 20, LLC	1,154.56		22370
56601	12/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,673.93		22370
56602	12/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,763.92		22370
56603	12/04/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,448.57		22370
56604	12/04/25	LN-50228 TLF 206 LLC	86,025.59		22370
56605	12/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	45.00		22370
56606	12/04/25	LN-50370 STONEFIELD INVEST FUND IV, LLC	6,822.43		22370
56607	12/04/25	LN-50371 GREEN ARC VENTURES LLC	235.84		22370
56608	12/04/25	LN-50375 FUNDPALITY 2025 LLC	204.65		22370
56609	12/04/25	LN-50375 FUNDPALITY 2025 LLC	389.13		22370

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56610	12/04/25	LN-50375 FUNDPALITY 2025 LLC	191.87	22370
56611	12/04/25	LN-50375 FUNDPALITY 2025 LLC	191.87	22370
56612	12/04/25	LN-50379 RTLF-NJ II LLC	1,055.00	22370
56613	12/04/25	LN-50381 VERTEX TL LLC	45.00	22370
56614	12/04/25	LN-50381 VERTEX TL LLC	45.00	22370
56615	12/04/25	LN-50381 VERTEX TL LLC	45.00	22370
56616	12/04/25	LN-50381 VERTEX TL LLC	45.00	22370
56617	12/09/25	LN-40189 PINE VALLEY ONE REALESTATE LLC	9,340.88	22380
56618	12/09/25	LN-50105 PRIME CAPITAL MANAGEMENT	5,096.71	22380
56619	12/09/25	LN-50190 FIG 20, LLC	1,491.69	22380
56620	12/09/25	LN-50190 FIG 20, LLC	1,791.06	22380
56621	12/09/25	LN-50190 FIG 20, LLC	7,256.92	22380
56622	12/09/25	LN-50190 FIG 20, LLC	8,110.19	22380
56623	12/09/25	LN-50190 FIG 20, LLC	2,157.54	22380
56624	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	398.81	22380
56625	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	696.84	22380
56626	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,617.21	22380
56627	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,619.09	22380
56628	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,025.89	22380
56629	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	12,062.94	22380
56630	12/09/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,084.32	22380
56631	12/15/25	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	676.70	22391
56632	12/15/25	LN-50190 FIG 20, LLC	236.27	22391
56633	12/15/25	LN-50190 FIG 20, LLC	1,383.69	22391
56634	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,514.94	22391
56635	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,010.54	22391
56636	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,577.02	22391
56637	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	905.14	22391
56638	12/15/25	LN-50245 Epcot MD LLC	11,041.81	22391
56639	12/15/25	LN-50321 Rakes Landscaping LLC	1,205.75	22391
56640	12/15/25	LN-50375 FUNDPALITY 2025 LLC	45.00	22391
56641	12/15/25	LN-50375 FUNDPALITY 2025 LLC	45.00	22391
56642	12/15/25	LN-50375 FUNDPALITY 2025 LLC	45.00	22391
56643	12/15/25	LN-50375 FUNDPALITY 2025 LLC	45.00	22391
56644	12/15/25	LN-50379 RTLF-NJ II LLC	8,376.15	22391
56645	12/15/25	LN-50390 ULISES CRUZ	5,885.55	22391
56646	12/15/25	LN-50190 FIG 20, LLC	2,322.52	22394
56647	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,099.92	22394
56648	12/15/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,746.30	22394
56649	12/15/25	LN-50245 Epcot MD LLC	14,463.13	22394
56650	12/15/25	LN-50245 Epcot MD LLC	13,287.58	22394
56651	12/16/25	LN-50190 FIG 20, LLC	1,209.22	22396
56652	12/16/25	LN-50190 FIG 20, LLC	761.37	22396
56653	12/16/25	LN-50190 FIG 20, LLC	2,182.28	22396
56654	12/16/25	LN-50190 FIG 20, LLC	12,715.22	22396
56655	12/16/25	LN-50190 FIG 20, LLC	8,190.98	22396
56656	12/16/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	11,037.88	22396
56657	12/16/25	LN-50321 Rakes Landscaping LLC	3,474.19	22396
56658	12/16/25	LN-50354 TAX LIEN FUND L.P.	6,598.39	22396
56659	12/16/25	LN-50354 TAX LIEN FUND L.P.	4,132.24	22396
56660	12/19/25	LN-50190 FIG 20, LLC	51,616.38	22404
56661	12/19/25	LN-50190 FIG 20, LLC	15,972.50	22404

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56662	12/19/25	LN-50190 FIG 20, LLC	1,981.73		22404
56663	12/19/25	LN-50190 FIG 20, LLC	1,133.67		22404
56664	12/19/25	LN-50190 FIG 20, LLC	12,466.68		22404
56665	12/19/25	LN-50190 FIG 20, LLC	2,063.99		22404
56666	12/19/25	LN-50190 FIG 20, LLC	16,458.80		22404
56667	12/19/25	LN-50190 FIG 20, LLC	1,865.66		22404
56668	12/19/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,762.18		22404
56669	12/19/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,565.03		22404
56670	12/19/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	666.56		22404
56671	12/19/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	10,531.39		22404
56672	12/19/25	LN-50398 2500 OAK STREET PROPERTIES LLC	16,984.94		22404
56673	12/19/25	LN-50415 BARBARA RIOS CARRERO	17,352.99		22404
56674	12/24/25	LN-50190 FIG 20, LLC	4,106.74		22412
56675	12/24/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,705.47		22412
56676	12/24/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,163.02		22412
56677	12/24/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	6,360.91		22412
56678	12/24/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,250.28		22412
56679	12/24/25	LN-50204 PRO CAP 8 FBO Firstrust Bank	8,747.52		22412
56680	12/24/25	LN-50379 RTLF-NJ II LLC	55.00		22412

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	155	1	785,402.86	1,494.69
Direct Deposit:	0	0	0.00	0.00
Total:	155	1	785,402.86	1,494.69

TD T-TRUST Trust - Other Trust 4308903635					
3773	11/21/25	JRA01	JBER RISK ADVISORS, LLC	1,600.00	11/30/25 22352 Direct Deposit
3774	11/21/25	KEN13	JOSEPH J. KENNEY	1,075.00	22353
3775	11/21/25	STA12	NJ DEPT OF LABOR & WORKFORCE D	27,148.25	22353
3776	11/21/25	TIM07	TIME FOR FUN & MORE INC	1,987.00	22353
3777	12/05/25	SHI03	SHI INTERNATIONAL CORP	18,765.00	22377 Direct Deposit
3778	12/12/25	NJM02	NJ MOTOR VEHICLE COMMISSION	150.00	22388
3779	12/12/25	PRA14	JULIAN PRATT	400.00	22388
3780	12/12/25	JRA01	JBER RISK ADVISORS, LLC	1,600.00	22390 Direct Deposit
3781	12/19/25	INS02	INST FOR FORENSIC PSYCHOLOGY	375.00	22403 Direct Deposit
3782	12/19/25	FEN01	KIERRE FENDERSON	200.00	22409
3783	12/19/25	SCI03	SCIBAL ASSOCIATES, INC	25,127.00	22409
3784	12/19/25	TIM07	TIME FOR FUN & MORE INC	1,679.47	22409

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	8	0	57,766.72	0.00
Direct Deposit:	4	0	22,340.00	0.00
Total:	12	0	80,106.72	0.00

TD WATER water (and Sewer) 4308903560					
8949	12/05/25	NJA18	NJ AMERICAN WATER CO	291,497.91	22374
8950	12/05/25	AME80	AMERICAN WATER SERVICES	1,422,081.00	22378 Direct Deposit
8951	12/19/25	AME80	AMERICAN WATER SERVICES	5,937,062.03	22400 Direct Deposit
8952	12/22/25	AME80	AMERICAN WATER SERVICES	1,422,081.00	22411 Direct Deposit

December 26, 2025
11:48 AM

CAMDEN CITY
Check Register By Check Date

Page No: 14

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD WATER		Water (and Sewer)	4308903560	Continued	
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
	Checks:		1	0	291,497.91 0.00
	Direct Deposit:		3	0	8,781,224.03 0.00
	Total:		4	0	9,072,721.94 0.00
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
	Checks:		433	4	2,678,324.65 18,444.69
	Direct Deposit:		178	0	26,810,274.22 0.00
	Total:		611	4	29,488,598.87 18,444.69

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	28,574.75	0.00	0.00	28,574.75
Current Fund	5-01	13,204,694.22	225,797.75	0.00	13,430,491.97
Water Operating Fund	5-05	1,933,995.07	0.00	0.00	1,933,995.07
Sewer Operating Fund	5-07	1,201,664.84	0.00	0.00	1,201,664.84
Payroll	5-10	494,197.28	0.00	0.00	494,197.28
Trust Fund - Insurance	5-13	74,765.25	0.00	0.00	74,765.25
Trust Fund - TTL Redemption	5-15	785,402.86	0.00	0.00	785,402.86
Trust Fund - Other	5-16	5,341.47	0.00	0.00	5,341.47
Year Total:		17,700,060.99	225,797.75	0.00	17,925,858.74
Water Capital Fund	C-06	5,937,062.03	0.00	0.00	5,937,062.03
Grant Fund	G-02	4,980,370.45	0.00	0.00	4,980,370.45
Trust Fund - HUD	H-25	534,372.10	0.00	0.00	534,372.10
Total of All Funds:		29,180,440.32	225,797.75	0.00	29,406,238.07

Project Description	Project No.	Project Total
SPECTRUM CAPITAL CAMDEN, LLC	0408I850	211.60
Branch Village Assoc Phase IV	0408I858	378.40
LEAP ACADEMY 527 COOPER SREET	0408I908	425.00
MATRIX ADMIRAL WILSON DEV	0408I909	1,257.10
PENNSAUKEN QOZ SELF STORAGE LL	0408I927	2,187.50
PSE&G STATE STREET DECOMMISSNG	0408I932	481.00
ABLETT VILLAGE PHASE I URBAN	0408I935	14,812.70
NORTHGATE PRESERVATION URBAN	0408I939	388.40
VIRTUA OLOL HOSPITAL, INC	0408I951	228.40
PSE&G LOCUST ST. NEW BREAKER	0408I954	173.40
HOLTEC TECHNOLOGY CENTER, LLC	0408I955	758.80
THE COOPER HEALTH SYSTEM TWR A	0408I966	246.60
Mt. Sinai Holiness Church, Inc.	0408P799	525.00
BRANCH VILLAGE HME OWNERSHIP	0408P929	385.00
HADDON PROPERTY GROUP, LLC	0408P945	550.00
ASPIRE PROPERTY GROUP, LLC	0408P949	445.00
THE HEART OF CAMDEN, INC.	0408P968	1,235.90
CONIFER REALTY LLC 1301 HADDON	0408P972	3,736.25
CAMDEN COUNTY HISTORICAL SOCIE	0408P975	4,675.00
KIPP COOPER NORCROSS SECT 31	0408P980	1,690.00
FLORENCE HOLDING GROUP, LLC	0408P987	2,835.00
CAMDEN COUNTY HISTORICAL SOCIE	16188	384.00
MATEO, ALLAN 3631 WESTFIELD AV	16808	192.00
EMR EASTERN DIV 1531 FERRY AVE	16847	160.00
EMR EASTERN DIV.1484 FERRY AVE	16848	480.00
YAFFA REDEVELOPMENT PROJECT	16888	128.00
FEDERAL STREET CORRIDOR	16890	96.00

Project Description	Project No.	Project Total
NJAW PROJECT #24171-HOWELL ST.	RINJAW25-1	1,050.00
NJAW PROJECT #24170-CARMAN ST.	RINJAW25-2	680.00
NJAW PROJECT #24172-SAUNDERS	RINJAW25-3	5,600.00
BBBS HOMES LLC	SO2508004	185.00
903 N 5th Street	SO2508010	462.50
RWC/RyansGreenThumb-sewer line	SO2509002	370.00
Various Street RO	SONJAWTR25	16,250.00
PSE&G AU701	SOPSEG24	7,197.25
2025 Various SO Eng Rev Fee	SOPSEG25	11,500.00
Total Of All Projects:		<u>82,360.80</u>



VICTOR G. CARSTARPHEN
MAYOR

DEPARTMENT OF FINANCE
CITY OF CAMDEN
NEW JERSEY

0-2
SCOTT Z. PARKER
DIRECTOR OF FINANCE
TEL: 856-757-7582
EMAIL: FINANCE@CAMDENNJ.GOV
WEBSITE: CAMDENNJ.GOV

MEMORANDUM

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

From: Scott Z. Parker, Finance Director 

Date: December 26, 2025

Subject: Payroll Register Summary Communications for Forthcoming City
Council Meeting- January 13, 2026 .

Attached, please find the Payroll Register Summary for the City of Camden for the pay periods of 12/2/2025 and 12/16/2025 . 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

Total Deductions and Earnings:

Code Description	***** This Payroll *****	***** Void Checks *****	***** Net Totals *****
	Ded Amt	Earn Amt	Ded Amt
E02 SECOND TITLED EMPLOY		8,807.03	8,807.03
E03 ACTING STATUS		377.91	377.91
E06 DOCKING		5,677.28-	5,677.28-
E09 ADJUSTMENT		500.00	500.00
E10 ON CALL		1,000.00	1,000.00
E14 AUTO ALLOWANCE		525.00	525.00
E17 Overtime \$		31,008.53	31,008.53
GG0 G - GARN LACEY	541.49		541.49
GI0 G - GARN FRANKLIN	1,234.93		1,234.93
GJ0 G - GARN TODORO	311.43		311.43
GK0 G - GARN CC SHERIFF	34.55		34.55
GL0 G - GARN PARIS PRATT	112.89		112.89
GP0 G - SUPPORT - NJ/PA	466.77		466.77
GQ0 G - Support Florida	332.31		332.31
GS0 G - SUPPORT - NJ	9,272.72		9,272.72
GS1 G - SUPPORT - NJ	657.48		657.48
GS2 G - SUPPORT - NJ	342.21		342.21
GS3 G - SUPPORT - NJ	188.39		188.39
GS4 G - SUPPORT - NJ	207.40		207.40
GS5 G - SUPPORT - NJ	33.45		33.45
GS6 G - SUPPORT - NJ	15.45		15.45
GS7 G - SUPPORT - NJ	15.47		15.47
GS8 G - Support - NJ	103.61		103.61
HEA CH 78 COST SHARE	93,847.13		93,847.13
HEB CH 78 COST SHARE BACK ADJUST	4,550.97		4,550.97
IMP IMPUTED INCOME		10,893.85	10,893.85
PD1 DCRP - PENSION	4,387.50		4,387.50
PD2 DCRP - BACK DEDUCTION	31.42		31.42
PE1 PERS - PENSION	55,046.45		55,046.45
PE2 PERS - BACK DEDUCTIONS	1,633.85		1,633.85
PE4 PERS - CONTRIBUTORY INSURANCE	3,561.79		3,561.79
PE5 PERS - INSURANCE ARREARS	69.27		69.27
PE9 PERS - LOAN REPAYMENT	18,551.88		18,551.88
PF1 PFRS - PENSION	77,665.95		77,665.95
PF2 PFRS - BACK DEDUCTIONS	414.52		414.52
PF3 PFRS - ARREARS	1,739.97		1,739.97
PF9 PFRS - LOAN REPAYMENT	23,065.44		23,065.44
PTA DEF COMP - NATIONWIDE	3,790.68		3,790.68

Payroll Register Report by Dept Id/Emp Name for Check Date: 12/19/25

PTB	DEF COMP - NATIONWIDE ROTH	1,953.32	0.00	1,953.32
PTF	DEF COMP - COREBRIDGE	18,667.00	0.00	18,667.00
PTG	DEF COMP - COREBRIDGE ROTH	96.92	0.00	96.92
PTK	DEF COMP - MET LIFE	292.03	0.00	292.03
PTO	DEF COMP - Equitable	3,658.30	0.00	3,658.30
PTP	DEF COMP - Equitable Roth	1,550.00	0.00	1,550.00
PTS	DEF COMP - National Life Group	1,220.00	0.00	1,220.00
S10	AFLAC PRE-TAX	2,404.78	0.00	2,404.78
S22	AFLAC GEORGIA POST-TAX	2,248.77	0.00	2,248.77
S31	AFLAC NY PRE-TAX	19.09	0.00	19.09
S32	AFLAC NY POST-TAX	27.79	0.00	27.79
S81	AFLAC XGRD POST-TAX	132.12	0.00	132.12
S99	AFLAC FSA WAGE WORKS	288.45	0.00	288.45
SC1	SUPP - COLONIAL PRE-TAX	352.68	0.00	352.68
SC2	SUPP - COLONIAL POST-TAX	2,598.78	0.00	2,598.78
SC8	SUPP - COLONIAL X-GUARDS	113.49	0.00	113.49
SF1	SUPP - FIRE INSURANCE	5,796.52	0.00	5,796.52
T01	NJ TAX ADJUSTMENT	6,509.26	0.00	6,509.26
UC1	DUES - CWA STAFF	4,280.14	0.00	4,280.14
UC2	DUES - CWA X-GRD	547.50	0.00	547.50
UC3	DUES - CWA SUPERVISORS	2,157.12	0.00	2,157.12
UC4	DUES - CWA PAC	30.00	0.00	30.00
UC5	DUES - CWA PARKING DEDUCTION	558.00	0.00	558.00
UF1	DUES - FIRE 2578	3,742.26	0.00	3,742.26
UF2	DUES - FIRE 788	5,546.07	0.00	5,546.07
UF3	DUES - BUFF	1,505.64	0.00	1,505.64
UF4	DUES - LPFFA	400.00	0.00	400.00
UF5	DUES - FIRE HOUSE FUND	2,565.00	0.00	2,565.00
XMD	Additional Medicare	213.97	0.00	213.97
Z01	MISC - WAGE GARNISHMENT FEE	65.00	0.00	65.00
		371,767.37	47,435.04	371,767.37
			0.00	47,435.04

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	371,482.41	0.00	371,482.41
		371,482.41	0.00	371,482.41

Employer Liability Codes:

Break Down of Employees Paid:
 Total Male: 392
 Total Female: 230
 Total Unknown: 0
 Total Employees: 622

Final Totals	613 Checks to be Printed 0 Checks Voided since Last Payroll	611 Regular 0 Regular	0 Vacation 0 Vacation	0 Manual 0 Manual	0 Other 0 Other	0 Interim 0 Interim	0 Overtime 0 Overtime	2 Special 0 Special	0 Adjustment 0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End	This Payroll Direct Deposit		
Regular Pay:	1,551,887.94	Gross: 42,303,531.02	1,705,865.95	0.00	1,705,865.95	44,009,396.97	Payroll Direct Deposit: 1,024,433.41		
Overtime Pay:	129,770.59	*Fwt Wages: 36,576,114.49	1,456,028.40	0.00	1,456,028.40	38,032,142.89	Deduction Direct Deposit: 0.00		
Vacation Pay:	0.00	Soc Sec: 1,327,900.56	49,634.54	0.00	49,634.54	1,377,535.10	Total Direct Deposit: 1,024,433.41		
Holiday Pay:	0.00	Medicare: 582,697.68	23,518.01	0.00	23,518.01	606,215.69			
Sick Pay:	0.00	0.00 Adtl Med Tax: 665.15	161.19	0.00	161.19	826.34			
Special Pay:	0.00	Fwt: 4,006,018.50	153,074.88	0.00	153,074.88	4,159,093.38	Code 98 Exempt Fwt Wages: 1,432.54		
Admin Pay:	0.00	SWT: 1,739,097.02	69,386.27	0.00	69,386.27	1,808,483.29	Code 98 Exempt Swt Wages: 853.27		
Comp Pay:	0.00	Cwt: 0.00	0.00	0.00	0.00	0.00	*Code 98 Employees are excluded from the		
Other Pay:	0.00	Owt: 0.00	0.00	0.00	0.00	0.00	Fwt Wages on this Report.		
		FLI: 138,296.20	5,093.00	0.00	5,093.00	143,389.20			
		SUI: 97,399.61	1,060.85	0.00	1,060.85	98,460.46			
		SDI: 96,400.86	3,549.58	0.00	3,549.58	99,950.44			
		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:		332,096.67	9,703.43	0.00	9,703.43	341,800.10			
Ref Tax Ded:		5,958,600.74	259,298.86	0.00	259,298.86	6,217,899.60			
Aft Tax Ded:		2,943,725.17	93,342.54	0.00	93,342.54	3,037,067.71			
Net:		26,186,445.78	1,047,746.23	0.00	1,047,746.23	27,234,192.01			
Employer Liability Totals:		Soc Sec: 1,327,900.56	49,634.54	0.00	49,634.54	1,377,535.10	Employee + Employer Soc Sec: 99,269.68		
		Medicare: 582,697.68	23,518.01	0.00	23,518.01	606,215.69	Employee + Employer Med: 47,197.21		
		Owt: 0.00	0.00	0.00	0.00	0.00	Fwt: 153,074.56		
		FLI: 0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt: 299,541.17		
		SUI: 0.00	0.00	0.00	0.00	0.00			
		SDI: 23,333.52	195.47	0.00	195.47	23,528.99			
		WKDV: 0.00	0.00	0.00	0.00	0.00			
		HLTH: 0.00	0.00	0.00	0.00	0.00			
Total Other Tax:		23,333.52	195.47	0.00	195.47	23,528.99			
Fui:		0.00	0.00	0.00	0.00	0.00			
Employer Liability Earning Codes:		8,932,371.25	352,915.15	0.00	352,915.15	9,285,286.40	NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.		
Total Employer Liabilities:		10,866,303.01	426,263.17	0.00	426,263.17	11,292,566.18			
Total Gross + Employer Liabilities:		53,169,834.03	2,132,129.12	0.00	2,132,129.12	55,301,963.15			

Total Deductions and Earnings:

Code	Description	Ded Amt	Earn Amt	Ded Amt	Earn Amt	Ded Amt	Earn Amt
E02	SECOND TITLED EMPLOY		9,057.03		0.00		9,057.03
E03	ACTING STATUS		372.86		0.00		372.86
E06	DOCKING		5,302.27-		0.00		5,302.27-
E07	LICENSE		3,000.00		0.00		3,000.00
E08	LONGEVITY		256.16		0.00		256.16
E09	ADJUSTMENT		429.14-		0.00		429.14-
E10	ON CALL		1,000.00		0.00		1,000.00
E13	SUSPENSION		798.78-		0.00		798.78-
E17	Overtime \$		17,051.56		0.00		17,051.56
GF1	G - GARN GORMAN	256.49		0.00		256.49	
GG0	G - GARN LACEY	324.90		0.00		324.90	
GI0	G - GARN FRANKLIN	673.23		0.00		673.23	
GJ0	G - GARN TODORO	466.64		0.00		466.64	
GK0	G - GARN CC SHERIFF	34.55		0.00		34.55	
GL0	G - GARN PARIS PRATT	5.00		0.00		5.00	
GP0	G - SUPPORT - NJ/PA	466.77		0.00		466.77	
GQ0	G - Support Florida	332.31		0.00		332.31	
GS0	G - SUPPORT - NJ	9,081.73		0.00		9,081.73	
GS1	G - SUPPORT - NJ	656.78		0.00		656.78	
GS2	G - SUPPORT - NJ	341.05		0.00		341.05	
GS3	G - SUPPORT - NJ	186.98		0.00		186.98	
GS4	G - SUPPORT - NJ	206.51		0.00		206.51	
GS5	G - SUPPORT - NJ	32.92		0.00		32.92	
GS6	G - SUPPORT - NJ	15.21		0.00		15.21	
GS7	G - SUPPORT - NJ	15.22		0.00		15.22	
GS8	G - Support - NJ	101.95		0.00		101.95	
HEA	CH 78 COST SHARE	88,699.24		0.00		88,699.24	
HEB	CH 78 COST SHARE BACK ADJUST	1,156.90		0.00		1,156.90	
IMP	IMPUTED INCOME		10,893.85		0.00		10,893.85
PD1	DCRP - PENSION	4,151.41		0.00		4,151.41	
PD2	DCRP - BACK DEDUCTION	31.42		0.00		31.42	
PE1	PERS - PENSION	55,144.27		0.00		55,144.27	
PE2	PERS - BACK DEDUCTIONS	1,634.01		0.00		1,634.01	
PE4	PERS - CONTRIBUTORY INSURANCE	3,568.32		0.00		3,568.32	
PE9	PERS - LOAN REPAYMENT	18,551.88		0.00		18,551.88	
PF1	PERS - PENSION	77,665.95		0.00		77,665.95	
PF2	PERS - BACK DEDUCTIONS	414.52		0.00		414.52	
PF9	PERS - LOAN REPAYMENT	23,066.05		0.00		23,066.05	

PTA DEF COMP - NATIONWIDE	3,790.68	0.00	0.00	3,790.68
PTB DEF COMP - NATIONWIDE ROTH	1,878.32	0.00	0.00	1,878.32
PTF DEF COMP - COREBRIDGE	18,667.00	0.00	0.00	18,667.00
PTG DEF COMP - COREBRIDGE ROTH	96.92	0.00	0.00	96.92
PTK DEF COMP - MET LIFE	292.03	0.00	0.00	292.03
PTO DEF COMP - Equitable	3,658.30	0.00	0.00	3,658.30
PTP DEF COMP - Equitable Roth	1,550.00	0.00	0.00	1,550.00
PTS DEF COMP - National Life Group	1,220.00	0.00	0.00	1,220.00
S10 AFLAC PRE-TAX	2,404.78	0.00	0.00	2,404.78
S22 AFLAC GEORGIA POST-TAX	2,248.77	0.00	0.00	2,248.77
S31 AFLAC NY PRE-TAX	19.09	0.00	0.00	19.09
S32 AFLAC NY POST-TAX	27.79	0.00	0.00	27.79
S81 AFLAC XGRD POST-TAX	132.12	0.00	0.00	132.12
S99 AFLAC FSA WAGE WORKS	288.45	0.00	0.00	288.45
SC1 SUPP - COLONIAL PRE-TAX	352.84	0.00	0.00	352.84
SC2 SUPP - COLONIAL POST-TAX	2,598.78	0.00	0.00	2,598.78
SC8 SUPP - COLONIAL X-GUARDS	113.49	0.00	0.00	113.49
T01 NJ TAX ADJUSTMENT	6,528.74	0.00	0.00	6,528.74
UC1 DUES - CWA STAFF	4,280.14	0.00	0.00	4,280.14
UC2 DUES - CWA X-GRD	547.50	0.00	0.00	547.50
UC3 DUES - CWA SUPERVISORS	2,157.12	0.00	0.00	2,157.12
UC4 DUES - CWA PAC	30.00	0.00	0.00	30.00
UC5 DUES - CWA PARKING DEDUCTION	558.00	0.00	0.00	558.00
UF1 DUES - FIRE 2578	3,742.26	0.00	0.00	3,742.26
UF2 DUES - FIRE 788	5,546.07	0.00	0.00	5,546.07
UF5 DUES - FIRE HOUSE FUND	2,565.00	0.00	0.00	2,565.00
XMD Additional Medicare	161.19	0.00	0.00	161.19
Z01 MISC - WAGE GARNISHMENT FEE	65.00	0.00	0.00	65.00
	352,802.59	35,101.27	0.00	352,802.59
				35,101.27

Employer Liability Codes:

Code	Description	Liability Amt	Void Amt	Net Amt
9H0	HEALTH BENEFIT EMPLOYER	352,915.15	0.00	352,915.15
		352,915.15	0.00	352,915.15

Break Down of Employees Paid:

Total Male:	389
Total Female:	224
Total Unknown:	0
Total Employees:	613

Ordinances 1st Reading

FUENTES
1/13/2026

0-1 revised

AN ORDINANCE AMENDING CHAPTER 103 TO ESTABLISH ARTICLE VIII; MANAGING ARTIFICIAL INTELLIGENCE IN MUNICIPAL OPERATIONS WHILE PRESERVING THE CITY OF CAMDEN'S MOST VALUABLE ASSET: ITS EMPLOYEES

WHEREAS, the City of Camden recognizes the rapid, unregulated development and deployment of Artificial Intelligence ("AI") technologies across public and private sectors; and

WHEREAS, the City values the contributions of its workforce and recognizes that human employees are essential to equitable, accountable, and transparent public services; and

WHEREAS, the City Council supports the thoughtful and responsible integration of AI, provided it does not lead to the displacement of human workers or diminish public oversight and accountability; and

WHEREAS, unlike human workers, AI does not earn wages, pay taxes, or contribute to the local economy through consumer spending, and thus cannot sustain or stimulate the economic activity vital to community well-being; and

WHEREAS, the City Council recognizes that AI systems, as non-human entities, are inherently excluded from the democratic process as it does not vote, hold human opinions, or participate in civic discourse; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that Chapter 103 of the Camden Code; PERSONNEL POLICIES, is amended and Article VIII; MANAGING ARTIFICIAL INTELLIGENCE IN MUNICIPAL OPERATIONS WHILE PRESERVING THE CITY OF CAMDEN'S MOST VALUABLE ASSET: ITS EMPLOYEES, is hereby established, as follows:

ARTICLE VIII

MANAGING ARTIFICIAL INTELLIGENCE IN MUNICIPAL OPERATIONS WHILE PRESERVING THE CITY OF CAMDEN'S MOST VALUABLE ASSET: ITS EMPLOYEES

§103-17. Definitions.

For the purposes of this Ordinance:

- a. "Artificial Intelligence (AI)" shall mean any computer system, software, algorithm, or automated process that performs tasks typically requiring human intelligence, including but not limited to decision-making, learning, natural language processing, or pattern recognition.
- b. "AI System" includes any machine learning system, large language model, generative AI platform, predictive analytics software, or autonomous decision-making tool used in government operations.
- c. "Municipal Use" means any use of AI technology by the City of Camden, its departments, agencies, or contractors in performing governmental functions.
- d. "Human Worker" refers to any person employed by the City of Camden, either on a full-time, part-time, contractual, or seasonal basis.

§103-18. Prohibition on Relacing Human City Employees.

- a. The Administration shall develop a Generative Artificial Intelligence (AI) Policy that is consistent with and fully complies with the provisions herein.
- b. The City of Camden shall not implement or deploy any AI System for the purpose of replacing human city employees, intentional or otherwise, in any job classification or role currently occupied or historically performed by a municipal employee, unless specifically authorized by the Mayor and approved by City Council.
- c. AI may be used to assist, augment or supplement human workers in their duties, provided that such use does not result in:

- The elimination of any full-time or part-time positions;
- The reduction in hours, wages, or benefits of current employees;
- The transfer of responsibilities traditionally held by Human City employees, including but not limited to, applying human judgment or discretion in decision making.

§103-19. Used Permitted With Oversight.

a. AI Systems may be used in administrative or clerical support functions (e.g., document scanning, database management), provided that:

- The system is not used to make autonomous decisions affecting public rights, benefits, or employment;
- A human employee retains decision-making authority in all cases involving human judgment or discretion in decision making.

b. Any proposed use of AI beyond those functions identified herein shall be specifically authorized by the Mayor and approved by City Council.

§103-20. Employee Protections.

a. No City employee shall be terminated, laid off, or reassigned solely due to the adoption or deployment of AI Systems.

b. The City shall provide training opportunities for employees to understand and work alongside AI technologies, where applicable.

§103-21. Oversight and Accountability.

a. The City shall establish an AI Advisory Committee to Council, consisting of:

- One representative selected by the Mayor
- One representative of City Council (or designee);
- One representative of organized labor (CWA) local union from the rank-and-file;
- One member of the Law Department with expertise in ethics;
- One member of the public with expertise in ethics or data privacy appointed by the City Council

b. Appointment to the AI Advisory Committee to Council shall be by Council resolution for a term of 3 years with the initial appointments staggered as follows: 2 appointments- 1-year terms, 2 appointments-2-year terms and 1 appointment- 3-year term.

c. The AI Advisory Committee to Council shall review all proposed uses of AI, provide annual reports to the Mayor and City Council, and ensure transparency, fairness, and equity in any AI implementation pursuant to this ordinance.

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: January 13, 2026

he 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



Camden City Council

RESOLUTION / ORDINANCE REQUEST FORM

DATE: December 19, 2025

Council Meeting Date: January 13, 2026

FROM: Councilperson

☒ Angel Fuentes, President	☐ Sheila Davis, At-Large
☐ Arthur Barclay, Vice President, Ward 1	☐ Christopher Collins, 2 nd Ward
☐ Nohemi Soria-Perez, At-Large	☐ Falio Leyba-Martinez, 3 rd Ward
	☐ Jannette Ramos, 4 th Ward

Action Requested:

**AN ORDINANCE AMENDING CHAPTER 103 TO ESTABLISH ARTICLE VIII;
MANAGING ARTIFICIAL INTELLIGENCE IN MUNICIPAL OPERATIONS WHILE
PRESERVING THE CITY OF CAMDEN'S MOST VALUABLE ASSET: ITS
EMPLOYEES**

****Please attach any supporting documents

Angel Fuentes/nfb
Signature of Councilperson

12/19/2025
Date

0-2

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

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

SECTION 1. To adjust salary ranges for administrative efficiency and personnel retention/recruitment purposes (NOTE: any individual's increase in salary within the to-be-established Salary & Wage ranges must be approved in advance by the State Division of Local Government Services ("DLGS") by Waiver pursuant to the City's current Transitional Aid to Localities Memorandum of Understanding with the DLGS):

SECTION 2. Removing Supervising School Traffic Guard from the Classified List and adding the title to the Unclassified List and setting the salary range:

Supervising School Traffic Guard	61,082	93,346

SECTION 3. Increasing the salary range for the Risk Manager Title as follows:

**	Risk Manager	120,900	125,736	130,765	135,995	140,434	145,091	150,974

SECTION 4. The effective date of these amendments shall be January 1, 2026, for the Risk Manager title and February 1, 2026, for the Supervising School Traffic Guard title.

SECTION 5. Attached hereto and incorporated herein, by way of reference is the list of amended salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule.

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

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

SECTION 8. 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: January 13, 2026

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

11/1/2025 (Revised)

Section I.

Elected Officials shall be entitled to the salary as set below, and benefits as may be permissible under the law and Memorandum of Understanding between the City of Camden and The State of New Jersey

Elected Officials

Mayor	110,000	160,000
Council President	—	36,000
Council Member	—	33,000

Section II.

The employees listed in this section shall be entitled to all benefits as set for classified service except overtime payments.

The salaries for the following department heads shall be as follows:

Department Directors and Assistant Department Directors

Business Administrator	85,000	155,000
City Attorney	80,000	175,000
Department Directors	75,000	150,000

Section III.

The employees listed in this section shall be entitled to all benefits as set for classified service except payments. The salaries for the City Attorney's Office shall be as follows:

City Attorney's Office

First Assistant City Attorney	75,000	120,000
Counsel to the Mayor/Counsel to City Council	1	100,000
Supervising Litigation Attorney	70,000	110,000
Assistant City Attorney General & Litigation	60,000	110,000
Municipal Prosecutor	60,000	110,000

Section IV.

This section sets the rates of pay for those positions in the Classified Service which are Managerial and or Confidential and are excluded from the collective bargaining process. These positions shall receive benefits equal to those of the classified for vacation, retirement, longevity and Overtime pay shall be only for those hours, days and purposed performed with the prior approval of the Business Administrator

Managerial and/or Confidential Titles

Assistant Business Administrator	65,000	125,000
Assistant Director of Finance	75,000	110,000
Assistant Director of Information Technology	125,000	175,000
Assistant Director of Public Works	75,000	110,000
• Chief Financial Officer	—	184,757
Comptroller	110,000	135,000
Director of Data Processing	1	105,000
Fiscal Analyst	50,000	85,000
Insurance Manager	60,000	85,000
Municipal Emergency Management Coordinator	1	65,000
Personnel Officer	75,000	95,000
Project Coordinator Redevelopment	60,000	90,000
Registrar of Vital Statistics	1	75,000

Section V.

The employees listed in this section shall be entitled to all benefits as set for classified service except overtime payments.

Unclassified Titles

Aide to the Mayor	50,000	90,000
Confidential Assistant	60,000	95,000
Confidential Aide	50,000	90,000
Attorney - A.B.C.	2,500	12,500
Attorney - Affirmative Action Review Council	1	8,000
Attorney - B.O.A.	13,845	25,631
Attorney - Municipal Personnel Defender	36,061	68,508
Attorney - Planning Board	10,342	18,869
Attorney - Rent Control Board (50.00 per billable hour)	2,700	4,235
Attorney - Rooming and Boarding Home Licensing Bd.	1	8,000
Attorney - Municipal Prosecutor Night Court-Part Time	1	8,000
City Treasurer	90,000	110,000
Deputy Municipal Clerk	51,200	115,000
Judge of the Municipal Court	81,600	114,444
Judge of the Municipal Court (Part Time)	30,979	58,678
Municipal Auditor	81,000	99,000
* Municipal Clerk	98,999	157,724
Municipal Court Director	70,968	130,000
Municipal Engineer	95,500	145,000
Secretary Board/Commission	1,000	9,145
* Tax Assessor	98,999	136,274
Deputy Tax Assessor	93,388	129,166
* Tax Collector	98,999	136,274
Tax Search Officer (Part Time)	5,058	15,000
** Supervising School Traffic Guard	03937	61,082

* Entitled to Salary Increases

Section VI.

The employees of these titles are entitled to all benefits as set for the classified section.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Confidential Secretary to the Mayor	01336							84,734
Confidential Secretary to the Mayor (Part-time)	01336							40,867
Secretary to the ABC Board	06982	5,673	5,939	6,523	6,728	7,155	7,426	7,709

Section VII.

This section sets the rates as approved for those titles covered by those agreements. In any instances bilingual designations are required, the rate shall be as defined in the basic title. Any part time positions be paid on a pro rata basis salary grades.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Account Clerk	00001	36,297	38,018	41,839	43,837	45,398	47,012	48,703
* Accountant	00004	54,453	57,081	62,921	65,362	67,899	70,541	73,288
* Accounting Assistant	50451	43,114	45,174	49,753	52,150	54,041	56,003	58,051
* Administrative Analyst	00010	59,405	62,279	68,671	72,007	74,802	77,716	80,751
** Administrative Clerk	00020	54,409	56,871	62,346	68,245	74,078	76,841	79,705
** Administrative Secretary	00112	63,076	65,958	72,366	79,084	89,737	92,636	95,657
** Affirmative Action Officer	00233@	77,345	81,118	89,502	97,616	106,485	110,670	115,023
* Analyst Grant Applications	00259	61,521	64,503	71,127	74,589	77,382	80,356	83,293
* Architect	00276@	69,727	73,117	80,655	85,240	88,622	92,857	96,892
* Assessing Aide	00293@	45,724	47,782	49,931	52,179	54,526	56,980	59,545
* Assistant Administrative Analyst	00302@	48,916	51,266	56,493	59,225	61,397	63,653	66,005
* Assistant Animal Control Officer	00312@	50,942	53,489	58,838	61,780	64,251	66,821	69,494
* Assistant Assessor	00317@	55,422	58,098	64,046	67,156	69,644	71,269	74,924
* Assistant Chief Housing Inspector	00387	69,022	72,379	75,904	79,604	82,712	85,947	89,309

8/1/2025

10/1/2025
10/1/2025

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Assistant Coordinator of Volunteers	00438	52,894	55,275	57,763	60,362	63,077	65,916	68,883
**	Assistant Engineer	00518	93,741	97,491	101,391	105,446	109,664	114,051	118,613
**	Assistant Municipal Clerk	00617	56,337	59,059	65,108	71,629	78,084	81,133	84,301
**	Assistant Municipal Clerk*		0	0	0	0	0	0	92,901
**	Assistant Municipal Tax Collector	00627@	80,650	84,588	93,338	102,772	112,289	116,702	123,782
**	Assistant Payroll Supervisor	00639	59,111	61,322	66,237	71,530	75,731	78,038	80,451
*	Assistant Planner	00645	53,093	55,653	61,343	64,314	66,692	69,158	71,732
**	Assistant Public Works Superintendent	00671	60,968	63,923	70,487	77,560	84,570	87,878	91,318
**	Assistant Purchasing Agent	00673	56,336	59,058	65,108	71,629	78,085	81,133	84,301
*	Assistant Superintendent of Weights & Measures	00445	45,451	47,628	52,468	57,686	62,739	65,046	67,459
*	Assistant Traffic Engineer	00795	73,497	77,079	85,034	93,610	101,986	105,873	109,908
*	Assistant Violations Clerk	00806	43,114	45,174	49,753	52,150	54,041	56,003	58,051
*	Assistant Zoning Officer (Part Time)	00822@	0	0	0	0	0	0	7,897
*	Auditor	00846	61,521	64,503	71,127	74,589	77,382	80,374	83,293
*	Building Inspector (ICS)	00924	71,347	74,822	82,540	86,571	89,956	93,480	97,150
*	Building Inspector Apprentice	06969	56,313	62,726	0	0	0	0	0
*	Building Maintenance Worker	00929	38,555	40,388	44,460	46,164	47,933	49,778	51,693
*	Building Maintenance Worker Low Pressure License	00933	54,046	56,654	62,449	65,477	67,897	70,418	73,035
*	Building Service Worker	00938	35,612	37,299	41,045	43,006	44,530	46,112	47,761
**	Building Subcode Official (HHS)	05048	76,877	80,626	88,958	97,938	106,633	110,686	114,911
*	Carpenter	00971	52,754	55,299	60,949	63,898	66,261	68,706	71,264
*	Carpenters Helper	00974	44,067	46,177	50,862	53,307	55,359	57,503	59,727
*	Cashier	00976	46,529	48,761	53,721	56,314	58,362	60,506	62,726
**	Chief Accountant	01005	69,064	72,421	79,886	87,927	95,922	99,558	105,399
**	Chief Assistant Assessor	01016	60,135	63,048	69,519	76,493	83,540	86,806	90,198
**	Chief Clerk	01037	63,076	65,958	72,366	79,084	85,464	88,225	91,102
**	Chief Community Relations Specialist	01107	73,486	77,066	85,021	92,834	101,260	105,233	109,369
**	Chief Housing Inspector	01139	66,111	69,322	76,458	84,149	91,767	95,366	99,107
**	Chief Landscape Architect	01150	66,111	69,322	76,458	84,149	91,767	95,366	99,107
**	Chief License Inspector	01153	65,288	68,457	75,501	83,089	90,490	93,917	97,480
**	Chief Sanitation Inspector	01209	52,442	54,969	60,596	66,643	72,470	75,293	78,229
*	Claims Examiner Workmens Compensation	01241	51,863	54,201	59,391	64,999	69,531	73,688	77,423
*	Clerk 1	01245	34,262	35,883	39,478	41,362	42,816	44,340	45,909
*	Clerk 2	03247	37,853	39,650	43,644	45,735	47,370	49,062	50,835
*	Clerk 3	02773	42,427	44,455	48,959	51,315	53,166	55,100	57,104
*	Clerk 3 (Principal Personnel Clerk)	02773	59,692	62,583	66,114	68,683	71,355	74,137	77,026
**	Clerk 4	03859	42,333	44,355	48,849	53,692	58,362	60,506	62,726
**	Clerk Stenographer 1	01260	38,345	40,169	44,219	46,334	47,993	49,718	51,515
*	Clerk Stenographer 2	03253	40,397	42,322	46,602	48,838	50,592	52,421	54,322
*	Clerk Stenographer 3	02777	44,486	46,615	51,348	53,822	55,776	57,812	59,925
**	Clerk Stenographer 4	03862@	44,509	46,640	51,375	56,477	61,221	63,588	66,063
*	Clerk Transcriber	01266	37,679	39,469	43,444	45,518	47,265	49,081	50,968
*	Clerk Typist 1, Evidence Handling	23239	38,943	40,794	44,912	47,061	48,695	50,446	52,266
*	Code Enforcement Officer	01285	53,423	56,000	58,704	61,545	64,528	67,659	70,948
*	Community Organization Specialist	01303	40,712	42,654	46,965	49,221	50,423	52,247	54,134
*	Community Service Aide	01313	35,462	37,140	40,869	42,820	44,410	46,112	47,761
*	Community Service Worker	01319	38,065	39,873	43,893	45,994	47,632	49,343	51,120
*	Community Youth Worker	01321	48,242	50,583	53,017	55,549	56,866	58,208	59,578
*	Complaint Investigator	01324	43,799	45,894	50,551	52,985	54,909	56,907	58,993
*	Computer Service Technician	07605	56,637	59,375	65,468	68,639	71,144	73,914	76,794
**	Construction Official	05045	91,692	95,214	105,481	111,696	116,089	120,657	125,406
*	Contract Administrator 1	51254	70,077	73,486	81,063	89,230	97,470	101,290	107,419
*	Contract Compliance Representative	04883	75,001	78,751	82,688	86,823	91,164	95,722	100,508

OWA Plans previously for
OWA Employees Only

8/1/2025

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
** Coordinator for Federal & State Aid	01355	71,820	75,317	83,087	91,458	99,917	103,842	107,919
** Coordinator of Monitoring & Evaluation	04716	65,400	68,575	75,632	83,237	90,773	94,327	98,024
** Coordinator of Motor Vehicle Repair	07607	91,558	100,787	105,397	111,719	117,454	121,920	126,634
** Coordinator of Volunteers	01371	65,400	68,575	75,633	83,237	90,773	94,327	98,024
* Cost Estimator Property Improvement	01379	57,325	60,099	66,257	69,478	72,061	74,746	77,536
* Court Interpreter S&E	07959	54,453	57,081	62,921	65,362	67,899	70,541	73,288
* Customer Service Representative	01459	49,295	51,665	56,933	59,682	61,960	64,247	66,622
* Customer Service Representative Bil. In Spanish & English	08033	49,295	51,665	56,933	59,682	61,960	64,247	66,622
* Data Control Clerk	01468	39,723	41,613	45,818	48,012	49,736	51,532	53,395
* Data Entry Operator 1	53292	37,604	39,390	43,358	45,432	47,057	48,748	50,493
* Data Entry Operator 2	53293	41,841	43,839	48,278	50,598	52,423	54,323	56,299
* Data Entry Operator 3	53294	46,342	48,566	53,505	55,569	57,718	59,950	62,271
** Data Entry Operator 4	53295	55,424	58,102	64,050	69,803	76,096	79,064	82,151
* Data Processing Programmer	01474	51,715	54,207	59,744	62,633	64,947	67,546	70,054
* Data Processing Programmer Trainee	01475	50,264	0	0	0	0	0	0
** Deputy Municipal Court Administrator	07796	63,076	65,958	72,366	79,084	85,464	88,225	91,102
** Deputy Municipal Court Administrator Bilingual S/E	07903	63,076	65,958	72,366	79,084	85,464	88,225	91,102
** Deputy Registrar of Vital Statistics	05120	60,314	63,238	69,732	73,127	75,866	78,802	83,294
* Economic Development Rep. 2	55503	76,407	80,133	88,740	93,082	96,729	100,524	104,469
** Director of Economic and Industrial Development	01595@	99,227	104,027	114,226	121,075	127,294	132,132	137,240
** Director of Licenses	07163	73,486	77,066	85,021	92,834	101,260	105,233	109,369
** Director of Inspections	01607@	93,388	97,907	107,506	113,952	119,804	124,358	129,166
** Director of Neighborhood Preservation Program	02569	93,388	97,907	107,506	113,952	119,804	124,358	129,166
** Director of Youth Services	01651	93,388	97,907	107,506	113,952	119,804	124,358	129,166
* Electrical Inspector (ICS)	01699	71,347	74,822	82,540	86,571	89,956	93,480	97,150
** Electrical Subcode Official (HHS)	05046	84,640	88,795	97,993	102,797	106,633	110,686	114,911
* Electrician	01706	52,754	55,299	60,949	63,898	66,261	68,706	71,264
* Electrician Helper	01710	44,067	46,177	50,862	53,307	55,359	57,503	59,727
** Elevator Subcode Official	07928	76,877	80,626	88,958	97,938	106,633	110,686	114,911
* Employee Benefits Clerk	04758	37,389	39,165	43,110	45,164	46,724	48,400	50,137
* Employee Benefits Specialist	01728	40,137	42,049	46,299	48,518	50,335	52,227	54,202
* Engineering Aide	01733	43,876	45,973	50,641	53,077	55,125	57,254	59,467
* Equipment Operator	01746	45,127	47,287	52,094	54,604	56,600	58,663	60,811
** Executive Assistant	04586	0	0	0	0	0	0	127,875
* Fire Subcode Official	05013	76,877	80,626	88,958	97,938	106,633	110,686	114,911
* Garage Attendant	01877	39,845	41,744	45,960	48,162	49,978	51,865	53,842
* Gardener	01883	44,367	46,490	51,210	53,674	55,632	57,660	59,770
** General Supervisor Laboring	06635	53,767	56,359	62,122	68,333	74,488	77,389	80,409
** General Supervisor Parks	06699	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** General Supervisor, Public Works	06652	62,019	65,025	68,701	71,372	77,809	80,844	84,003
* GIS Specialist 3	03176	70,187	73,696	81,066	85,119	88,523	92,064	95,747
* GIS Specialist Trainee	03174	61,918	0	0	0	0	0	0
* Graphic Artist 1	54593	63,343	65,876	68,512	71,252	74,102	77,066	80,149
* Graphic Artist 2	54604	70,793	73,624	76,569	79,632	82,817	86,130	89,575
* Heavy Equipment Operator	02001@	53,960	56,565	62,352	65,372	67,897	70,418	73,035
* Historic Preservation Specialist	15679	61,521	64,503	71,127	74,589	77,382	80,273	83,293
** Housing Coordinator	02065	72,146	75,661	83,037	91,150	99,183	103,075	107,123
* Housing Inspector	02071	53,423	56,000	58,704	61,545	64,528	67,659	70,948
* Industrial Representative	02095	61,521	64,503	71,127	74,589	77,382	80,273	83,293
* Interviewer, Courts	06207	49,294	51,665	56,934	59,683	61,961	64,246	66,623

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2025 Salary Survey Report
 2025 Salary Survey Data

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Interviewer, Courts, Bilingual Spanish & English	07573	49,294	51,665	56,934	59,683	61,961	64,246	66,623
* Investigator A.B.C.	02175	0	0	0	0	0	0	11,697
* Investigator Public Works	05217	56,583	59,317	65,396	68,567	71,106	73,959	76,712
* Job Developer	02217	76,985	80,835	88,918	93,364	97,099	100,982	105,022
* Keyboarding Clerk 1	01268	35,286	36,956	40,667	42,601	44,108	45,683	47,316
* Keyboarding Clerk 2	03256@	38,943	40,794	44,912	47,061	48,695	50,446	52,266
* Keyboarding Clerk 3	02781	43,513	45,593	50,219	52,637	54,498	56,482	58,538
** Keyboarding Clerk 4	03864@	44,858	46,928	51,530	54,953	59,691	61,886	64,164
* Laborer 1	02248	40,940	42,893	47,233	49,497	51,283	53,133	55,067
* Laborer 1 (Laborer Heavy)	02248	42,846	44,895	49,446	51,820	53,700	55,647	57,686
* Laborer 2	06634	45,715	47,773	49,922	52,169	54,516	56,970	59,533
** Laborer 3	06633	51,002	53,457	58,914	64,793	70,625	73,368	76,227
* Landscape Architect	02256@	50,467	52,897	58,293	61,110	63,451	65,892	68,433
* Legal Secretary	07675	56,288	58,540	60,881	63,316	65,849	68,483	71,222
* Legal Secretary I	24832	64,500	66,500	68,500	70,500	72,500	74,500	76,500
* Legal Stenographer	02279	42,427	44,455	48,959	51,315	53,166	55,100	57,104
* License Inspector	02292	52,659	55,198	60,839	63,789	65,991	68,417	70,948
* License Inspector Bil. In S&E	05785	52,659	55,198	60,839	63,789	65,991	68,417	70,948
* Loan Advisor	05136	44,266	46,383	51,090	53,550	55,578	57,690	59,890
* Mail Clerk	02320	46,359	48,582	53,522	56,108	58,151	60,285	62,511
* Maintenance Repairer	02328	43,129	45,191	49,773	52,165	54,067	56,035	58,085
** Maintenance Superintendent	02384	73,486	77,066	85,021	92,834	101,260	105,233	109,369
** Maintenance Supervisor, Grounds	06731	51,002	53,457	58,914	64,793	70,625	73,368	76,227
* Maintenance Worker 1, Grounds	01940	40,495	42,425	46,716	48,958	50,785	52,622	54,529
Management Information Systems Specialist	04354	99,227	104,027	114,226	121,075	127,294	132,132	137,240
** Management Assistant	56492	80,121	83,035	85,001	87,550	90,178	92,882	95,669
** Material Management Coordinator	05702	63,016	66,074	72,867	76,416	79,397	82,496	85,722
* Mechanic	02434	48,714	51,053	56,258	58,978	61,142	63,383	65,731
* Mechanic (Diesel)	02440	50,704	53,144	58,570	61,403	63,664	66,016	68,459
* Mechanic Fire Apparatus	02441	51,103	53,565	59,032	61,889	64,174	66,544	69,013
* Mechanic's Helper	02456@	42,846	44,895	49,446	50,367	52,191	54,082	56,061
* Mechanical Repairer Light Equipment	02451@	42,337	44,237	46,233	48,314	50,487	52,759	55,134
* Motor Broom Driver	05565	45,127	47,287	52,094	54,604	56,600	58,663	60,811
** Municipal Court Administrator	07795	85,416	89,549	98,329	104,225	109,578	113,742	118,139
* Municipal Court Attendant	02524	0	0	0	0	0	0	61,803
* Network Administrator 1	10107	85,447	89,718	98,691	103,625	107,771	112,081	116,565
* Network Administrator 2	10108	92,374	96,994	106,693	112,027	116,509	121,170	126,016
* Omnibus Operator	05594	39,926	41,826	46,052	47,821	49,656	51,566	53,554
* Paralegal Specialist	02593	68,549	71,291	74,142	77,105	83,536	86,744	90,080
* Parking Enforcement Officer	07305	42,987	45,044	49,609	51,996	53,878	55,842	57,881
* Payroll Clerk	02634	37,389	39,165	43,110	45,164	46,724	48,400	50,137
** Payroll Supervisor	02636	70,206	73,556	81,000	89,022	96,978	100,724	104,628
* Personnel Aide	02685	60,352	62,766	65,277	67,888	70,604	73,428	76,365
* Personnel Assistant	02648@	77,803	82,024	87,677	90,467	94,688	98,909	103,133
* Planning Aide	02685	40,137	42,049	46,299	48,518	50,335	52,227	54,202
** Planning Director	02686	93,388	97,907	107,506	113,952	119,804	124,358	129,166
* Plumbing Inspector (ICS)	02704	71,347	74,822	82,540	86,571	89,956	93,480	97,150
** Plumbing Subcode Official (HHS)	05056	76,877	80,626	88,958	97,938	106,633	110,686	114,911
* Principal Account Clerk	02755	43,114	45,174	49,753	52,150	54,041	56,003	58,051
* Principal Account Clerk (Typing)		44,105	46,217	50,905	53,358	55,366	57,381	59,493
* Principal Cashier	02771	52,483	55,012	60,633	63,573	65,954	68,390	70,931
* Principal Clerk Transcriber	02779	43,811	45,906	50,564	52,998	55,044	57,167	59,382

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Public Safety Personnel
 - Civil Service Exam

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Principal Community Organization Specialist	02785@	46,666	48,905	53,878	56,480	58,626	60,871	63,204
* Principal Data Control Clerk	04646	46,664	48,901	53,876	56,478	58,542	60,687	62,919
* Principal Employee Benefits Clerk	04936	45,879	48,078	52,964	55,522	57,665	59,895	62,217
* Principal Engineering Aide	02804	56,078	58,787	64,806	67,325	69,942	72,664	75,495
* Principal Legal Stenographer	02819	54,406	57,033	62,866	65,914	70,151	72,752	75,450
* Principal Mail Clerk		60,912	63,349	66,177	68,823	73,724	74,440	79,740
* Principal Payroll Clerk	02831	59,692	62,583	66,113	68,683	71,355	74,136	77,026
* Principal Planner	02837	61,521	64,503	71,127	74,589	77,382	80,273	83,293
Principal Planner Community Development Program	05335	61,521	64,503	71,127	74,589	77,382	80,273	83,293
* Principal Planning Aide	02840	49,300	51,670	56,939	59,691	61,964	64,346	66,823
* Principal Purchasing Assistant	02847	45,879	48,078	52,964	55,522	57,665	59,895	62,217
* Principal Storekeeper	02852	59,186	62,050	68,414	71,739	74,417	77,197	80,092
* Printing Machine Operator 1	02571	43,970	46,072	50,747	53,191	55,125	57,126	59,219
* Printing Machine Operator 2	22533	53,039	55,597	61,281	64,252	66,622	69,094	71,663
* Printing Machine Operator 3	22534	55,597	58,280	64,258	67,368	69,824	72,543	75,368
** Printing Machine Operator 4	22535	58,280	61,099	67,375	70,642	73,220	76,074	79,041
* Program Analyst	02871	59,405	62,279	68,671	72,007	74,802	77,716	80,751
** Program Coordinator Demolition	05679	78,760	82,304	85,848	89,392	92,937	96,481	100,025
* Program Monitor	04700	57,782	60,577	66,785	70,032	72,632	75,344	78,165
* Project Coordinator Construction	02883	74,587	78,221	86,298	95,006	103,510	107,448	111,552
* Project Manager, Data Processing	53023	118,912	0	0	0	0	0	0
* Property Clerk	02894	37,852	39,651	43,645	45,736	47,370	49,062	50,835
* Public Information Officer	02927	47,494	49,773	54,839	57,492	59,592	61,787	64,614
* Public Works Inspector	02933	53,063	55,623	61,307	64,278	66,652	69,124	71,693
** Public Works Superintendent	02936	73,486	77,066	85,021	92,834	101,260	105,233	109,369
** Purchasing Agent	02952	99,227	104,027	114,226	121,075	127,294	132,132	137,240
* Purchasing Assistant	02952	37,389	39,165	43,110	45,164	46,724	48,400	50,137
* Purchasing Expediter	02956	48,916	51,266	56,493	59,225	61,401	63,653	66,012
* Radio Dispatcher	02958	45,106	47,267	52,071	54,578	56,565	58,630	60,788
* Radio Dispatcher Typing	02959	46,037	48,244	53,150	55,658	57,643	59,710	61,867
* Radio Technician	02965	61,772	65,082	68,391	71,701	75,010	78,320	81,629
** Real Estate Officer	02974	88,404	91,615	98,751	106,441	114,059	121,399	127,468
* Receptionist	02976	34,262	35,883	39,478	41,362	42,816	44,340	45,909
* Recorder Operator Courts	04873	36,335	38,057	41,884	43,889	45,567	47,316	49,132
* Records Management Analyst	05429	57,136	59,901	66,055	69,258	71,784	74,582	77,492
** Records Manager	06382	70,097	74,177	78,494	83,063	87,897	93,013	98,426
* Records Support Technician 1	56562	37,853	39,367	40,942	42,579	44,283	46,054	47,896
* Records Support Technician 2	56563	42,427	44,124	45,889	47,723	49,634	51,618	53,684
* Records Support Technician 3	56564	47,517	49,418	51,395	53,450	55,589	57,812	60,124
* Recreation Aide	02983	32,832	34,376	37,816	41,045	42,498	44,005	45,576
* Recreation Leader	02993	39,416	41,292	45,464	47,647	49,422	51,283	53,215
** Recreation Program Coordinator	03018	60,113	63,022	69,493	72,874	75,707	78,661	81,730
** Recreation Supervisor	03020	47,649	49,937	55,022	60,504	65,937	68,485	71,159
* Relocation Officer (Part Time)	03060@	0	0	0	0	0	0	14,199
** Rent Regulation Officer	05681	73,946	76,165	78,449	81,090	84,141	87,311	90,606
* Research Assistant	03069	53,518	56,100	61,837	64,834	67,225	69,723	72,314
** Risk Manager	07390	120,900	125,736	130,765	135,995	140,434	145,091	150,874
** Road Repairer Superintendent	03803	73,486	77,066	85,021	92,834	101,260	105,233	109,369
* Sanitation Inspector	03110	51,715	54,207	59,751	62,638	64,915	67,437	70,054
** Secretarial Assistant	03127	48,928	51,139	56,053	61,346	65,548	67,854	70,268
Secretary Board/Commission (Part Time)	07419	1,399	0	0	0	0	0	12,798
Secretary Board/Commission (Full Time)	07419	55,157	57,829	63,765	67,539	70,174	72,912	75,758
* Security Guard	06124	39,414	41,291	45,462	47,645	49,349	51,122	52,970
* Senior Account Clerk	03165@	40,397	42,322	46,602	48,838	50,592	53,468	54,322

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City of Chicago, Department of Public Works
City of Chicago, Department of Public Works

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Senior Administrative Analyst	03173@	70,077	73,486	81,063	89,230	97,470	101,290	107,419
* Senior Auditor	03196@	67,811	71,107	78,431	81,707	84,677	87,987	91,432
* Senior Building Maintenance Worker	03227	40,622	42,558	46,868	49,113	50,884	52,842	54,881
** Senior Budget Examiner	03223	87,552	91,788	100,787	106,830	112,318	116,586	121,092
Senior Building Maintenance Worker								
* Low Pressure License	03228	56,654	59,392	65,486	68,660	71,163	74,439	76,815
* Senior Cashier	03236	49,178	51,543	56,797	59,542	61,725	63,998	66,372
* Senior Clerk Transcriber	03255	39,725	41,616	45,820	48,018	49,862	51,783	53,777
* Senior Community Relations Specialist	03265@	49,791	52,185	57,508	60,287	62,511	64,818	67,205
* Senior Community Service Worker	03269@	44,266	46,383	51,090	53,550	55,578	57,690	59,890
** Senior Computer Service Technician	07691	63,020	66,078	73,138	76,699	79,691	82,805	86,040
* Senior Data Control Clerk	03294	43,182	45,247	49,834	52,232	54,110	56,076	58,128
* Senior Data Processing Programmer	03295	59,573	62,457	65,982	67,240	69,854	72,573	75,400
* Senior Electrician	03308	57,862	60,661	66,879	69,480	72,183	74,993	77,918
** Senior Engineer	03314	94,653	98,937	98,046	114,551	118,917	126,052	130,967
* Senior Engineering Aide	03320	47,948	50,249	55,366	58,036	60,163	62,382	64,677
* Senior Gardener	03341	38,065	39,873	43,893	45,994	47,632	49,343	51,120
* Senior Historic Preservation Specialist	15680	64,683	67,821	74,799	78,444	81,509	84,566	87,757
* Senior Housing Inspector	03368	62,570	65,667	68,789	72,135	74,943	77,865	80,904
* Senior Landscape Architect	04407	57,782	60,577	66,785	70,032	72,632	75,344	78,165
* Senior Legal Stenographer	03405	46,887	49,135	54,136	56,746	58,941	61,219	63,597
* Senior Mail Clerk	20433	54,391	56,567	58,829	61,183	63,630	66,175	68,822
* Senior Maintenance Repairer	03425	47,286	49,557	54,601	57,237	59,330	61,502	63,771
* Senior Mechanic	03459	51,103	53,565	59,032	61,889	64,174	66,544	69,013
* Senior Mechanic (Diesel)	04561	53,103	55,664	61,354	64,321	66,699	69,169	71,743
* Senior Payroll Clerk	03496	41,467	43,447	47,843	50,143	51,916	53,805	55,758
** Senior Personnel Assistant	04982	99,278	103,934	108,623	113,295	117,966	122,639	127,315
* Senior Planner Economic Dev.	04569	57,782	60,577	66,785	70,032	72,632	75,344	78,165
* Senior Planning Aide	03512	43,219	45,286	49,877	52,281	54,189	56,156	58,201
Senior Program Development Specialist								
* Community Service	06931	64,683	67,821	74,799	78,444	81,509	84,566	87,757
* Senior Program Monitor	05399	71,116	74,678	82,269	86,287	89,545	92,924	96,452
* Senior Public Works Inspector	03539	56,583	59,317	65,396	68,567	71,106	73,959	76,712
* Senior Purchasing Assistant	03547	41,467	43,447	47,843	50,143	51,916	53,805	55,758
* Senior Sanitation Inspector	03572	58,404	61,233	67,511	69,068	71,319	73,957	76,712
* Senior Security Guard	06257	46,488	48,347	50,281	52,292	54,384	56,559	58,822
* Senior Storekeeper	03600	53,063	55,623	61,307	64,278	66,652	69,124	71,693
* Senior Traffic Maintenance Worker	03625	53,012	55,398	57,890	60,496	63,218	66,062	69,032
* Senior Traffic Signal Electrician	03626	57,862	60,661	66,879	69,480	72,183	74,993	77,918
** Senior Training Technician	05614	63,020	66,078	73,138	76,699	79,691	82,805	86,040
* Senior Youth Group Worker	03657	62,308	64,800	67,392	70,088	72,892	75,807	78,840
* Signal Systems Technician 1	03714	60,099	62,503	65,003	67,603	70,307	73,120	76,043
* Signal Systems Technician 2	03589	62,426	64,925	67,521	70,223	73,031	75,952	78,990
* Social Service Assistant	04623	40,178	42,096	46,348	48,572	50,315	52,131	54,022
* Storekeeper	03779	46,372	48,598	53,539	56,121	58,165	60,309	62,520
* Storekeeper Automotive	03781	48,875	51,225	56,445	59,175	61,345	63,599	65,948
* Substance Abuse Counselor 1	63114	62,101	65,110	71,801	75,295	78,109	81,039	84,085
** Superintendent of Recreation	03834@	73,486	77,066	85,021	92,834	101,260	105,233	109,369
** Superintendent of Weights & Measures	01428	71,401	74,876	82,600	90,186	98,365	102,223	106,238
** Supervising Account Clerk	03848	46,119	48,330	53,245	58,538	62,739	65,046	67,459
** Supervising Administrative Analyst	03850@	78,736	82,578	91,116	99,380	108,408	112,667	117,103

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City of San Diego, California
 The City of San Diego, California

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
** Supervising Animal Control Officer	05999	80,650	84,320	87,991	91,661	95,331	99,001	102,679
Supervising Building Service Low Pressure License	06468	51,958	54,462	60,026	66,017	72,631	74,486	77,263
** Supervising Cashier	03857@	57,270	60,040	66,194	72,827	79,397	82,496	85,722
** Supervising Clerk Transcriber	03863@	43,837	45,934	50,594	55,106	60,034	62,359	64,778
** Supervising Data Control Clerk	03872	54,134	56,746	62,550	68,804	74,726	77,364	80,112
** Supervising Electrician	06605	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervising Engineering Aide	03881	58,823	61,670	67,995	74,810	81,563	84,752	88,068
Supervising Health Insurance Benefits Clerk	03887@	59,651	62,364	68,393	74,888	81,038	83,778	86,633
** Supervising Maintenance Repairer	07338	58,140	60,733	66,497	72,709	78,863	81,765	84,784
Supervising Maintenance Worker, Grounds	06731	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervising Mechanic	06724	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervising Mechanic Fire Apparatus	06726	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervising Planner	05137	73,578	77,162	85,126	92,834	101,260	105,235	109,369
** Supervising Program Analyst	03927	66,111	69,322	76,458	84,149	91,767	95,366	99,107
** Supervising Property Clerk	05519	43,316	45,387	49,989	54,952	59,691	61,886	64,165
** Supervising Youth Group Worker	03945@	64,051	66,613	69,277	72,048	74,930	77,927	81,045
** Supervisor Demolition	06910	59,512	62,391	68,794	75,175	81,530	84,272	87,131
** Supervisor of Accounts	03969	53,480	56,060	61,792	67,973	74,215	77,106	80,113
** Supervisor of Collection of Revenue		64,247	67,364	74,291	81,760	89,155	92,653	96,274
** Supervisor of Motor Pool	05971	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervisor of Real Estate Sales	04060	49,244	51,611	56,874	62,545	68,167	70,813	73,574
** Supervisor of Senior Citizens Activities	04069	50,686	53,125	58,547	64,389	70,176	72,906	75,802
** Supervisor of Telephone Systems	04080	48,662	50,895	53,842	57,533	62,675	65,098	67,621
** Supervisor Public Works	06650	53,766	56,359	62,122	68,334	74,488	77,390	80,410
** Supervisor Traffic Maintenance	06816	60,267	63,186	66,754	69,348	75,598	78,545	81,610
* Tax Searcher	04130	46,941	49,193	54,198	56,815	58,890	61,052	63,297
Technical Assistant Contract Administration	62844	55,663	58,317	64,217	67,294	69,724	72,239	74,868
Technical Assistant to the Construction Official	05193	49,187	51,555	56,809	59,558	61,718	63,975	66,313
Technician, Management Information Systems	53099	59,573	62,456	65,982	67,240	69,854	72,572	75,400
* Telecommunications Systems Analyst	07604	53,998	56,602	62,393	68,630	74,802	77,716	80,751
* Telephone Operator	04145@	41,540	43,522	47,926	50,229	52,043	53,930	55,891
* Tractor Trailer Driver	04179	45,127	47,287	52,094	54,604	56,600	58,663	60,811
* Traffic Maintenance Worker	04189	43,799	45,894	50,551	52,498	54,522	56,628	58,817
* Traffic Signal Electrician	04192	52,754	55,299	60,949	63,898	66,261	68,706	71,264
Traffic Signal Superintendent 1	00799	73,486	77,066	85,021	92,834	101,260	105,233	109,369
** Traffic Signal Superintendent 2	04196	76,349	80,073	88,347	96,470	105,233	109,365	113,667
** Traffic Signal Supervisor 1	06819	64,848	67,997	74,986	77,916	80,957	84,119	87,409
** Traffic Signal Supervisor 2	04082	67,366	70,640	77,909	80,957	84,119	87,409	92,776
* Traffic Signal Technician 1	04195	60,099	63,011	69,478	72,183	74,993	77,916	80,959
* Traffic Signal Technician 2	05219	62,427	65,454	72,176	74,993	77,916	80,957	84,177
* Training Technician	04207	58,280	61,099	67,375	70,642	73,220	76,074	79,041
* Tree Maintenance Worker 1	04220	44,895	47,046	51,833	54,323	56,289	58,465	60,729
* Truck Driver	04222	44,367	46,490	51,210	53,674	55,632	57,660	59,770
** Violations Clerk	04244	81,726	85,937	94,362	100,021	105,157	109,155	113,375
* Weights and Measures Apprentice	04201	0	0	0	0	0	0	43,578
* Welder	04305	48,714	51,053	56,258	58,978	61,142	63,383	65,731

8/1/2025

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Youth Group Worker	04333	58,517	60,858	63,292	65,824	67,140	68,483	69,853
*	Youth Group Worker Bil. In S&E	04334	58,517	60,858	63,292	65,824	67,140	68,483	69,853
*	Youth Services Counselor	04336	63,646	66,191	68,839	71,593	74,456	77,435	80,532
*	Zoning Officer (Part Time)	04338	0	0	0	0	0	0	8,711

8/1/2025

City of San Diego, California
 Department of Public Works
 Planning and Development Division

DB:dh
01-13-26

0-3

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:

1611 Warsaw Street

Tameka Rainer

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.

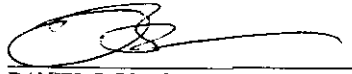
SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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: January 13, 2026

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: JANUARY 13, 2026

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- Phone Email
Bureau

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>K.L.W.</i>	12/04/25	

Approved by:
Business Administrator

[Signature]
Signature

12/16/25
Date

Attachments (list and attach all available):

1. Disabled Parking Removals Submission – January 13, 2026 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

12/16/25
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

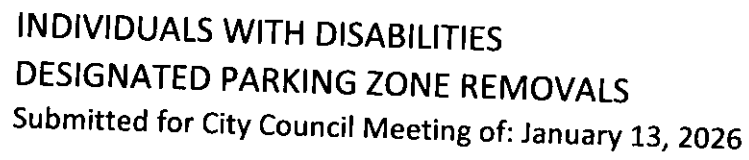
COORDINATION: N/A

Prepared by: Angela M. Watkins

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

Name

Phone/Email



12/3/2025

DB:dh
01-13-26

0-4

**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, Gloria Purnell, 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 3025 Highland Avenue; and

WHEREAS, Juan I. Rodriguez, 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 920 Bergen Avenue; and

WHEREAS, April Banks, 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 1163 Princess Avenue; and

WHEREAS, Ida M. Robinson, 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 1449 Greenwood Avenue; and

WHEREAS, Constance Lyles, 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 5 Leonard 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: January 13, 2026

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: JANUARY 13, 2026

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	Y	<i>Keith L. Walker</i>	12/04/25	
Supporting Department Director (if necessary)				
Director of Grants				
Management				
Qualified Purchasing				
Agent				
Director of Finance				

Approved by:
Business Administrator

Signature

Date

Attachments:

1. Disabled Parking Approvals Submission – JANUARY 13, 2026 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

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

Name

Phone/Email



INDIVIDUALS WITH DISABILITIES HANDICAP PARKING ZONE APPROVALS

Submitted for City Council Meeting of: January 13, 2026

[illegible]

0-5
BARCLAY
1/13/26

ORDINANCE AMENDING CHAPTER 650; RENT CONTROL, TO MANDATE THAT A RENT INCREASE SHALL NOT EXCEED TWO PERCENT (2%) OVER THE PRECEDING TWELVE-MONTH PERIOD FOR A SENIOR CITIZEN OR PERSON WITH A DISABILITY

WHEREAS, the City Council of the City of Camden seeks to limit rent increases for a senior citizen or person with a disability to be defined in Chapter 650; Rent Control; and

WHEREAS, the City Council of the City of Camden has determined that a rent increase for a senior citizen or person with a disability shall not exceed two percent (2%) of the rent charged over the preceding 12-month period; and

WHEREAS, the City Council of the City of Camden has also provided certain exceptions to the two percent (2%) cap pursuant to N.J.S.A. 2A: 42-84.1 et seq., including but not limited to: N.J.S.A. 2A: 42-84.2; Applicability of Municipal Rent Control Ordinances – Multiple Dwellings and as otherwise provided for in §650-28, herein; now therefore

BE IT ORDAINED by the City Council of the City of Camden that Chapter 650 of the Camden Code is amended as follows:

§ 650-1. Definitions.

The following additional terms and shall have the following meanings:

Senior citizen" shall refer to the definition provided in N.J.S.A. 40:55D-68.5 which shall mean "any person who has attained the age of 62 years on or after the effective date of this act, or the spouse of that person, or the surviving spouse of that person, if the surviving spouse is 55 years of age or older."

"Disability" shall refer to the definition provided in N.J.S.A. 10:5-5 which shall mean "physical or sensory disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, muteness or speech impairment, or physical reliance on a service or guide dog, wheelchair, or other remedial appliance or device, or any mental, psychological, or developmental disability, including autism spectrum disorders, resulting from anatomical, psychological, physiological, or neurological conditions which prevents the typical exercise of any bodily or mental functions or is demonstrable, medically or psychologically, by accepted clinical or laboratory diagnostic techniques. Disability shall also mean AIDS or HIV infection."

§ 650-2. Maximum rent increase.

Same.

- A. [No landlord shall, after the effective date of this section, charge any rents for any dwelling units, as defined herein, in excess of what he or she was receiving on the effective date of this chapter, except for increases and surcharges authorized by this chapter and all amendments thereto. Establishments of rents between a landlord and a tenant to whom this chapter is applicable shall hereafter be determined by the provisions of this chapter. At the expiration of a lease, no landlord shall request or receive a percentage increase in rent either in excess of the average consumer price index for the preceding 12 months, for the Philadelphia, Pennsylvania, metropolitan area as published by the United States Department of Labor, Bureau of Labor Statistics, or by more than 6% of the most recent rent, whichever is less.]
- B. Notwithstanding subsection A above, §650-4, §650-7, §650-8 and §650-9 herein, in no event shall a rent increase exceed two percent (2%) of the rent charged over the preceding 12-month period for a senior citizen or person with a disability as defined in § 650-1, herein, unless:
 - (1) as permitted by N.J.S.A. 2A: 42-84.1 et seq., including but not limited to: N.J.S.A. 2A: 42-84.2; Applicability of Municipal Rent Control Ordinances – Multiple Dwellings;

- (2) the proposed rent increase falls within the provisions of § 650-28, herein; or
- (3) the proposed increase is approved by the Rent Control Officer following a hearing as provided for in §650-13, herein.

C. In instances where a lease is being renewed with the same tenant but the tenant now seeks to modify the renewed lease to list a senior citizen or person with a disability on the lease for the sole purpose of falling within the provisions of Subsection B, above, a landlord may seek review by the Rent Control Officer to determine whether such modification to a renewed lease is appropriate and valid.

D. A landlord shall comply with N.J.S.A. 2A: 42-10.10 et seq.; Reprisal as Unlawful Grounds for Civil Action for Re-entry; Action for Damages or Other Appropriate Relief by Tenant.

E. [Former B]

Same. [This section, as amended, shall not be retroactively applied to complaints filed prior to the effective date of this amendment.]

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: January 13, 2026

he 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



Camden City Council

RESOLUTION / ORDINANCE REQUEST FORM

DATE: December 19, 2025

Council Meeting Date: January 13, 2026

FROM: Councilperson

☒ Angel Fuentes, President

☐ Arthur Barclay, Vice President, Ward 1

☐ Nohemi Soria-Perez, At-Large

☐ Sheila Davis, At-Large

☐ Christopher Collins, 2nd Ward

☐ Falio Leyba-Martinez, 3rd Ward

☐ Jannette Ramos, 4th Ward

Action Requested:

AN ORDINANCE AMENDING CHAPTER 103 TO ESTABLISH ARTICLE VIII;
MANAGING ARTIFICIAL INTELLIGENCE IN MUNICIPAL OPERATIONS WHILE
PRESERVING THE CITY OF CAMDEN'S MOST VALUABLE ASSET: ITS
EMPLOYEES

****Please attach any supporting documents

Angel Fuentes/nfb
Signature of Councilperson

12/19/2025
Date

DB
01-13-26

0-6

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 AND BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 WITHIN THE CITY OF CAMDEN KNOWN AS THE SAUNDERS STREET PROJECT, WHICH PROPERTIES HAVE BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the City Council of the City of Camden, County of Camden, New Jersey has designated the following properties identified on the Tax Maps of the City of Camden as Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 an "area in need of redevelopment," ("Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

WHEREAS, the City Council intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

WHEREAS, the Planning Board of the City of Camden has recommended to the City Council that it adopt the "Saunders & North 30th Streets Redevelopment Plan" prepared by LRK, Inc., dated October 24, 2025 and attached hereto ("Redevelopment Plan") for the Redevelopment Area; and

WHEREAS, the City Council has received the recommendation of the Planning Board and has conducted a public hearing on the proposed Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Camden, County of Camden, State of New Jersey, that:

SECTION 1. Pursuant to the authority granted to the City Council by N.J.S.A. 40A:12A-7, the "Saunders & North 30th Streets Redevelopment Plan" prepared by LRK, Inc., dated October 24, 2025 and attached hereto is hereby adopted for the Redevelopment Area.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan for the Redevelopment Area hereby supersedes applicable provisions of the Land Development Ordinance of the City of Camden as to the Redevelopment Area. In so doing the Redevelopment Plan shall constitute an explicit amendment to the City Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan. The official City Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan.

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

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

SECTION 5. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

Date of Introduction: January 13, 2026

he 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



SAUNDERS & NORTH 30TH STREETS REDEVELOPMENT PLAN

Block 1104, Lots 51-53, 55-56, 57-60, 71, 93 & 95, and Block 1107, Lots 15-20 & 27-30
City of Camden, Camden County, New Jersey

Prepared by LRK, Inc. | 1001 Market Street, Suite 200
Camden, NJ 08102 | 856.966.1100 | www.lrkinc.com

Saunders & North 30th Streets Redevelopment Plan

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 93; and Block 1107, Lots 15-20 & 27-30

City of Camden, Camden County, New Jersey

Recommended by the Planning Board on Month ##, 20##

Adopted by the City Council by Resolution ##-#### on Month ##, 20##



Prepared for:

Camden Planning Board
Department of Development & Planning
520 Market Street, City Hall, Room 224
Camden, NJ 08102



Prepared by:

LRK, Inc.
1218 Chestnut Street, 5th Floor
Philadelphia, PA 19107

The original copy of this document was appropriately signed and sealed in accordance to N.J.S.A. 45:14A-1 et seq.

A handwritten signature in black ink, reading "Nando Micale".

Nando Micale, FAIA, AICP, PP
NJPP License No. 5798

A handwritten signature in black ink, reading "Chris S. Cosenza".

Chris S. Cosenza, AICP, PP, LEED AP
NJPP License No. 6344

ACKNOWLEDGMENTS

MAYOR & CITY COUNCIL

Mayor	<i>Victor G. Carstarphen</i>	Council Member	<i>Sheila Davis</i>
President	<i>Angel Fuentes</i>	Council Member	<i>Falio Leyba-Martinez</i>
Vice President	<i>Arthur Barclay</i>	Council Member	<i>Jannette Ramos</i>
Council Member	<i>Christopher Collins</i>	Council Member	<i>Nohem G. Soria-Perez</i>

CITY STAFF

Business Administrator	<i>Timothy Cunningham, Esq.</i>
City Attorney	<i>Daniel Blackburn, Esq.</i>
Counsel to City Council	<i>Howard McCoach, Esq.</i>
City Clerk & Registrar	<i>Luis Pastoriza, MSM, RMC, CMR</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

PLANNING BOARD

Class I Member	<i>Victor G. Carstarphen</i>	Class IV Member	<i>Ian Leonard</i>
Class II Member	<i>Keith L. Walker</i>	Class IV Member	<i>Omari Thomas</i>
Class III Member, Liaison	<i>Jannette Ramos</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Chair	<i>Jose DeJesus, Jr.</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Vice Chair	<i>Steven Lee</i>	Alternate I	<i>Brenda Fraction</i>
Class IV Member	<i>Erin Crean</i>	Alternate II	<i>Vacant</i>

PLANNING BOARD STAFF

Board Attorney	<i>James Burns, Esq.</i>
Board Engineer	<i>Dena Moore Johnson</i>
Board Secretary	<i>Angela Miller</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

CAMDEN REDEVELOPMENT AGENCY

Executive Director	<i>Olivette Simpson</i>
Urban Planner	<i>Sanjana Arunachalam</i>
Project Coordinator & Property Asset Manager	<i>Sulena Robinson-Rivera</i>

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1 | INTRODUCTION

1.1 OVERVIEW

Camden's vibrant waterfront, rich cultural heritage, and emerging neighborhoods are redefining its identity as a dynamic urban center in South Jersey. With direct access to Philadelphia via multiple transportation options and anchors like Rutgers and Rowan Universities, Cooper University Health Care, and Virtua Health, the City of Camden (the "City") is positioned as both a hub for innovation and a welcoming home for residents.

Based on the City's comprehensive master plan, *FutureCamden*, redevelopment efforts in Camden are guided by a commitment to neighborhood reinvestment, with particular focus on historically underserved neighborhoods such as the Rosedale / Dudley neighborhood in East Camden. As outlined in the master plan, this neighborhood is poised for revitalization through targeted site assembly of vacant properties to achieve cohesive project areas and the preparation of redevelopment plans, in accordance with the New Jersey Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40:A:12A-1 et seq.

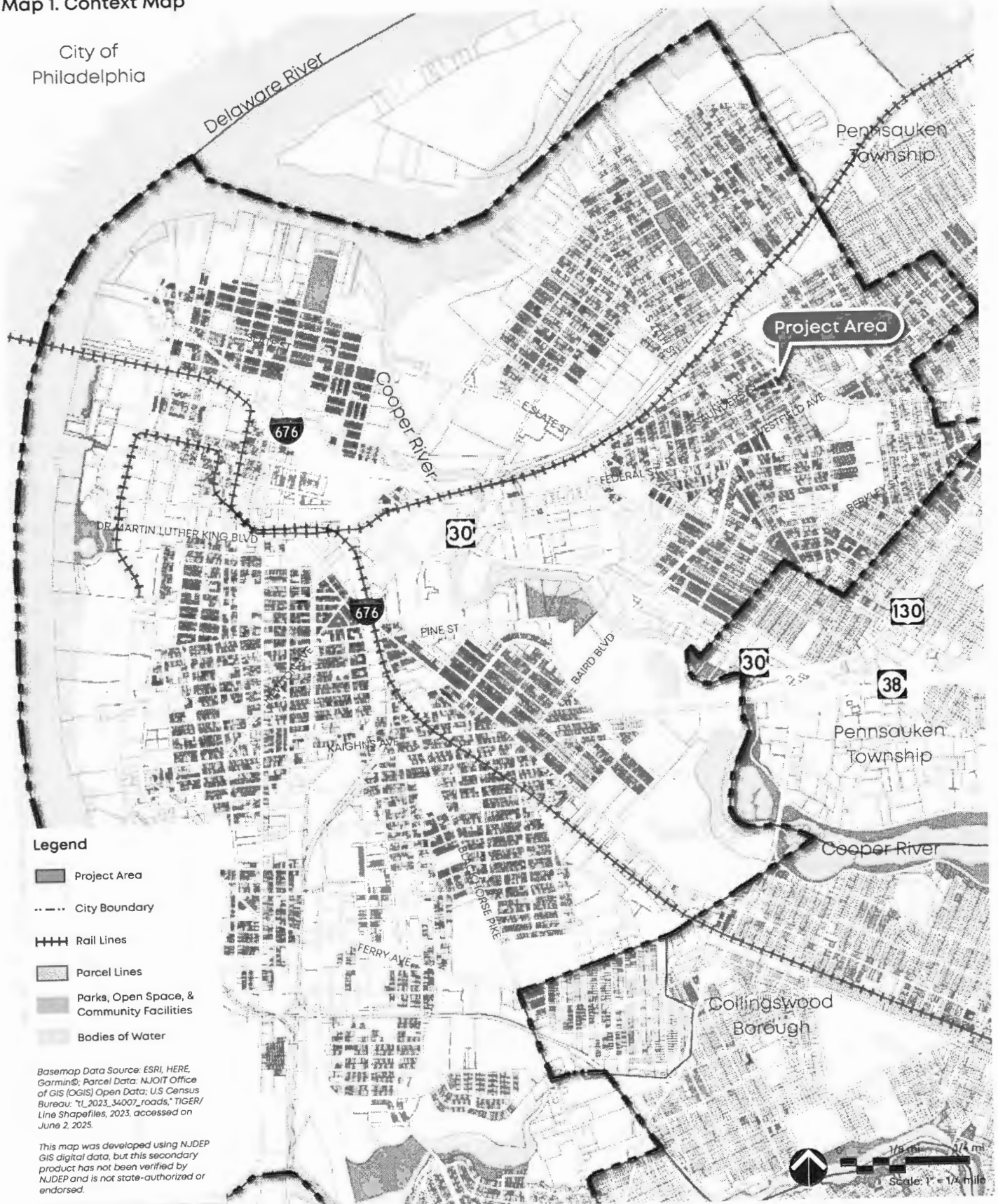
Within the Rosedale / Dudley neighborhood, the area around Saunders and North 30th Streets once featured two prominent community landmarks: the Hosanna AME Church and the 1929 Octavius V. Catto Elementary School. Over the years, both sites suffered from neglect, structural issues, and were each damaged by fire at different times. Both buildings have since been demolished, leaving the entire block vacant today.

This vacant block (Parcel A) and adjacent vacant properties across North 30th Street (Parcel B) now stand as a tangible opportunity for neighborhood investment. As such, the Mayor and City Council of the City of Camden (the "City Council") determined that it was in the best interest of the City that a preliminary investigation be conducted to determine whether the vacant properties qualify as a "non-condemnation area in need of redevelopment."

On September 9, 2025, the City Council adopted a resolution, authorizing and directing the Planning Board of the City of Camden (the "Planning Board") to conduct a preliminary investigation, as well as to prepare a redevelopment plan upon the basis of the preliminary investigation. On October 14, 2025, the City Council adopted a resolution, to amend and correct the prior resolution to include an additional lot to be part of the preliminary investigation and redevelopment plan.

Map 1. Context Map

City of
Philadelphia



1.2 PURPOSE OF THIS REDEVELOPMENT PLAN

Accordingly, the purpose of this redevelopment plan is to provide a shared vision and project-specific zoning standards for a community-based affordable senior housing project. To that end, in order to stimulate private investment, promote community benefits, prevent further deterioration, and advance desirable rehabilitation and/or redevelopment within the City (all consistent with the vision, goals, and objectives of the Master Plan), the City Council seeks to rehabilitate and/or redevelop Block 1104, Lots 50-53, 55-56, 59, 60, 91, 93 & 95; and Block 1107, Lots 15-20, and 27-30 (collectively, the "Project Area") in accordance with this redevelopment plan entitled "Saunders and North 30th Streets Redevelopment Plan" (the "Redevelopment Plan"). As provided in Chapter 6, the Project Area is divided into two planned areas referred to as "Parcel A" and "Parcel B" as depicted on Map 2 on the following page.

Additionally, to facilitate neighborhood improvements as envisioned in the Master Plan, this project aims to make various streetscape improvements along 30th between the two parcels and along the Saunders Street section of Parcel A. Improvements along Morrison Street are proposed to serve as an alley for both Parcel A and for properties addressed along High Street.

Table 1. Property Ownership

Block	Lot	Parcel	Class	Address	Owner	Acreage
1104	50	A	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	A	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	A	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	A	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	A	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	A	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	A	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	A	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	A	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	A	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	A	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	B	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	B	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	B	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	B	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	B	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	B	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	B	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	B	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	B	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	B	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total						1.55

Map 2. Project Area Map



2 | REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the New Jersey State Legislature (the “Legislature”) enacted the LRHL, which was largely based on the 1949 Blighted Areas Act. The Legislature revised, consolidated, and ultimately replaced the State’s various redevelopment statutes with a new statute concerning redevelopment and housing by the State’s local governments.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at N.J.S.A. 40A:12A-2.a. that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any redevelopment powers, a specified area must be designated a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. In order to utilize the power of eminent domain, the area must have been designated as a “condemnation area in need of redevelopment” or have been designated as a redevelopment area before the effective date of P.L. 2013, c. 159.

Once an area has been designated a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared to utilize various planning and financial tools to eliminate the conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships that facilitate the desired redevelopment of the area.

From a practical standpoint, a redevelopment plan is essentially a combined “mini” master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community’s vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the City, to creatively improve properties which meet the statutory criteria into healthier, more vibrant, and/or economically productive land uses.

2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific structures to be preserved, specific areas to be up-zoned or down-zoned, and specific areas to be preserved as open space and improved as public gathering spaces or parks, as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe specific land uses, area requirements, intensity of use, residential density, build-to lines, setbacks, coverage requirements, height, scale, massing, form, and site layout including the location of new structures and parking areas, pedestrian improvements, and streetscape improvements, as well as the provision for off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design, and appearance of future buildings and site improvements.
- The ability to require certain green infrastructure, sustainable design, and universal design features and strategies to be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and the redeveloper / property owner to work in a productive public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

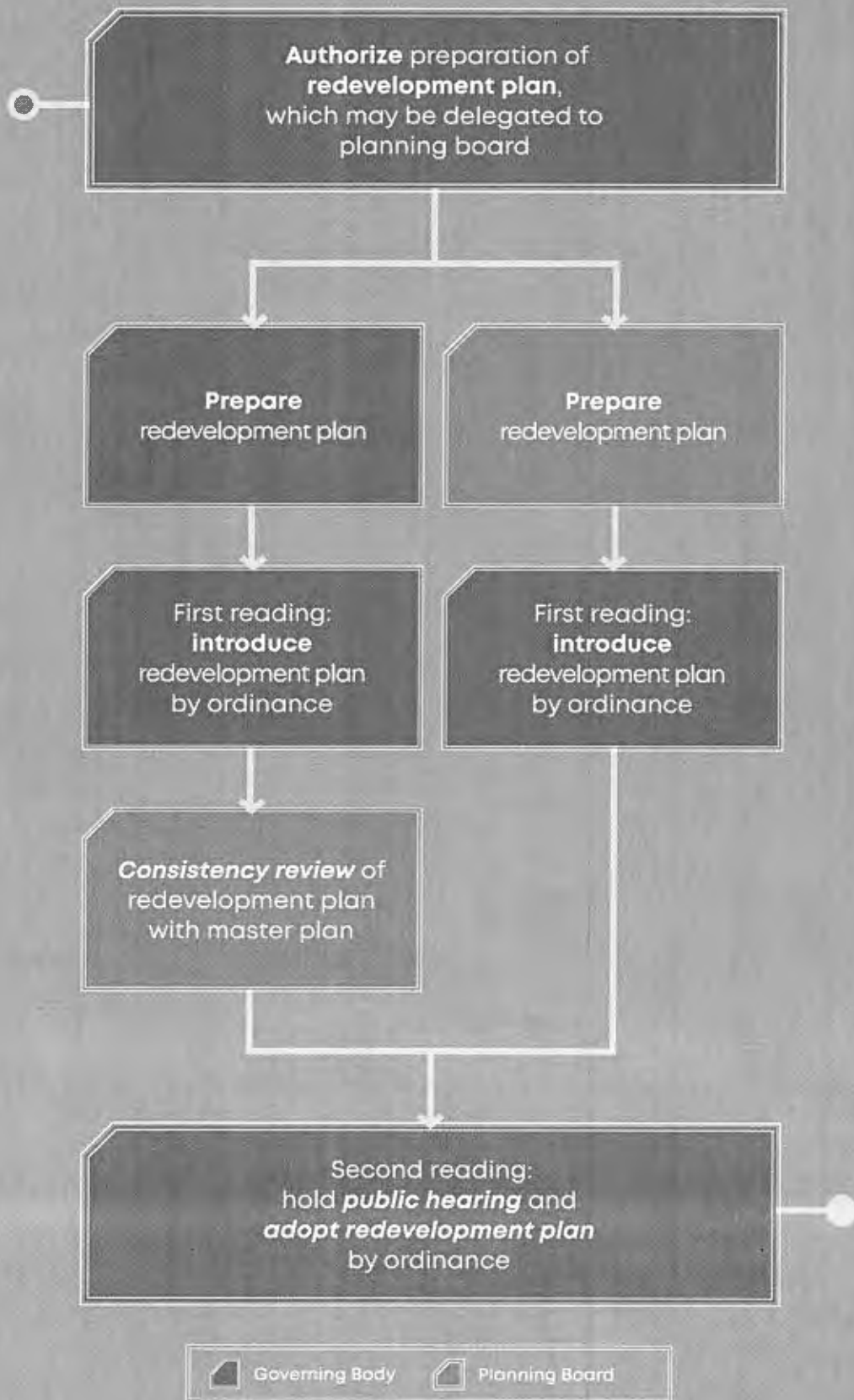
A summary of the process is more fully described below and on the following page.

REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
 - If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
 - If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

REDEVELOPMENT PLAN PROCEDURE SUMMARY



2.4 STATUTORY CRITERIA

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the designated area or portion thereof, including the proposed land uses and building requirements for the area. Specifically, N.J.S.A. 40A:12A-7(a) requires the provisions listed on the following page.

STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- 1 | Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements
- 2 | Proposed land uses and building requirements in the project area.
- 3 | Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- 4 | An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan
- 5 | Any significant relationship of the redevelopment plan to:
 - (a) the master plans of contiguous municipalities;
 - (b) the master plan of the county in which the municipality is located; and
 - (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C. 52:18A-196 et al.).
- 6 | As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c. 222 (C. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- 7 | A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L. 1985, c. 222 (C. 52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L. 1985, c. 222 (C. 52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- 8 | Proposed locations for zero-emission vehicle fuelling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3 | PROJECT AREA DESCRIPTION

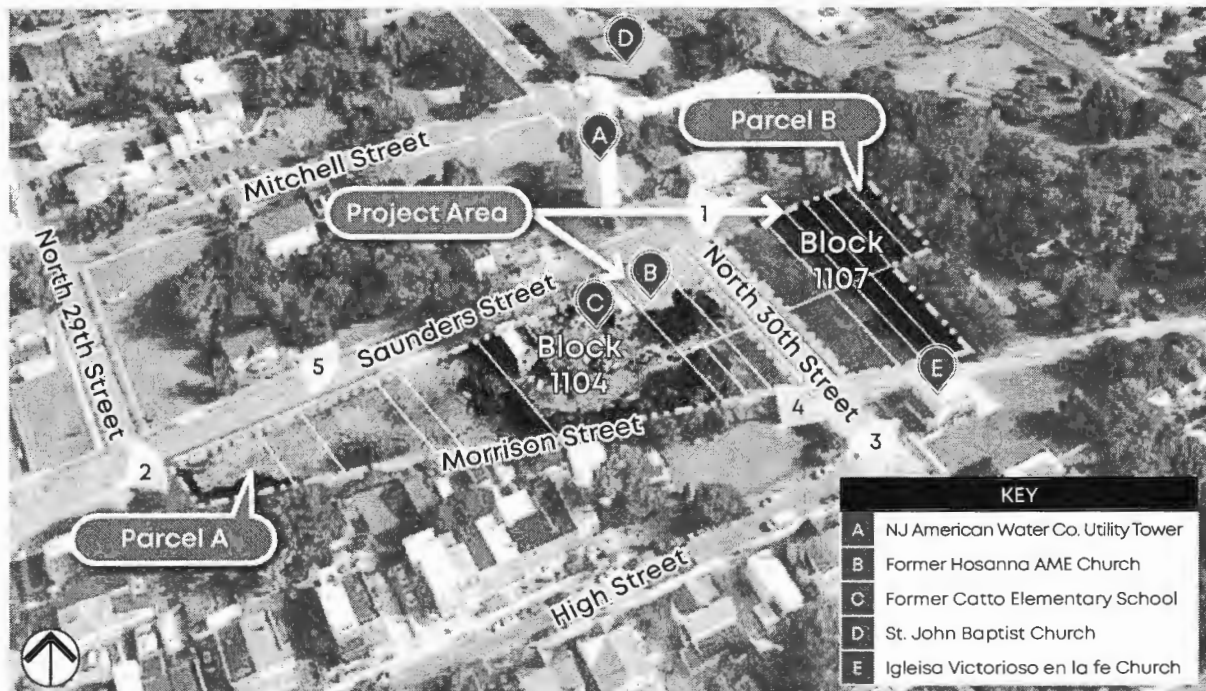
3.1 EXISTING CONDITIONS

The Project Area is situated in Rosedale / Dudley neighborhood in East Camden, located on the south side of Saunders Street, north side of Morrison Street, and between North 29th Street and North 30th Street, as well as on the opposite side of North 30th Street.

The Project Area includes 21 properties encompassing 21 tax lots within Block 1104 and a portion of Block 1107. The entire Project Area is currently vacant land. It is noted that Block 1104, Lot 53 (commonly known as 2930 Saunders Street) was the original site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire in May 2024. The school was rebuilt and reopened in 2007 as the Octavius V. Catto Family School at the corner of Westfield Avenue and North Dudley Street. Additionally, Block 1104, Lot 55 (commonly known as 2938 Saunders Street) was the former site of the Hosanna AME Church, which the City demolished in recent years.

The Project Area is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land. To the north, along Saunders Street, are a water tower, vacant lots, residences, and parking lots associated with religious institutions. To the south, along Morrison Street, are the rear yards of homes facing High Street and a religious institution fronting North 30th Street. It is noted that a portion of Saunders Street north of Block 1107 is unpaved and lacks public sidewalks, while Morrison Street between North 29th Street and North 30th Street is essentially a dirt pathway with no public sidewalks.

Bird's Eye View of Existing Conditions



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus; February 2024

Ground-Level Views of Existing Conditions



3.2 PROPERTY OWNERSHIP

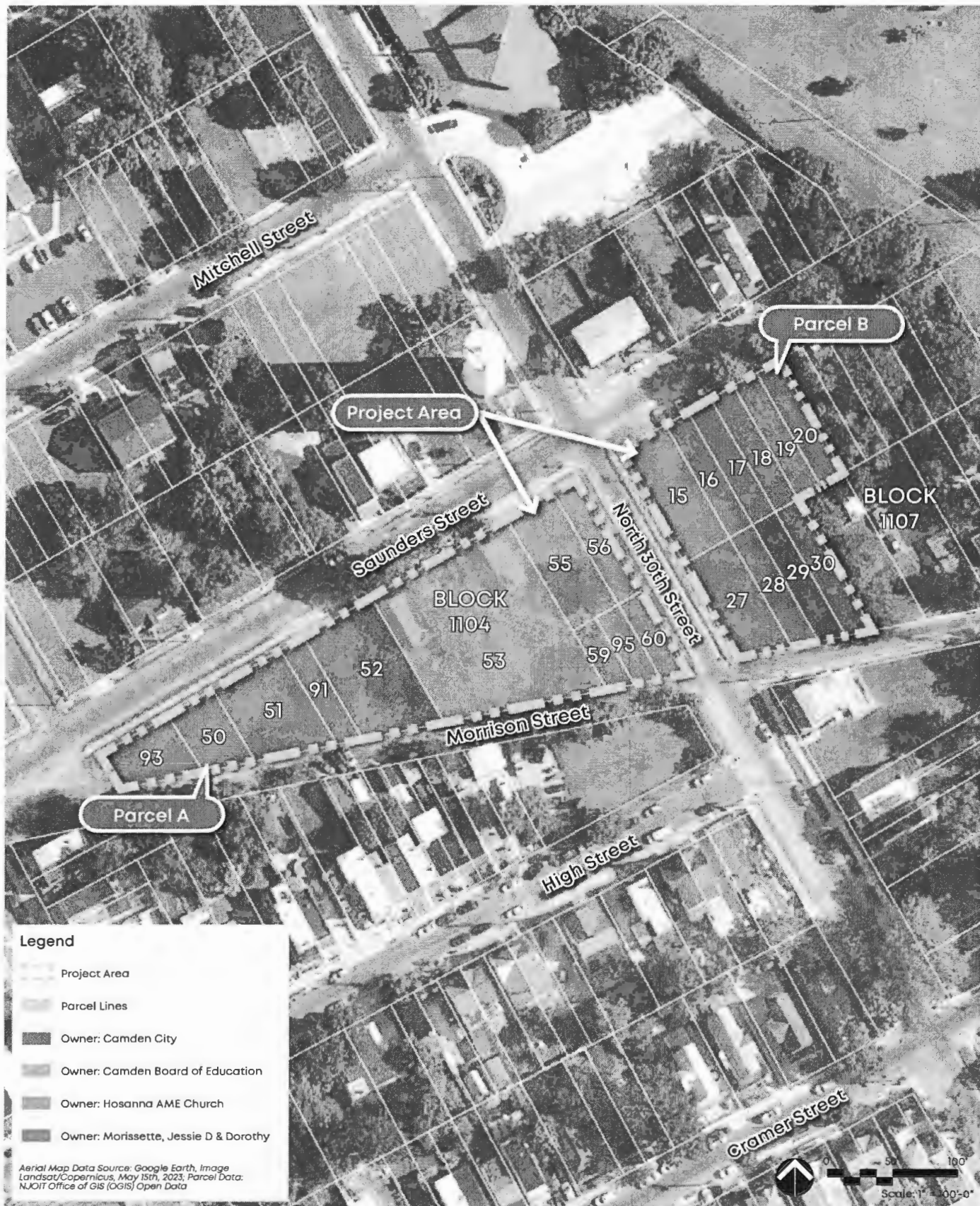
The Project Area has diverse ownership, with the majority of properties owned by either the Hosanna AME Church or the City of Camden. Two (2) exceptions include Block 1107, Lot 29, which is privately owned, and Block 1104, Lot 53, which is owned by the Camden Board of Education. All 21 properties, taken together, comprises approximately 1.55 acres; as summarized in the table below.

Table 2. Property Ownership

Block	Lot	Class	Address	Owner	Acreage ¹
1104	50	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total					1.55

Note 1: The acreage values listed are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection. Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

Map 3. Property Ownership Map



3.3 EXISTING LAND USE

Sites & Facilities - The Study Area does not contain any sites that are enumerated through the New Jersey Department of Environmental Protection ("NJDEP") New Jersey Environmental Management System ("NJEMS"). Sites that are listed on the NJEMS may be regulated by the NJDEP under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program.

Land - There are no wetlands as identified by the NJDEP and no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency ("FEMA") within the Study Area.

Utilities - The Study Area is serviced by PSE&G for electric utilities, PSE&G for gas utilities, New Jersey American Water for water utilities, and is located within the Camden County Municipal Utilities Authority sewer service area.

Historic Preservation - According to the 2023 Historical Districts GIS map prepared by Camden County, the Study Area does not contain any properties listed in the New Jersey and National Registers of Historic Places.

Soils & Geology - Upon review of the Web Soil Survey provided by the Natural Resources Conservation Service ("NRCS"), an agency of the United States Department of Agriculture ("USDA"), the Study Area contains a single map unit identified as "URgB—Urban land-Cramerhill complex, 0 to 5 percent slopes." This soil map unit is characterized as very deep, well-drained soils, typically with an 80 inch depth to the water table.

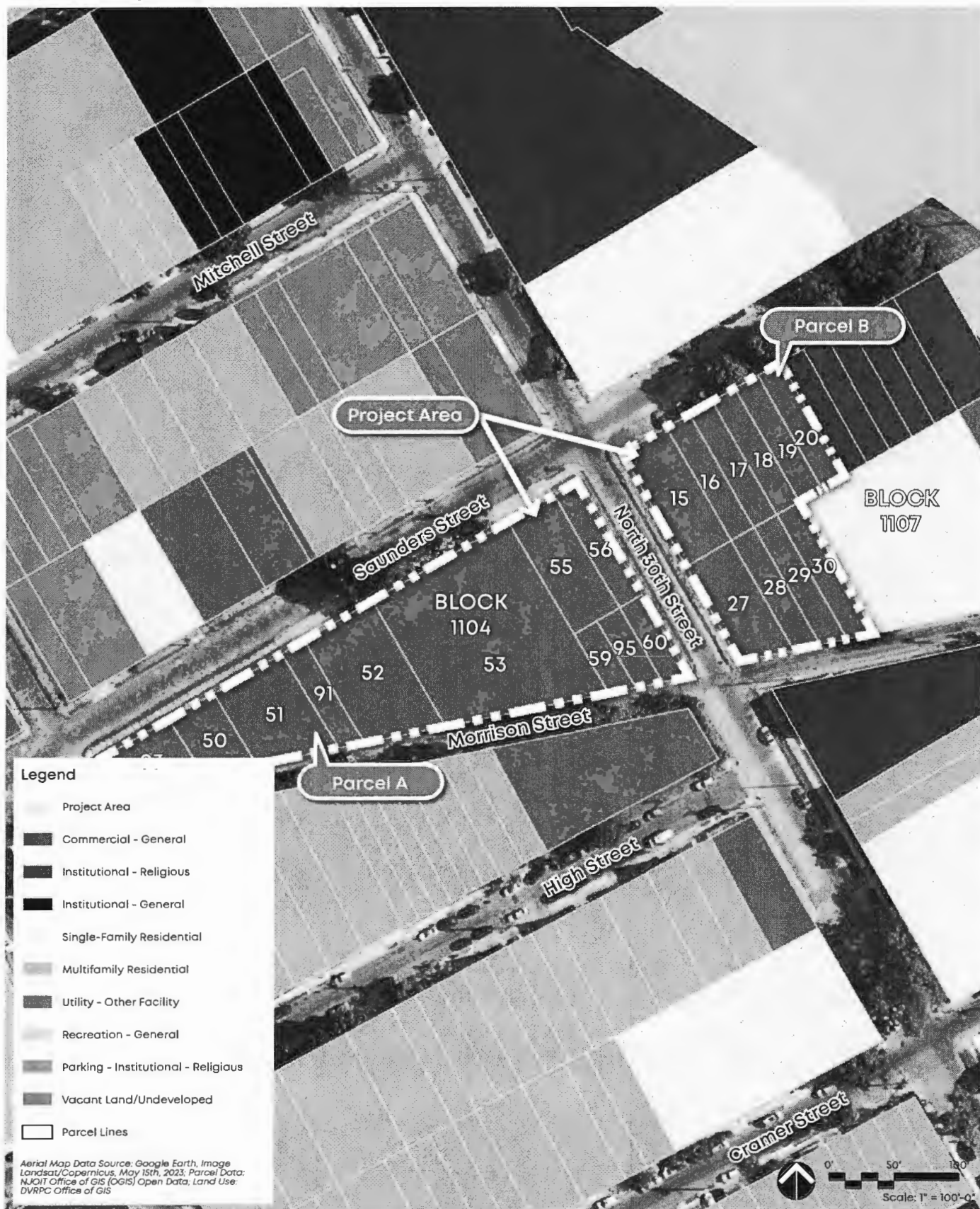
All of City of Camden is situated within the Coastal Plain geological region, atop the Potomac Formation (Kp3, characterized by sand, fine to coarse-grained, interbedded with white, red, or yellow clay) and Magothy Formation (Kmg, characterized by quartz sand, fine to coarse-grained, interbedded with thin-bedded clay or clay silt), and a small portion atop the Merchantville Formation (Kmv, characterized by glauconite sand to quartz-glauconite sand, clayey and silty.) The Study Area is situated within the Magothy Formation.

Land Use - As previously noted, the entire Study Area presently contains vacant land, and is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land.

The land use map, as shown on the following page, was generally derived from the Delaware Valley Regional Planning Commission ("DVRPC") 2023 Camden County Map, with minor updates, but may not accurately reflect specific land uses, including where there are a mix of uses.

The original data depicted that most of the Study Area was designated as vacant or undeveloped land, with Block 1104, Lots 53 and 55, identified as educational and religious institutional uses. However, as of the time of this Study, those properties are now vacant or undeveloped land, and the land use map has been updated accordingly.

Map 4. Existing Land Use Map



3.4 EXISTING ZONING

The entire Study Area is situated within the R-2 Residential Zone. The R-2 Zone generally permits single-family detached dwellings, semidetached dwellings, two-family dwellings, and townhouses. Each type of development has specific bulk requirements appropriate to their respective types of development, and height may range from a minimum of two (2) stories to a maximum of three (3) stories.

A summary of the specific zoning requirements - including permitted and prohibited uses as well as bulk regulations for each permitted use type - for the R-2 Zone are outlined in the tables below and on the following pages.

Table 3: Land Uses Regulations for the R-2 Zone

Applicability

Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95;
Block 1107, Lots 15, 16, 17, 18, 19, 20, 21, 27, 28, 29 & 30

Permitted Uses

Single-family detached dwellings; Semidetached dwellings; Duplex (two-family) dwellings; Townhouse (attached/row) dwellings; Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes; Parks, playgrounds or recreation areas, community center buildings, and libraries; and Public, private, or parochial educational institutions.

Accessory Uses

In-ground and above-ground swimming pools; Accessory buildings and structures; Off-street parking and private garages; Fences and walls; Signs; and Porches, decks and patios.

Prohibited Uses

Signs in any form except as permitted in [Chapter 870]; Lodging houses, boardinghouses, rooming houses, multifamily dwellings or any combination thereof; and Wireless telecommunications facilities.

Conditional Uses

Places of worship; Community residences for person with head injuries and for the developmentally disabled and/or community shelters for victims of domestic violence, as required by N.J.S.A. 40:55D-66.1; Family day-care homes; Parabolic dish antennas; Public utility facilities; Cemetery; and Home occupation and home professional offices.

Map 5. Existing Zoning Map



Table 4: Bulk Regulations for the R-2 Zone - Single-Family

Bulk Regulations - Single-Family			
Lot		Height	
Min. Lot Area (SF)	3,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	30	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 5: Bulk Regulations for the R-2 Zone - Semi-Detached

Bulk Regulations - Semi-Detached			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	4,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft) ²	10 ³	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Zero feet for common wall.

Table 6: Bulk Regulations for the R-2 Zone - Duplex

Bulk Regulations - Duplex			
Lot		Height	
Min. Lot Area (SF)	4,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	40	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 7: Bulk Regulations for the R-2 Zone - Townhouse

Bulk Regulations - Townhouse			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	60%
Min. 1 Side Yard (Ft)	Varies ²	Max. Impervious Coverage	80%
Min. 2 Side Yards (Ft)	N/A		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Interior lots at zero feet; end of corner lots at 10 feet.

4 | RELATIONSHIP TO OTHER PLANS

4.1 RELATIONSHIP TO THE CITY'S LAND DEVELOPMENT ORDINANCE

The zoning standards set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area.

4.2 RELATIONSHIP TO THE CITY'S MASTER PLAN

CITY OF CAMDEN MASTER PLAN

The City's comprehensive master plan, *FutureCamden*, was adopted in March 2002, and has been reexamined in 2008 and 2018 (collectively, the "Master Plan"). The Master Plan provides the following goals:

- Reinforcing Camden's Role in the Philadelphia-South Jersey Region;
- Improving Housing and Neighborhoods;
- Achieving a Dynamic Economy;
- Capitalizing on the City's Physical and Historical Assets;
- Maintaining and Improving the Environment;
- Integrating Camden's Transportation System;
- Achieving Improved Public Facilities, Education and Safety; and
- Translating the Master Plan into Action.

The Master Plan contains language that supports redevelopment and revitalization, noting in the Land Use Plan that "where neighborhoods were distressed, recommended policies have been developed which target deteriorating, vacant and blighted properties."

Within the Housing Plan, the following recommendations aim to improve housing and neighborhoods in the City:

- Creating a coordinated City-wide housing and community development program;
- Restructuring the management of vacant and underutilized properties;
- Retaining, empowering and attracting middle income households; and
- Establishing economically integrated neighborhoods and deconcentrating poverty.

Additionally, the Master Plan proposes a combination of conservation, rehabilitation, and revitalization strategies specific to the Rosedale / Dudley neighborhood. Among them, the Master Plan recommends "target[ing] site assembly for rehab and new housing production efforts around areas involving school, modernization activities and ongoing neighborhood improvement efforts."

Various action steps to implement this recommendation include identifying City-owned properties, preparing redevelopment plans “for targeted areas to enable site development areas,” begin site assembly “to achieve cohesive project areas rather than treatment of individual properties,” and, once assembled, transfer site control to “community-based non-profit development organizations or private developers for block-wide improvement.” Additionally, the Master Plan recommends that “units designated for elderly households” be incorporated in new projects within the neighborhood.

MY EAST CAMDEN NEIGHBORHOOD PLANS

In October 2013, the *My East Camden* neighborhood plan was published, presenting a five-year, resident-driven vision for revitalizing the East Camden neighborhoods of Marlton, Dudley, Stockton, and Rosedale. At the time, the plan noted that while the population for the City of Camden as a whole continued to decline, East Camden was experiencing growth and neighborhood stability. The plan sought to build on this momentum through extensive community engagement, helping residents and stakeholders articulate a shared strategic vision for the future of East Camden.

The guiding principle of the plan is “Cultivating Community” – leveraging existing neighborhood assets and resident values to foster a healthy and viable future for East Camden. To achieve this vision, the plan outlined four overarching goals:

- Improve Neighborhood Conditions
- Foster Commercial Revitalization & Economic Development
- Improve Housing
- Enhance Culture, Arts, Open Space & the Public Realm

Among the many findings and recommendations, the plan recommends infill development to complete the residential fabric of neighborhoods, and strategies to create small public spaces and improve pedestrian and cyclist access.

In November 2021, the *My East Camden Neighborhood Plan* was published, providing an updated 10-year neighborhood plan that builds upon the 2013 plan. While continuing to emphasize the theme of “Cultivating Community,” the updated plan shifted focus toward actionable steps, implementation strategies, and potential funding sources. It highlighted the importance of resident leadership and collaboration through the newly formed My East Camden Collaborative. The 2021 plan identifies several key goals, including:

- Increase Accessibility and Improve Physical Conditions
- Center Residents and Local Businesses in Economic Development Initiatives
- Improve Sustainability and Environmental Resiliency
- Support Arts, Culture, Community, and Health
- Enhance Communication and Collaboration

Together, the 2013 and 2021 plans establish a strategic framework for advancing East Camden's resilience and long-term development.

DUDLEY & ROSEDALE NEIGHBORHOOD DEVELOPMENT PLAN

In 1990, the Camden Redevelopment Agency completed a study of the Rosedale / Dudley neighborhood, which evolved into a comprehensive analysis and action plan for the area's revitalization. This effort, led by the Dudley and Rosedale Planning Task Force, resulted in the *Dudley and Rosedale Neighborhood Development Plan*, completed in 1994 and adopted by City Council in 2000.

Although the plan is now well over 30 years old, it remains relevant today and, as noted previously, is referenced in the Master Plan. The goals and objectives outlined in the plan continue to inform local planning efforts.

The primary purpose of the plan is to "create neighborhoods which offer housing opportunities for low, moderate and middle income residents," while also improving physical infrastructure and encouraging property enhancements. This plan emphasizes that this vision be supported by supportive community facilities, including: health and day care facilities, community and recreation centers, and parks and playgrounds.

The plan identifies nine (9) key revitalization topics, each with its own set of policies, including: Zoning, Housing, Economic Development, Public Facilities, Open Space, Public Safety, Traffic and Transportation, Urban Design, and Implementation.

One of the plan's key challenges or "revitalization target" is inappropriate zoning, recognizing the underlying zoning at the time prohibits apartments, despite such types of uses in the neighborhood, which "creates obstacles to development of new housing." Another revitalization target is undeveloped land, recognizing that "vacant lots deflates property values, inflates the appearance of decline, and reflects poor planning. Many lots are overgrown with weeds and harbor rodents. These conditions delay and challenge future development."

A primary goal related to housing is to ensure the improvement and development of neighborhood housing. One of the objectives to achieve this goal is to foster and control future housing development, along with several specific strategies, including:

- Aggressively acquire abandoned land for redevelopment;
- Productively reuse City land for housing development;
- Promote new housing, especially infill construction; and
- Promote housing for senior and disabled citizens.

Additionally, a primary goal related to open space is to reuse vacant land productively. One of the specific strategies directly pertains to the Study Area, which recommends the creation of "a park or garden on the lot at 29th & Morrison Streets."

SUMMARY OF REDEVELOPMENT PLAN RELATIONSHIP

This Redevelopment Plan is consistent with and advances numerous goals, recommendations, and strategies outlined in the Master Plan, including the 2013 *My East Camden* neighborhood plan, 2021 *My East Camden Neighborhood Plan*, and the 1994 *Dudley & Rosedale Neighborhood Development Plan*.

More specifically, the 2013 and 2021 plans identified several priorities through extensive resident engagement, and this Redevelopment Plan advances many of these goals:

1. Vision & Location

The 2013 *My East Camden* neighborhood plan and 2021 *My East Camden Neighborhood Plan* set forth a resident-driven vision for the East Camden community, including the Rosedale / Dudley neighborhood. Additionally, the Project Area's location and consistency with the City's *FutureCamden* Master Plan and the *Dudley & Rosedale Neighborhood Development Plan* reflect and advance this neighborhood vision.

2. Vacant Properties & Redevelopment

Residents consistently raised concerns about vacant and neglected properties, particularly the Catto and Dudley school sites. Both “My East Camden” plans emphasized reducing vacancies through acquisition, demolition, and redevelopment. This Redevelopment Plan directly fulfills this by redeveloping the vacant Catto school site and adjacent Hosanna AME Church sites.

3. Housing Opportunities (Seniors)

The 2021 *My East Camden Neighborhood Plan* calls for 50 new affordable housing units, noting East Camden's aging population. The 2013 *My East Camden* neighborhood plan emphasized improving and expanding housing options, and the 1994 *Dudley & Rosedale Development Plan* specifically recommended housing for senior and disabled citizens. This Redevelopment Plan addresses this priority through its focus on high-quality, affordable senior housing, supporting residents' ability to age in place within their established neighborhood.

4. Public Realm & Physical Improvements

Both “My East Camden” plans called for stronger sidewalks, road conditions, urban tree canopy, and public realm improvements to make neighborhoods safer, more walkable, and better maintained. This Redevelopment Plan reflects this vision with new sidewalks, street trees, landscaping, alley improvements, and small public spaces, directly fulfilling the goals articulated in both plans, and the City's *FutureCamden* Master Plan as a whole.

4.3 RELATIONSHIP TO CONTIGUOUS MUNICIPALITIES

The Project Area is not physically contiguous to the adjacent municipalities of Pennsauken Township, Collingswood Borough, and Gloucester City. Given the Project Area's location within the City and distance from municipal boundaries, the redevelopment of the Project Area will generally not impact or affect those communities. Additionally, this Redevelopment Plan encourages redevelopment to occur in an already developed area.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the master plans of Pennsauken Township, Collingswood Borough, and Gloucester City.

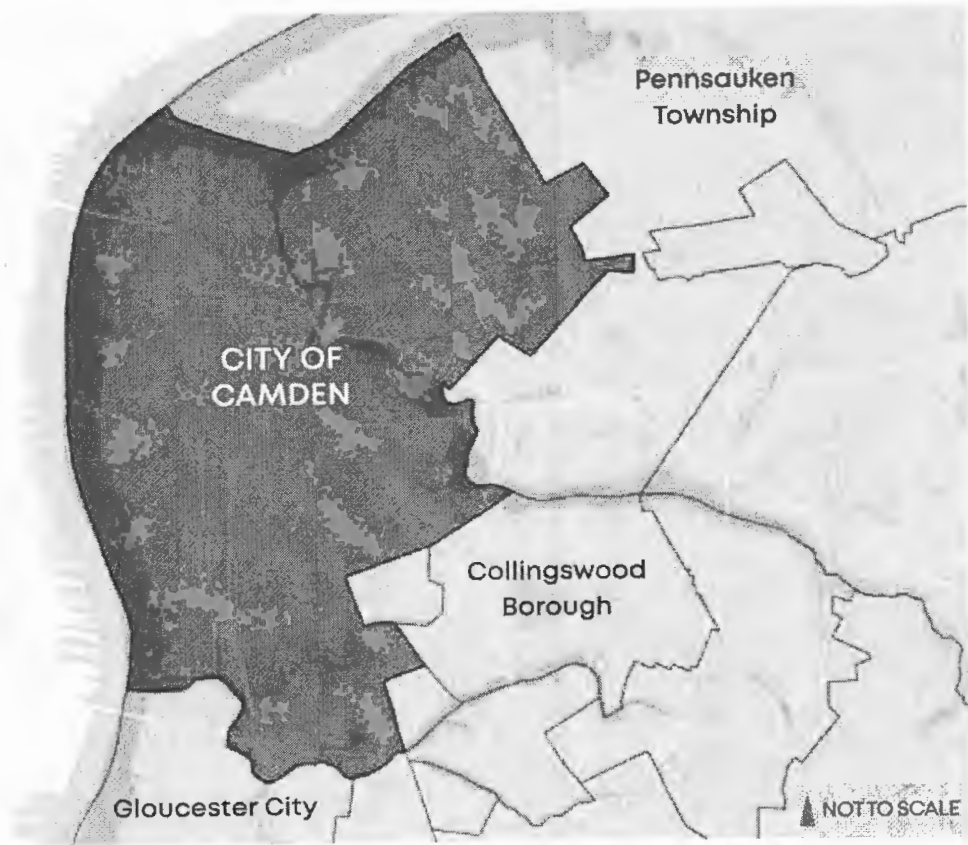
4.4 RELATIONSHIP TO CAMDEN COUNTY

The Camden County Comprehensive Plan, published in 2014, combines Land Use, Transportation, Open Space and Farmland Preservation, and Sustainability plans to guide development and growth patterns through 2040. The plan focuses on three guiding principles:

- Vibrancy promotes economic and social interaction through the strengthening of downtowns, mixed-use centers, and strong, well-connected neighborhoods.
- Proximity promotes sustainable, compact land use patterns in areas with existing infrastructure, in addition to enhanced multi-modal connections in suburban, urban, and rural areas, allowing undeveloped and natural areas to remain untouched.
- Durability promotes long-term sustainable policies and land use patterns that ensure that Camden County meets the social, economic, and environmental needs of its current and future residents.

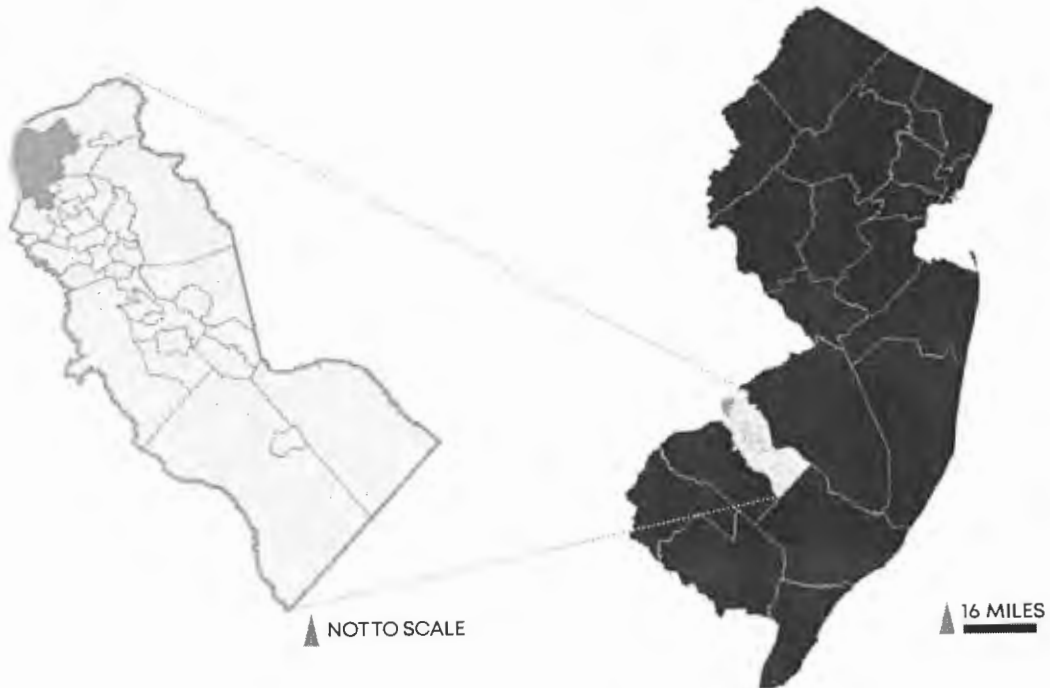
This Redevelopment Plan aligns with the goals of the Camden County Comprehensive plan by promoting neighborhood vibrancy, compact development, and efficient land use through redevelopment of vacant land.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the Camden County Comprehensive Plan.



Camden County

State of New Jersey



4.5 RELATIONSHIP TO THE STATE PLAN

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In March 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the "State Plan"). The purpose of the State Plan is to:

"Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

The State Plan promotes Smart Growth in New Jersey by guiding State-level development and redevelopment policy as well as local and regional planning efforts to centers and areas where infrastructure is available or could be extended to developed or developing suburbs and urban areas.

According to the State Plan, statewide goals are to be achieved through the flexible application of State Plan's statewide policies, which are designed to improve the planning and coordination of public policy decisions among all levels of government.

The State Plan's eight (8) statewide goals are as follows:

Goal 1: Revitalize the State's cities and towns.

Goal 2: Conserve the State's natural resources and systems.

Goal 3: Promote beneficial economic growth, development and renewal for all New Jersey residents.

Goal 4: Protect the environment, prevent and clean up pollution.

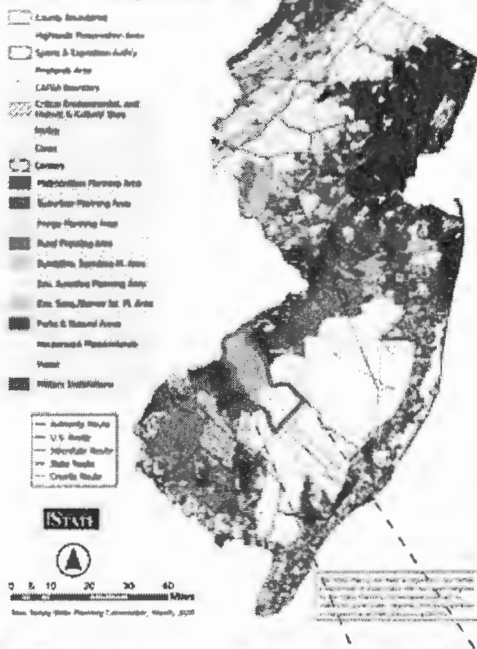
Goal 5: Provide adequate public facilities and services at a reasonable cost.

Goal 6: Provide adequate housing at a reasonable cost.

Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

Goal 8: Ensure sound and integrated planning and implementation statewide.

Map of the State Development and Redevelopment Plan



STATE PLAN POLICY MAP

The State Plan also provides a State Plan Policy Map, as shown to the left, which divides the State into several planning areas as well as the identification of "centers" and "environs." Planning areas serve a critical role in the State Plan by setting forth policy objectives that guide implementation of the State Plan's statewide policies within each area, guide local planning on the location and size of centers within their respective planning areas, and protect or enhance the environs of these centers.

The City of Camden is situated within the Metropolitan Planning Area (PA1) as depicted on the [State Plan] Policy Map of the State Development and Redevelopment Plan [for] New Jersey as shown on this page. Additionally, the City received designated center status as an "Urban Center" on June 12, 1992, which remains in effect without expiration.



STATE PLAN - METROPOLITAN PLANNING AREA (PA1)

According to the State Plan Policy Map, the Project Area is situated within the Metropolitan Planning Area (PA1), which classification denotes a Smart Growth area and generally includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the State Plan's goals and objectives are as follows:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The State Plan provides a series of policy objectives intended as guidelines for planning activities in the Metropolitan Planning Area, including:

- Promote redevelopment and development neighborhoods of Centers;
- Provide a full range of housing choices through redevelopment;
- Promote economic development by encouraging infill development, public/private partnerships and infrastructure improvements that support an identified role for the community;
- Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile; and
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

STATE PLAN - URBAN CENTER

According to the State Plan Policy Map, the Project Area is situated within a designated Urban Center, which is one of five (5) types of Centers provided by the State Plan. These Centers - Urban, Regional, Town, Village, and Hamlet - are the State's preferred vehicle for accommodating future growth in a sustainable and coordinated manner.

The State Plan recognizes the many benefits of Centers, as they promote a compact and efficient development pattern that is preferred over sprawl. This approach provides for significant cost savings, as the form and structure of a Center is able to utilize existing infrastructure and offer the flexibility to evolve and adopt over time in response to changing market conditions. Ultimately, Centers help foster vibrant communities, protect the environment, and contribute to a higher overall quality of life for residents.

As an Urban Center - the largest type of the five (5) types of Centers - it offers "the most diverse mix of industry, commerce, services, residences and cultural facilities." The State Plan recognizes that while all Urban Centers have suffered decline, they are generally defined as fully developed communities with an extensive infrastructure network, and well-positioned to support compact, mixed-use, and transit-accessible development.

5 | VISION

5.1 VISION FOR THE PROJECT AREA

Located at the heart of the Dudley neighborhood, the assembly of public and private properties along Saunders Street from North 29th Street to the far corner of North 30th Street back to Morrison Street can be a catalyst for broader revitalization in the neighborhood. With a need for senior housing in Camden, the vision is to provide a high-quality, affordable senior building as a first step in this revitalization process.

5.2 STATEMENT OF GOALS & OBJECTIVES

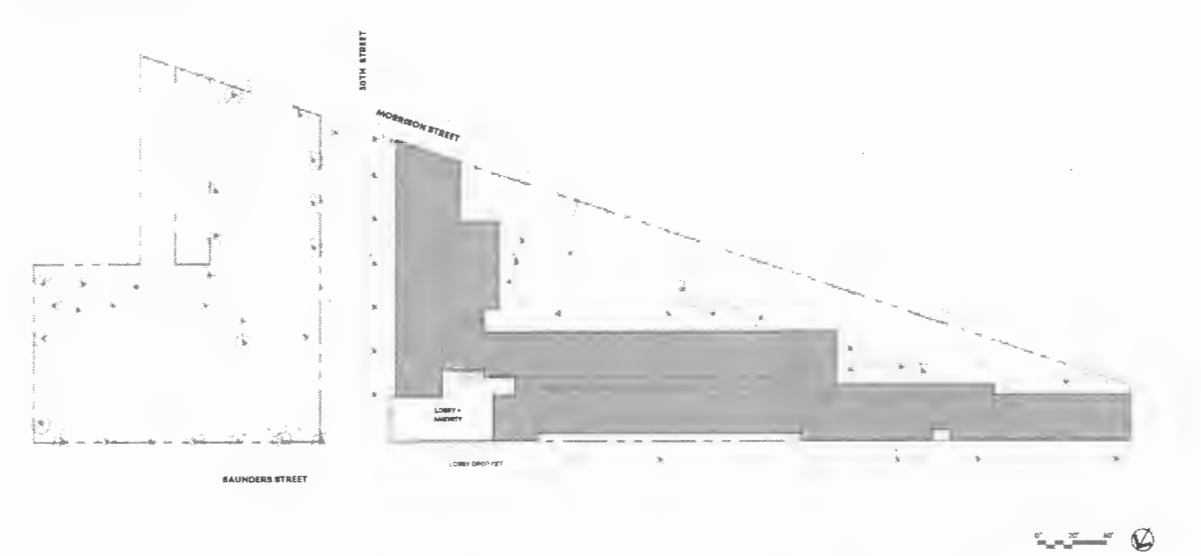
The City seeks to alleviate the conditions found in the Project Area and support the use and re-use of properties to better serve the public health, safety, and welfare of the community and the region. As such, this Redevelopment Plan seeks to implement the following general goals and objectives that apply to all redevelopment projects:

- A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Project Area to be considered an “area in need of rehabilitation” and, where applicable, an “area in need of redevelopment.”
- B. The stimulation of private investment in the Project Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and, where applicable, redevelopment.
- C. The making available of the full range of benefits and inducements for the Project Area, including: federal, state, county, and local government funding.
- D. Foster public-private partnerships to accomplish revitalization of the Project Area in a manner that best serves the needs of the community, strengthens the local economy, attracts residents and small businesses to the area, and contributes to the continuing vitality of the neighborhood and City.

Additionally, this Redevelopment Plan is also intended to advance the following specific goals and objectives as it relates to the Project Area:

- A. Provide a high-quality, affordable senior building to address the need for senior housing in Camden.
- B. Specifically focus on opportunities for seniors in the neighborhood to “age in place” by offering rental opportunities that fosters community.
- C. Provide for off-street parking for residents of the building and visitors to the building.
- D. Formalize an alley (Morrison Street) to support parking for the building and access to the rear-yard parking for homes that face onto High Street.
- E. Create a safe, walkable environment through new sidewalks, street trees, and extensive landscaping compatible with other areas in the neighborhood and City.
- F. Provide neighborhood gathering spaces, both inside and outside of the building, that will build on and foster a sense of community in the neighborhood.

Concept Plan



Bird's Eye View of Concept Plan



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus; February 2024

6 | PROPOSED ZONING REGULATIONS

6.1 PURPOSE & OVERVIEW

Any development that occurs within the Project Area shall comply with all statutes of the State of New Jersey governing development, rehabilitation, and redevelopment, including but not limited to the Municipal Land Use Law (the “MLUL”) at N.J.S.A. 40:55D-1 et seq. and the Local Redevelopment and Housing Law (the “LRHL”) at N.J.S.A. 40A:12A-1 et seq. Additionally, it is necessary to establish the following:

- A. The development, rehabilitation, or redevelopment of the Project Area shall effectuate the Vision and the established Goals and Objectives of this Redevelopment Plan.
- B. The zoning regulations set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area as provided for in N.J.S.A. 40A:12A-7c.
- C. It is intended and expressly understood that any zoning regulations and development and design standards not specifically addressed in this Redevelopment Plan shall continue to apply as set forth in the Zoning and Land Use Ordinance of the City of Camden, (the “Ordinance”) and all other codes and regulations as set forth in the Code of the City of Camden (the “Code”) not contravened in this Redevelopment Plan.
- D. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided in the Ordinance and the Code.

This Redevelopment Plan addresses multiple areas within the overall Project Area, each exhibiting differences in planned intensity and nature of development. As such, the Project Area is divided into the following areas:

- A. Parcel A: Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93, and 95.
- B. Parcel B: Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30.

Additionally, the area and bulk regulations as prescribed herein shall apply to the boundaries of the above-defined Parcels as generally depicted on Map 6, and not to individual lots that may be created as a result of a consolidation and/or subdivision. In the event there is any discrepancy between the boundaries of the Parcels as depicted on Map 6 and individual lots that may be created as a result of a consolidation and/or subdivision, the consolidation and/or subdivision shall control so long as the consolidation and/or subdivision does not substantially deviate from the general boundaries of each Parcel as depicted on Map 6 and such consolidation and/or subdivision plan is approved by the Director of Planning and Development and/or the Camden Redevelopment Agency prior to being filed with the Planning Board.

Map 6. Proposed Zoning Map



6.2 LAND USE REGULATIONS

The regulations pertaining to land use regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board shall not grant variances from these regulations as they constitute mandatory components of this Redevelopment Plan. More than one principal use shall be permitted on each Parcel and any individual lot, except to individual lot applications for single- or two-family detached dwellings.

6.2.1. PERMITTED PRINCIPAL USES

A. The following principal uses and structures shall be permitted on Parcel A:

1. Multi-family apartments.
2. Townhomes and stacked townhomes.
3. Offices including executive, administrative, general, professional, technology, software, startup/incubator space, medical, dental, health care, rehabilitation facilities, and similar uses.
4. Co-working & shared spaces and collaborative workspaces.
5. Personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
6. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
7. Retail food establishments.
8. Nursery schools and day-care centers, and adult day-care centers.
9. Schools and educational institutions, including individual and group instruction.
10. Places of worship, including administrative offices, religious education classrooms, meeting rooms, multipurpose rooms, kitchens and dining areas, and nursery schools or day care centers.
11. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes, or by Camden County for county purposes.
12. Parks, playgrounds or recreation areas, community center buildings, and libraries.
13. Public, private, or parochial educational institutions.

B. The following principal uses and structures shall be permitted on Parcel B:

1. Any principal use or structure permitted on Parcel A.
2. Duplex (two-family) dwellings.
3. Semidetached dwellings.
4. Single-family detached dwellings.
5. Off-street parking, associated with a principal use or structure on Parcel A.

6.2.2. PERMITTED ACCESSORY USES

A. The following accessory uses and structures shall be permitted on all Parcels:

1. Driveways, on-street parking, off-street parking areas, private garages, and off-street loading areas.
2. Active and passive recreational amenities, including business centers, media rooms, fitness centers, physical fitness studios, courtyards, gardens, pools, roof top terraces, and other similar amenities.
3. Property management and leasing offices.
4. Plazas, courtyards, gardens, patios, pedestrian walkways, alleys, ramps, stairways, and similar types of public and semi-public open spaces.
5. In-ground and aboveground swimming pools and/or other structures customarily incidental to a private swimming pool on a property.
6. Fences, walls, retaining walls, hedges, and other similar landscape elements.
7. Signs.
8. Other uses and structures deemed to be ancillary and customarily incidental accessory uses and structures with respect to uses permitted hereunder.

6.2.3. PROHIBITED USES

A. Any use prohibited in the R-2 Residential Zone, except uses otherwise permitted herein.

6.2.4. CONDITIONAL USES

A. Any conditional use permitted in the R-2 Residential Zone, except places of worship.

6.3 AREA & BULK REGULATIONS

The regulations pertaining to area, setback, coverage, and height regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.3.1. AREA & BULK REGULATIONS

A. The following area and bulk standards shall apply to each Parcel:

Area Requirements

1. Minimum Lot Area: N/A
2. Minimum Lot Width: N/A
3. Minimum Lot Depth: N/A

Setback Requirements

4. Minimum Yard Setbacks from all Parcel lines: 0 feet.

Coverage Requirements

5. Maximum Building Coverage: 60%
6. Maximum Impervious Coverage: 80%

Height* Requirements

7. Maximum Building Height in stories: 3 stories.
8. Maximum Building Height in feet: 40 feet.

*Height is defined in Section 6.4.2. below.

B. The following bulk standards shall apply to all accessory structures, inclusive of A/C condenser units, generators, above-ground oil tanks, and other mechanical equipment:

Setback Requirements

1. Minimum Yard Setbacks from all Parcel lines: 0 feet.

Height* Requirements

2. Maximum Building Height in stories: 1 1/2 stories.
3. Maximum Building Height in feet: 25 feet.

*Height is defined in Section 6.4.2. below.

6.4 SUPPLEMENTARY REGULATIONS

The regulations pertaining to supplementary regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.4.1. PERMITTED PROJECTIONS

- A. Cornices, eaves, chimneys, gutters, downspouts, cantilevered roofs, balconies and bay windows shall be permitted to project not more than three (3) feet from the building into any public right-of-way.
- B. Belt courses, windowsills and other similar ornamental features may project not more than one (1) foot into any public right-of-way.
- C. Ramps and stairways leading to a building entrance may project into any public right-of-way.
- D. Awnings and canopies may project not more than five (5) feet into any public right-of-way, provided that they have a minimum vertical clearance of eight (8) feet and shall not project beyond the edge of pavement or curb line along a parking area, driveway, or street.

6.4.2. DEFINITION OF HEIGHT

- A. Building height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the building.
- B. Building height calculations shall exclude building service equipment (e.g., condensers, cooling towers, exhaust fans, and other similar mechanical equipment) and any associated screening devices, solar panels, bulkheads, stair enclosures, roof access stairwells, elevator penthouses, skylights or atrium structures, flagpoles, and architectural appurtenances (e.g., chimneys, cupolas, towers, belfries, lanterns, spires, steeples, and other similar elements), provided that such shall not extend more than 10 feet above the allowable building height. Additionally, building height calculations shall exclude fire walls, parapet walls, cornices, and other similar elements, provided that such shall not extend more than three (3) feet above the allowable building height.
- C. Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.

6.5 DEVELOPMENT & DESIGN STANDARDS

The regulations pertaining development and design standards contained herein shall apply to all development in the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant exceptions from these standards, pursuant to N.J.S.A. 40:55D-51.

6.5.1 OVERALL CIRCULATION, PARKING & OFF-SITE REQUIREMENTS.

- A. The overall streetscape immediately adjacent to the Project Area shall be designed to enhance the public realm, by emphasizing pedestrian safety, accessibility, and connectivity throughout the Project Area.
- B. The overall development shall be designed to provide for a series of interconnected common open spaces, in the form of small-scale public gathering spaces at the intersection of Saunders Street and North 29th Street, as well as with walkways and public sidewalks, to allow for pedestrians to walk around the Project Area.
- C. The overall development shall be permitted to provide for head-in off-street parking spaces and off-street loading areas, directly accessible from Morrison Street. Additionally, Morrison Street, which presently functions as an alley serving the properties addressed on High and Saunders Streets, shall be improved so as to allow for rear access for the benefit of those homes that face onto High Street.

6.5.2. PARKING REQUIREMENTS

- A. Parking requirements for non-residential uses shall be regulated as follows:
 - 1. There shall be no parking required for non-residential uses.
- B. Parking requirements for residential uses shall be regulated as follows:
 - 1. The minimum parking requirement for residential uses shall be 1.00 parking spaces per dwelling unit.
 - 2. It is recognized that the residential parking requirements established herein are less than the maximum number of parking spaces required under the New Jersey Residential Site Improvement Standards ("RSIS") at N.J.A.C. 5:21-1 et seq.
 - 3. Consequently, the City Council in adopting this Redevelopment Plan is establishing alternative parking standards from RSIS pursuant to N.J.A.C. 5:21-4.14.(c) that better reflect local conditions, including: i. household characteristics; ii. access to mass transit; iii. geographic location (e.g., urban versus suburban location); and/or iv. [availability of] off-site parking resources.
 - 4. Tandem parking shall be permitted, provided that both parking spaces are associated with the same dwelling unit.
- C. Provisions for electric vehicle ("EV") charging infrastructure and/or stations shall

be provided on each Parcel in accordance with State law, including P.L. 2021, c. 171. Installation of electric vehicle supply equipment ("EVSE") may be provided in lieu of Make-Ready parking spaces, as those terms are defined in P.L. 2021, c. 171.

- D. Parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of the mix of uses, parking demands of specific uses, proximity public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.
- E. Parking requirements for each Parcel shall be satisfied with parking facilities located on the Parcel, except that parking requirements may be satisfied by relying on parking facilities located on another Parcel within the Project Area.
- F. Provisions for bicycle parking shall be provided to accommodate a minimum of one (1) bicycle for every 10 parking spaces provided on each Parcel, with one or more of the following: indoor bicycle storage rooms, appropriately sized storage areas within the building, and/or on wall-mounted hooks, ceiling hooks, or closets within a residential unit, and/or exterior bicycle rack(s). A minimum of 50% of the required bicycle parking shall be provided prior to the issuance of any Certificate of Occupancy, with future bicycle parking to be provided upon request by tenants.
- G. Bicycle parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that use will not generate a need for such facilities, or where the anticipated need is less than what would be required under this section or can be accommodated on another Parcel within the Project Area.

6.5.3. SITE PLAN STANDARDS, EXCEPTIONS AND SUPPLEMENTAL REGULATIONS

Per Section 870-186 Redevelopment Areas of Article XXVIII Exceptions and Supplemental Regulations, the preceding regulations outlined in 6.3 and 6.4 shall apply to the Project Area.

6.6 DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Provisions for electric vehicle ("EV") charging infrastructure and stations for where parking facilities are provided on-site and to be made available to users within the Project Area are regulated in Section 6.5.2 of this Redevelopment Plan.

This Redevelopment Plan does not anticipate the need for and development of zero-emission vehicle fueling and charging infrastructure within the Project Area that would connect to a public charging network. However, if in the future, where a portion of the on-site parking facilities are shared with the public, a portion of those parking spaces to be shared with the public are encouraged to be provided with public EV charging infrastructure and stations.

Provisions for the development of public EV charging infrastructure and stations shall be addressed in accordance with any Redevelopment Agreement entered into between the Redeveloper and the Redevelopment Entity.

6.7 AFFORDABLE HOUSING

The City does not anticipate the removal of any Uniform Housing Affordability controlled housing units due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

Provisions for affordable housing within the Project Area, where applicable, shall be addressed in accordance with the City's affordable housing ordinances and Housing Element & Fair Share Plan, or, if applicable, in accordance with any Redevelopment Agreement entered into between the Redeveloper and the Redevelopment Entity.

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7 | GENERAL PROVISIONS

7.1 APPLICABILITY

The provisions and development procedures contained in this chapter shall apply to all projects within the Project Area.

7.2 DEFINITIONS

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

7.3 REDEVELOPMENT ENTITY

The Camden Redevelopment Agency shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of carrying out this Redevelopment Plan.

In doing so, the Camden Redevelopment Agency shall have the powers as set forth in N.J.S.A. 40A:12A-15 and N.J.S.A. 40A:12A-22, and all other relevant provisions and statutes, to effectuate all of its duties, responsibilities, and all other activities as permitted by law in the execution and implementation of this Redevelopment Plan.

7.4 REDEVELOPER SELECTION

The Redevelopment Entity may, pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, select a single “Redeveloper” or multiple Redevelopers for the rehabilitation and/or redevelopment of the Project Area or portion thereof.

The Redevelopment Entity shall select the Redeveloper(s) based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of this Redevelopment Plan, and any additional criteria that demonstrate the Redeveloper’s ability to implement the Vision and the established Goals and Objectives of this Redevelopment Plan.

EXCEPTION FOR SINGLE- AND TWO-FAMILY DETACHED DWELLINGS

In the case of individual lot applications for single- or two-family detached dwellings, where such uses are permitted by this Redevelopment Plan, the Redevelopment Entity shall not be required to select a Redeveloper, and the property owner or any applicant with the property owner’s consent, shall not be required to be named a Redeveloper in order to develop a single- or two-family detached dwelling.

7.5 DEVELOPMENT PROCEDURE

7.5.1 REDEVELOPMENT AGREEMENT

Execution of a Redevelopment Agreement shall not be a mandatory checklist item for any Application for Development as the term is defined in N.J.S.A. 40:55D-3.

7.5.2 APPLICATIONS FOR DEVELOPMENT

Preliminary and final site plan and/or subdivision applications for any property within the Project Area shall be in accordance with the requirements with this Redevelopment Plan, and all applicable provisions of the Ordinance and the MLUL. Applications shall be accompanied by such maps, documents and materials in accordance with all relevant development application checklists.

7.5.3 PLANNING BOARD REVIEW

Preliminary and final site plan and/or subdivision review shall be conducted by the Planning Board pursuant to the MLUL. Applicants before the Planning Board shall provide public notice of such site plan and/or subdivision application in accordance with the public notice requirements as set forth in N.J.S.A. 40:55D-12(a) and (b).

7.5.4 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

All applications requesting relief for deviations from this Redevelopment Plan or the Ordinance shall be governed by the MLUL or any existing, or to be adopted, redevelopment plan for a specific site within the Project Area, provided that:

- A. No deviations shall be granted that result in: (i) the granting of a variance under N.J.S.A. 40:55D-70(d)1 through (d)6; (ii) deviating from contractual obligations of a Redeveloper to the Redevelopment Entity; or (iii) deviating from any other mandatory component of this Redevelopment Plan. Any such deviations shall require an amendment to this Redevelopment Plan at the option of the Redevelopment Entity.
- B. Variances may be granted from provisions set forth in "Area & Bulk Standards" and "Supplementary Regulations" of this Redevelopment Plan or applicable provisions set forth in the Ordinance. Consideration of such variances shall be undertaken pursuant to N.J.S.A. 40:55D-70.c.
- C. Exceptions may be granted from provisions set forth in "Development & Design Standards" of this Redevelopment Plan or applicable provisions set forth in the Ordinance. Consideration of such exceptions shall be undertaken pursuant to N.J.S.A. 40:55D-51.
- D. Consideration of any request for waiver of submission requirements shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

EXCEPTION FOR SINGLE- AND TWO-FAMILY DETACHED DWELLINGS

In the case of individual lot applications for single- or two-family detached dwellings, where such uses are permitted by this Redevelopment Plan, the property owner or any applicant with the property owner's consent, shall not be required to enter into a Redevelopment Agreement with the Redevelopment Entity or be subject to Planning Board Review. All applications requesting relief for deviations from this Redevelopment Plan or the Ordinance shall be governed by the MLUL, and be subject to review of the Zoning Board of Adjustment.

7.6 AMENDMENTS TO APPROVED REDEVELOPMENT PLAN

The City may amend, revise or modify this Redevelopment Plan from time to time in accordance with the provisions of the LRHL, as may be amended from time to time.

7.7 DURATION OF REDEVELOPMENT PLAN RESTRICTIONS

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the City first approves this Redevelopment Plan.

7.8 CERTIFICATES OF COMPLETION

Upon completion of any project within the Project Area, the Redeveloper shall submit for a Certificate of Completion.

7.9 PROPERTY ACQUISITION

The Project Area has been designated as a "non-condemnation area in need of redevelopment." As a result, the LRHL does not authorize property acquisition by eminent domain. Therefore, no eminent domain is anticipated or enabled by this Redevelopment Plan under the LRHL. To the extent property will be acquired, all such property must be acquired by the designated Redeveloper(s) through private negotiation with the property owner(s).

Notwithstanding the above, nothing herein shall preclude any governmental entity, including the City, from utilizing eminent domain, in accordance with other applicable laws, to acquire any property for a public purpose.

7.10 RELOCATION OF DISPLACED RESIDENTS OR BUSINESSES

Presently, there are neither residents nor businesses within the Project Area. Therefore, it is anticipated that there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan at this time.

7.11 ADVERSE INFLUENCES

No use shall be permitted which will produce corrosive, toxic or noxious fumes, offensive noise, vibrations, smoke, dust, odors, heat, glare, and other objectionable influences found to be detrimental to the public health, safety or general welfare.

7.12 DISCRIMINATION BAN

No covenant, lease, conveyance, or other instrument shall be effected or executed by the Redevelopment Entity or any Redeveloper whereby land, structures, occupancy or use of any part of the Project Area upon the basis of race, creed, color, national origin/nationality, ancestry, religion, age, sex, pregnancy, gender identity or expression, affectional or sexual orientation, marital status, familial status, or disability or perceived disability. Appropriate covenants shall prohibit such restrictions and shall be included in all instruments.

7.13 SEVERABILITY

If any portion of this Redevelopment Plan, including any word, phrase, clause, section, or provision, should be judged invalid, illegal, or unconstitutional by a court of competent jurisdiction, such order shall not affect the remaining portions of this Redevelopment Plan which shall remain in full force and effect.



Resolutions

ALL COUNCIL
1/13/2026

R-1

**RESOLUTION DESIGNATING NATÉ FURLOW-BROWN AS THE CITY OF
CAMDEN EMPLOYEE OF THE MONTH FOR JANUARY 2026**

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, NATÉ FURLOW-BROWN, 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 NATÉ FURLOW-BROWN; and

WHEREAS, NATÉ FURLOW-BROWN 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 MRS. NATÉ FURLOW-BROWN; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it recognizes NATÉ FURLOW-BROWN as the "Employee of the Month" for JANUARY, 2026 and hereby extends to NATÉ 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: January 13, 2026

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: December 17, 2025

Council Meeting Date: January 13, 2026

FROM: Councilperson

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

☒ Jannette Ramos, 4th Ward
☒ Sheila Davis, At-Large
☒ Nohemi G. Soria-Perez, At-Large

Action Requested:

**RESOLUTION DESIGNATING NATÉ FURLOW-BROWN AS THE CITY OF
CAMDEN EMPLOYEE OF THE MONTH FOR JANUARY 2026**

****Please attach any supporting documents

Angel Fuentes /nb

Signature of Councilperson

12/17/25

Date

ALL MEMBERS
1-13-2026

R-2

**RESOLUTION OF SUPPORT FOR THE RESINTECH, INC. EXPANSION PROJECT – 2026
AND APPROVING A LETTER OF SUPPORT TO BE ISSUED TO THE NEW JERSEY
ECONOMIC DEVELOPMENT AUTHORITY, ASPIRE PROGRAM, BY THE CITY COUNCIL
OF THE CITY OF CAMDEN IN SUPPORT OF THIS RESINTECH, INC. EXPANSION
PROJECT**

WHEREAS, ResinTech, Inc. is currently planning an Expansion Project that will support the revitalization of the Federal Street Corridor in the City of Camden; and

WHEREAS, for this Expansion Project, ResinTech, Inc. will be submitting an application to the New Jersey Economic Development Authority (NJEDA), Aspire Program, a program which encourages the development of commercial, mixed-use, and residential real estate projects in New Jersey by providing tax credits for such projects; and

WHEREAS, the City Council of the City of Camden fully supports the ResinTech, Inc. Expansion Project – 2026 and its application to the NJEDA, Aspire Program which would clearly benefit the City of Camden; and

WHEREAS, as part of its application process, ResinTech, Inc. seeks a letter of support from the City Council of the City of Camden which is to be included with the application of ResinTech, Inc. to the NJEDA, Aspire Program, indicating City Council's full support for the ResinTech, Inc. Expansion Project – 2026; and

WHEREAS, as part of its NJEDA, Aspire Program application, ResinTech, Inc. has agreed to enter into a Community Benefit Agreement (CBA) with the Administration of the City of Camden; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that, by this resolution, the City Council of the City of Camden hereby indicates that it fully supports the ResinTech, Inc. Expansion Project – 2026 and its application to the NJEDA, Aspire Program which would clearly benefit the City of Camden.

BE IT FURTHER RESOLVED, that the City Council of the City of Camden also hereby approves a letter of support to be executed by the City Council President on behalf of the City Council of the City of Camden, indicating City Council's full support for the ResinTech, Inc. Expansion Project – 2026, which is to be included with ResinTech, Inc.'s application to the NJEDA, Aspire Program for this Expansion 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: January 13, 2026

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

SE:dh
01-13-26

R-3

**RESOLUTION REJECTING RE-BID #25-15 CONSTRUCTION OF NORTH CAMDEN
WATERFRONT PARK SIXTH STREET AND BYRON STREET
CITY OF CAMDEN, CAMDEN COUNTY**

WHEREAS, on August 28, 2025 the City of Camden received three (3) bids and proposals in response to BID #25-15 for the construction of North Camden Waterfront Park at Sixth Street and Byron Street in the City; and

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2, it is recommended that all of the Bids and Proposals that were received for BID #25-15 be rejected, because the lowest bid substantially exceeds the City's appropriation for the goods or services; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the bids and proposals received on August 28, 2025 for the construction of North Camden Waterfront Park at Sixth Street and Byron Street in the City of Camden, is hereby rejected for the above stated reasons.

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: January 13, 2026

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

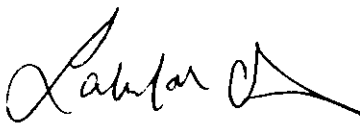
COUNCIL MEETING DATE: 01/13/2025

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

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION REJECTING RE-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

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

Approved by:
Business Administrator

Signature

Date

12/15/25

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (if applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION REJECTING RE-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 Re-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
 - (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 three (3) submissions

	SEACOAST	FLANAGAN'S	SOUTH STATE
BASE BID	\$6,345,459.00	\$6,594,422.55	\$6,679,920.00
ALTERNATE BID NO 1	\$280,500.00	\$178,538.00	\$220,550.00
ALTERNATE BID NO 2	\$198,000.00	\$199,606.00	\$163,000.00
ALTERNATE BID NO 3	\$280,770.00	\$260,612.00	\$255,355.00
TOTAL	\$7,104,729.00	\$7,233,178.55	\$7,318,825.00

- The City will revise the specifications and bid out this project again in 2026

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
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

Director or Designee,
Division of Local Government Services

Date _____

Number Assigned _____



YOUR GOALS. OUR MISSION.

December 11, 2025

Mr. Dennis Hayes, PE
Vice President
Camden Community Partnership
2 Aquarium Drive - Suite 310
Camden, New Jersey 08103

Re: North Camden Waterfront Park
City of Camden, Camden County
Federal Project No. TAP-DOOS(136) / NJDOT Job No. 5808399
Bid Opening Results / Recommendation to Award - 2nd Round of Bidding

Dear Mr. Hayes:

On Thursday, November 20, 2025, three (3) bids were received and opened for the above referenced project. A summary of the bid results is listed below.

<u>BIDDER</u>	<u>BASE AMOUNT</u>	<u>ALTERNATES</u>
Seacoast Construction Inc.	\$6,345,459.00	\$759,270.00
Flanagan's Contracting Group Inc.	\$6,594,422.55	\$638,756.00
South State, Inc.	\$6,679,920.00	\$638,905.00

After reviewing the bids submitted in response to the City's Request for Proposals for the North Camden Waterfront Park (Bid# 25-15), it has become evident that all proposals received substantially exceed the available project funding. Under applicable procurement requirements for municipal projects, including subject to the availability and appropriation of sufficient funds, contracting units must ensure fiscal responsibility in awarding public contracts.

Given the significant gap between the bid results and the current budget allocation, I recommend that the City formally reject all bids. This action will allow the City to revisit the project parameters and develop a revised design and scope that aligns with the available funding. Redesigning the project with a reduced or phased scope of work will help ensure competitive bids that are both responsive and fiscally prudent, ultimately yielding the best value for the City and its taxpayers.

Please let me know if additional documentation or further analysis is needed.

Very truly yours,

T&M ASSOCIATES

Charles J. Chelotti, PE, CME
Senior Client Manager

SE:dh
01-13-26

R-4

**RESOLUTION AUTHORIZING THE REJECTION OF BID #25-21 FOR
2024 NEW JERSEY DEPARTMENT OF TRANSPORTATION ROAD PROGRAM**

WHEREAS, on December 4, 2025 the City of Camden received four (4) bids and proposals in response to BID #25-21 for the 2024 NJDOT Road Program, Project No.: 115.CY00604.C01 in the City of Camden; and

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2, it is recommended that all the Bids and Proposals that were received for BID #25-21 be rejected, because the contracting unit want to substantially revise the specifications for the goods or services; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the bids and proposals received on December 4, 2025 for the 2024 NJDOT Road Program, Project No.: 115.CY00604.C01 in the City of Camden, is hereby rejected for the above stated reasons.

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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE REJECTION OF BID #25-21 FOR 2024 NJDOT ROAD PROGRAM

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

- Rejecting all bids received for Bid 25-21 2024 NJDOT ROAD PROGRAM, PROJECT NO.: **115.CY00604.C01** per N.J.S.A. 40A:11-13.2
 - (d) – the contracting unit wants to substantially revise the specifications for the goods or services
- Bid opened December 4, 2025 and the City received four (4) submissions

	PAVING PLUS	EARLE ASHPALT	SOUTH STATE	THINK PAVERS
MAIN BID	\$565,061.50	\$692,744.63	\$647,203.40	\$803,578.00
ALTERNATE A	\$51,358.15	\$33,303.15	\$53,182.50	\$51,430.00
ALTERNATE B	\$154,393.15	\$143,003.15	\$159,391.55	\$183,911.80
ALTERNATE C	\$205,508.15	\$189,703.15	\$224,792.55	\$199,484.00
TOTAL	\$976,320.95	\$1,058,754.08	\$1,084,570.00	\$1,238,403.80

- The City will revise the specifications and bid out this project again in 2026

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

ATTACHMENT D

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

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

Municipality	CITY OF CAMDEN

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

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

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

Mayor's Signature*

Date

Business Administrator/Manager Signature

Date

*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 _____

SE:dh
01-13-26

R-5

**RESOLUTION AUTHORIZING A CONTRACT WITH ASPHALT PAVING SYSTEMS, INC.,
FOR "AS NEEDED" ON-CALL EMERGENCY ROADWAY SERVICES AND REPAIRS**

WHEREAS, the City has a need for emergency roadway services and repairs; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4, et seq., the County of Camden, under the Camden County Cooperative Pricing System, ID #57-CCCPS, has conducted a publicly advertised Competitive Contracting Request for Proposals #B-15/2024, for On-Call Emergency Services and Repairs on an "as-needed" basis; and

WHEREAS, the County's Evaluation Committee reviewed the proposals and recommended the award of a contract, under the Camden County Cooperative Pricing System, to Asphalt Paving Systems, Inc., for, On-Call Emergency Services and Repairs on an "as needed" basis for Camden County and the City of Camden; and

WHEREAS, the City of Camden, as member of the Camden County Cooperative, is authorized under terms of the County's Request For Proposal #B-15/2024, to enter into a contract directly with Asphalt Paving Systems, Inc., in the amount not to exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for a One (1) year time period with an option for a second (2nd) year at the unit pricing rate, after approval by City's governing body in accordance with the applicable law; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item "0-01-886-878" 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 Asphalt Paving Systems, Inc. under the Camden County Cooperative Pricing System, ID #57-CCCPS for On-Call Emergency Roadway Services and Repairs, on an "as needed" basis for an amount not to exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000.00), according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

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

Date: January 13, 2026

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: 01/13/2026

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

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO ASPHALT PAVING SYSTEMS FOR AS NEEDED ON-CALL EMERGENCY ROADWAY SERVICES AND REPAIRS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO ASPHALT PAVING SYSTEMS FOR AS NEEDED ON-CALL EMERGENCY ROADWAY SERVICES AND REPAIRS

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

- Under the Camden County Cooperative Pricing System ID #57-CCCPS, the City of Camden's Department of Public Works, will enter directly in a contract with Asphalt Paving Systems, Inc. PO Box 530, Hammonton, NJ 08037. This vendor will provide, on an as-needed basis, emergency roadway services and repairs throughout the City of Camden per unit pricing in Bid B-15/2024 from January 1, 2026 through December 31, 2026. The County is exercising the 2nd year of a bid for one year with two (2) one (1) year options associated with this bid
- Awarded based on open ended contracts N.J.A.C. 5:30-5.5(b) – see attached unit prices

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$200,000
contingent upon availability of funds

APPROPRIATION NUMBER: Various --- NJAC 5:30-5.5(b)
PROCUREMENT PROCESS: N.J.S.A. 40A:11-12

IMPACT STATEMENT:

- On call emergency service will ensure timely completion of road projects as unforeseen projects arise.

SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

COORDINATION:

- N/A

Prepared by: LATEEAH CHANDLER

856-757-7159

Name

Phone/Email

Municipality	CITY OF CAMDEN

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 _____

RESOLUTION

Res-Pg: 9-2

RESOLUTION AUTHORIZING AN AWARD OF CONTRACT (BID B-15/2024 – 2nd YEAR OPTION), BY AND BETWEEN THE COUNTY OF CAMDEN (DEPARTMENT OF PUBLIC WORKS) AND ASPHALT PAVING SYSTEMS, INC., FOR THE PROVISION OF ON-CALL EMERGENCY SERVICES AND REPAIRS FOR CAMDEN COUNTY AND THE CITY OF CAMDEN, UNDER THE CAMDEN COUNTY COOPERATIVE PRICINGS SYSTEM, ID #57-CCCPS

WHEREAS, by Resolution No. 9 adopted December 12, 2024, the Camden County Board of Commissioners approved and authorized an award of contract to Asphalt Paving Systems, Inc., P.O. Box 530, Hammonton, New Jersey 08037, for Bid B-15/2024, On-Call Emergency Services and Repairs for Camden County and the City of Camden, under the Camden County Cooperative Pricing System ID #57-CCCPS, on an "as-needed" basis for the term January 1, 2025 through December 31, 2025 at the unit prices listed in its Proposal dated October 28, 2024; and

WHEREAS, said Bid B-15/2024 contained second and third year options to renew, said options to be exercised at the sole discretion of the County; and

WHEREAS it is the desire of the Board of Commissioners to exercise the 2nd year option of Bid B-15/2024 on an as-needed-basis at the unit prices listed in Asphalt Paving Systems, Inc.'s Proposal dated October 28, 2024, for the term commencing January 1, 2026, through December 31, 2026; and

WHEREAS, funding for this purpose is contingent upon the availability and appropriation of sufficient funds for this purpose in the County's 2026 temporary and/or permanent budgets and shall be encumbered prior to the services being ordered, at the unit prices listed in the Proposal dated October 28, 2024, 2nd year option, as required pursuant to N.J.A.C. 5:30-5.5(b)(2) and said funding shall not exceed the limit of the County's budget for this purpose; and

RESOLUTION

Res-Pg: 9-3

WHEREAS the City of Camden, as a member of the Cooperative for this purpose, is hereby authorized to enter in a contract directly with Asphalt Paving Systems, Inc., pursuant to the terms and conditions of Bid B-15/2024, 2nd year option, after award by its governing body in accordance with applicable law; now, therefore,

BE IT RESOLVED by the Camden County Board of Commissioners that, contingent upon the funding as described herein, the aforementioned Bid B-15/2024, 2nd year option, for On-Call Emergency Services and Repairs for Camden County and the City of Camden, under the Camden County Cooperative Pricing System ID #57-CCCPS, on an "as-needed" basis, at the unit prices listed in its Proposal dated October 28, 2024 be and the same is hereby approved and awarded to Asphalt Paving Systems, Inc., P.O. Box 530, Hammonton, New Jersey 08037, for the term commencing on or about January 1, 2026 through December 31, 2026; and

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

BE IT FURTHER RESOLVED the City of Camden is hereby authorized to enter a contract directly with Asphalt Paving Systems, Inc., at the rates listed in its Proposal for Bid B-15/2024, Second Year Option, after award by its governing body in accordance with applicable law; and

RESOLUTION

Res-Pg: 9-4

BE IT FURTHER RESOLVED the 3rd year option of Bid B-15/2025, shall be exercised at the sole discretion of the County.

LJP:amf
BC-9661

Z:\Files-Bids\2025 Meetings\Nov.\Resol. Auth. Bid B-15/2024, 2nd Yr. option
Emerg On Call Services - Asphalt Paving – Auth. 11-13-25

Introduced on: November 13, 2025
Adopted on: November 13, 2025
Official Resolution#: 2025-00857

Summary of Bids Received for ON-CALL EMERGENCY SERVICES AND REPAIRS FOR CAMDEN COUNTY AND CITY OF CAMDEN, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIED NO. #57-CCCPs, were opened and read in public at Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwald, New Jersey
Wednesday, November 13, 2024 @ 2:00 PM prevailing time

Note:

- * Indicates Error in Extension
- + Indicates Error in Addition
- # Indicates Lowest Total Bid

Asphalt Paving Systems
PO Box 536
Hammoncton, NJ 08037

J. Fletcher Cressner & Son
101 E Broadway
Hackensack, NJ 07601

BID ITEM#

Item	Quantity	Units	Description	Unit Price	Amount	Unit Price	Amount
1	50	EVENT	Mobilization	\$3,750.00	\$187,500.00	\$4,000.00	\$200,000.00
2	150	UNIT	Breakaway Barricade	\$5.00	\$750.00	\$50.00	\$7,500.00
3	200	UNIT	Drum	\$5.00	\$1,000.00	\$25.00	\$5,000.00
4	1,000	UNIT	Traffic Cone	\$24.00	\$24,000.00	\$2.00	\$2,000.00
5	500	SF	Construction Signs	\$24.00	\$12,000.00	\$10.00	\$5,000.00
6	15	DAY	Illuminated Flashing Arrow Board	\$400.00	\$6,000.00	\$50.00	\$750.00
7	15	DAY	Portable Variable Message Sign	\$100.00	\$1,500.00	\$100.00	\$1,500.00
8	15	DAY	Traffic Control Truck with Mounted Crash Cushion	\$700.00	\$10,500.00	\$2,500.00	\$37,500.00
9	1	MH	Trained Flaggers	\$87.33	\$87.33	\$87.33	\$87.33
10	500	MH	Traffic Safety Officers	\$87.33	\$43,665.00	\$87.33	\$43,665.00
11	1	DOLLAR	Fuel Price Adjustment	\$1.00	\$1.00	\$1.00	\$1.00
12	1	DOLLAR	Asphalt Price Adjustment	\$1.00	\$1.00	\$1.00	\$1.00
13	10	1/8 ACRE	Clearing Site, (Under 1/2 Acre)	\$1,100.00	\$11,000.00	---	---
14	18	1/8 ACRE	Clearing Site, (Over 1/2 Acre)	\$100.00	\$1,800.00	---	---
15	200	CY	Borrow Excavation	\$40.00	\$8,000.00	---	---
16	50	CY	Excavation, Test Pit	\$1.00	\$50.00	---	---
17	1,100	CY	Roadway Excavation, Unclassified	\$48.00	\$52,800.00	---	---
18	250	CY	Sub Base	\$5.00	\$1,250.00	---	---
19	250	SY	Dense Graded Aggregate, 6" Thick	\$17.00	\$4,250.00	---	---
20	250	SY	Concrete Base Course, 9" Thick	\$100.00	\$25,000.00	---	---
21	250	SY	Concrete Base Course, Reinforced, 9" Thick	\$100.00	\$25,000.00	---	---
22	250	SY	Concrete Base Course, Reinforced, 9" Thick With Dowel Bars	\$100.00	\$25,000.00	---	---
23	250	CY	Flowable Fill	\$180.00	\$45,000.00	---	---
24	10,000	SY	HMA Milling, 3" or Less	\$8.85	\$88,500.00	---	---
25	5,500	SY	HMA Milling, More than 3" to 6"	\$8.85	\$48,675.00	---	---
26	5,500	SY	HMA Milling, More than 6" to 14"	\$0.50	\$2,750.00	---	---
27	7,500	SY	HMA Profile Milling	\$0.50	\$3,750.00	---	---
28	750	SY	Hot Mix Asphalt Pavement Repair	\$75.00	\$56,250.00	---	---
29	1,500	SY	Hot Mix Asphalt Pavement Repair, Partial Depth	\$65.00	\$97,500.00	---	---
30	1,500	LF	Sealing of Cracks in Hot Mix Asphalt Surface Course	\$3.50	\$5,250.00	---	---
31	12,500	GALLON	Tack Coat	\$0.01	\$125.00	---	---
32	1,000	LF	Polymerized Joint Adhesive	\$4.00	\$4,000.00	---	---
33	1,000	TON	HMA 9.5M64 Leveling Course	\$70.00	\$70,000.00	---	---
34	2,000	TON	HMA 9.5M64 Surface Course	\$100.00	\$200,000.00	---	---
35	2,000	TON	HMA 12.5M64 Surface Course	\$95.00	\$190,000.00	---	---
36	5,000	TON	HMA 19M64 Base Course	\$90.00	\$270,000.00	---	---
37	3,000	TON	HMA 25M64 Base Course	\$85.00	\$255,000.00	---	---
38	1,000	LF	Sawing & Sealing Joints in Hot Mix Asphalt Overlay	\$4.00	\$4,000.00	---	---
39	100	SY	Concrete Surface Course, 9" Thick, High Early	\$270.00	\$27,000.00	---	---
40	75	CY	Concrete Structures, Class B	\$750.00	\$56,250.00	---	---
41	1,200	LB	Reinforcement Steel in Structures	\$6.00	\$7,200.00	---	---
42	1,500	SY	Diamond Grinding of Concrete Surface Course	\$2.00	\$3,000.00	---	---
43	250	SY	Partial Depth Concrete Repair	\$65.00	\$16,250.00	---	---
44	250	SY	Full Depth Concrete Repair, Class E	\$65.00	\$16,250.00	---	---
45	250	SY	Full Depth Concrete Repair, Class A	\$65.00	\$16,250.00	---	---
46	2,500	LF	Sealing Existing Joints in Concrete Pavement	\$1.00	\$2,500.00	---	---
47	2,500	SF	Temporary Sheetpiling	\$13.00	\$32,500.00	---	---
48	1,500	SF	Permanent Sheetpiling	\$13.00	\$19,500.00	---	---
49	450	CY	Concrete Footing	\$50.00	\$22,500.00	---	---
50	250	SY	Epoxy Waterproofing	\$5.00	\$1,250.00	---	---
51	250	SY	Membrane Waterproofing	\$50.00	\$12,500.00	---	---
52	150	CY	Concrete Bridge Deck, 11PC	\$100.00	\$15,000.00	---	---
53	100	CY	Concrete Bridge Deck	\$100.00	\$10,000.00	---	---
54	100	SF	Concrete Bridge Sidewalk	\$10.00	\$1,000.00	---	---
55	100	CY	Concrete Bridge Approach	\$100.00	\$10,000.00	---	---
56	100	SF	Repair of Concrete Bridge Deck, Type B	\$88.00	\$8,800.00	---	---
57	100	SF	Repair of Concrete Bridge Deck, Type C	\$98.00	\$9,800.00	---	---
58	10	DAY	Dewatering/Bypass Pumping	\$600.00	\$6,000.00	---	---
59	200	LF	12" Ductile Iron Pipe	\$175.00	\$35,000.00	---	---
60	100	LF	14" Ductile Iron Pipe	\$190.00	\$19,000.00	---	---
61	100	LF	16" Ductile Iron Pipe	\$215.00	\$21,500.00	---	---
62	100	LF	18" Ductile Iron Pipe	\$235.00	\$23,500.00	---	---
63	175	LF	15" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
64	175	LF	18" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
65	175	LF	21" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
66	175	LF	24" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
67	175	LF	30" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
68	175	LF	36" Corrugated Aluminum Alloy Pipe	\$5.00	\$875.00	---	---
69	150	LF	12" Reinforced Concrete Pipe, Class III	\$95.00	\$14,250.00	---	---
70	350	LF	15" Reinforced Concrete Pipe, Class III	\$105.00	\$36,750.00	---	---
71	350	LF	18" Reinforced Concrete Pipe, Class III	\$115.00	\$40,250.00	---	---

Summary of Bids Received for ON-CALL EMERGENCY SERVICES AND REPAIRS FOR CAMDEN COUNTY AND CITY OF CAMDEN, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIED NO. #57-CCCP, were opened and read in public at Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, New Jersey
Wednesday, November 13, 2024 @ 2:00 PM prevailing time

Note:

- * Indicates Error in Extension
- + Indicates Error in Addition
- # Indicates Lowest Total Bid

Asphalt Paving Systems
PO Box 530
Hammonton, NJ 08037

J. Fletcher Cramer & Son
101 E Broadway
Hackensack, NJ 07601

BID ITEMS

Item	Quantity	Units	Description	Unit Price	Amount	Unit Price	Amount
72	150	LF	21" Reinforced Concrete Pipe, Class III	\$115.00	\$17,250.00	---	---
73	250	LF	24" Reinforced Concrete Pipe, Class III	\$130.00	\$32,500.00	---	---
74	100	LF	30" Reinforced Concrete Pipe, Class III	\$145.00	\$14,500.00	---	---
75	150	LF	36" Reinforced Concrete Pipe, Class III	\$160.00	\$24,000.00	---	---
76	150	LF	48" Reinforced Concrete Pipe, Class III	\$175.00	\$26,250.00	---	---
77	150	LF	12" Reinforced Concrete Pipe, Class IV	\$95.00	\$14,250.00	---	---
78	350	LF	15" Reinforced Concrete Pipe, Class IV	\$105.00	\$36,750.00	---	---
79	350	LF	18" Reinforced Concrete Pipe, Class IV	\$115.00	\$40,250.00	---	---
80	150	LF	21" Reinforced Concrete Pipe, Class IV	\$115.00	\$17,250.00	---	---
81	250	LF	24" Reinforced Concrete Pipe, Class IV	\$130.00	\$32,500.00	---	---
82	100	LF	30" Reinforced Concrete Pipe, Class IV	\$145.00	\$14,500.00	---	---
83	150	LF	36" Reinforced Concrete Pipe, Class IV	\$160.00	\$24,000.00	---	---
84	150	LF	48" Reinforced Concrete Pipe, Class IV	\$175.00	\$26,250.00	---	---
85	150	LF	12" Reinforced Concrete Pipe, Class V	\$95.00	\$14,250.00	---	---
86	350	LF	15" Reinforced Concrete Pipe, Class V	\$105.00	\$36,750.00	---	---
87	350	LF	18" Reinforced Concrete Pipe, Class V	\$115.00	\$40,250.00	---	---
88	150	LF	21" Reinforced Concrete Pipe, Class V	\$115.00	\$17,250.00	---	---
89	250	LF	24" Reinforced Concrete Pipe, Class V	\$130.00	\$32,500.00	---	---
90	100	LF	30" Reinforced Concrete Pipe, Class V	\$145.00	\$14,500.00	---	---
91	150	LF	36" Reinforced Concrete Pipe, Class V	\$160.00	\$24,000.00	---	---
92	150	LF	48" Reinforced Concrete Pipe, Class V	\$175.00	\$26,250.00	---	---
93	50	LF	14" X 23" Reinforced Concrete Elliptical Culvert Pipe, Class III	\$145.00	\$7,250.00	---	---
94	50	LF	19" X 30" Reinforced Concrete Elliptical Culvert Pipe, Class III	\$170.00	\$8,500.00	---	---
95	50	LF	24" X 38" Reinforced Concrete Elliptical Culvert Pipe, Class III	\$195.00	\$9,750.00	---	---
96	50	LF	29" X 45" Reinforced Concrete Elliptical Culvert Pipe, Class III	\$220.00	\$11,000.00	---	---
97	50	LF	14" X 23" Reinforced Concrete Elliptical Culvert Pipe, Class IV	\$145.00	\$7,250.00	---	---
98	50	LF	19" X 30" Reinforced Concrete Elliptical Culvert Pipe, Class IV	\$170.00	\$8,500.00	---	---
99	50	LF	24" X 38" Reinforced Concrete Elliptical Culvert Pipe, Class IV	\$195.00	\$9,750.00	---	---
100	50	LF	29" X 45" Reinforced Concrete Elliptical Culvert Pipe, Class IV	\$220.00	\$11,000.00	---	---
101	50	LF	14" X 23" Reinforced Concrete Elliptical Culvert Pipe, Class V	\$145.00	\$7,250.00	---	---
102	50	LF	19" X 30" Reinforced Concrete Elliptical Culvert Pipe, Class V	\$170.00	\$8,500.00	---	---
103	50	LF	24" X 38" Reinforced Concrete Elliptical Culvert Pipe, Class V	\$195.00	\$9,750.00	---	---
104	50	LF	29" X 45" Reinforced Concrete Elliptical Culvert Pipe, Class V	\$220.00	\$11,000.00	---	---
105	4	UNIT	12" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
106	4	UNIT	15" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
107	4	UNIT	18" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
108	4	UNIT	21" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
109	4	UNIT	24" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
110	4	UNIT	30" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
111	4	UNIT	36" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
112	4	UNIT	48" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
113	4	UNIT	14" X 23" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
114	4	UNIT	19" X 30" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
115	4	UNIT	24" X 38" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
116	4	UNIT	29" X 45" Reinforced Concrete End Section	\$1.00	\$4.00	---	---
117	200	LF	Video Inspection of Pipe	\$18.00	\$3,600.00	---	---
118	200	LF	Cleaning Existing Pipe 12" to 30"	\$20.00	\$4,000.00	---	---
119	200	LF	Cleaning Existing Pipe 30" to 48"	\$25.00	\$5,000.00	---	---
120	200	LF	Cleaning Existing Pipe 14" X 23" to 29" X 45"	\$30.00	\$6,000.00	---	---
121	400	LF	Underdrain, Type F with Perforated 8" HDPE Pipe	\$75.00	\$30,000.00	---	---
122	125	CY	Concrete Culvert	\$100.00	\$12,500.00	---	---
123	125	CY	Concrete Headwall	\$100.00	\$12,500.00	---	---
124	4	UNIT	Inlet, Type 'A' (12" to 4" V.F.)	\$5,000.00	\$20,000.00	---	---
125	5	UNIT	Inlet, Type 'B' (12" to 4" V.F.)	\$6,000.00	\$30,000.00	---	---
126	4	UNIT	Inlet, Type 'E' (12" to 4" V.F.)	\$6,000.00	\$24,000.00	---	---
127	4	UNIT	Inlet, Type 'A' (4" to 8" V.F.)	\$5,000.00	\$20,000.00	---	---
128	5	UNIT	Inlet, Type 'B' (4" to 8" V.F.)	\$6,000.00	\$30,000.00	---	---
129	4	UNIT	Inlet, Type 'E' (4" to 8" V.F.)	\$6,000.00	\$24,000.00	---	---
130	3	UNIT	Inlet, Type Double 'B' (12" to 4" V.F.)	\$12,000.00	\$36,000.00	---	---
131	3	UNIT	Inlet, Type Double 'B' (4" to 8" V.F.)	\$12,000.00	\$36,000.00	---	---
132	5	UNIT	Manhole, 4' Diameter	\$5,000.00	\$25,000.00	---	---
133	5	UNIT	Manhole, 5' Diameter	\$6,000.00	\$30,000.00	---	---
134	50	UNIT	Manholes, Additional Depth	\$1.00	\$50.00	---	---
135	20	UNIT	Reset Existing Casting	\$1,000.00	\$20,000.00	---	---
136	20	UNIT	Set Manhole Casting	\$1,500.00	\$30,000.00	---	---
137	10	UNIT	Reconstructed Inlet, Type 'B', using New, Type N FCO Casting	\$4,000.00	\$40,000.00	---	---
138	5	UNIT	Reconstructed Inlet, Type 'A', using New Biocycle Safe Grate Casting	\$3,000.00	\$15,000.00	---	---
139	5	UNIT	Reconstructed Inlet, Type 'E', using New Biocycle Safe Grate Casting (a)	\$4,000.00	\$20,000.00	---	---
140	10	UNIT	Reconstructed Inlet, Type 'B', using Existing Casting	\$3,000.00	\$30,000.00	---	---
141	4	UNIT	Reconstructed Inlet, Type 'A', using Existing Casting	\$2,500.00	\$10,000.00	---	---
142	4	UNIT	Reconstructed Inlet, Type 'E', using Existing Casting (a)	\$3,000.00	\$12,000.00	---	---

Summary of Bids Received for ON-CALL EMERGENCY SERVICES AND REPAIRS FOR CAMDEN COUNTY AND CITY OF CAMDEN UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIED NO. #57-CCCPs, were opened and read in public at Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, New Jersey
Wednesday, November 13, 2024 @ 2:00 PM prevailing time

Note:

- * Indicates Error in Extension
- + Indicates Error in Addition
- # Indicates Lowest Total Bid

Asphalt Paving Systems
PO Box 538
Hammoncton, NJ 08037

J. Fletcher Creamer & Son
101 E Broadway
Hackensack, NJ 07601

BID ITEM#

Item	Quantity	Units	Description	Unit Price	Amount	Unit Price	Amount
143	4	UNIT	Reconstructed Manhole, using Existing Casting	\$2,500.00	\$10,000.00	---	---
144	4	UNIT	Reconstructed Manhole, using New Casting	\$3,000.00	\$12,000.00	---	---
145	10	UNIT	Manhole Cover	\$1.00	\$10.00	---	---
146	20	UNIT	Bicycle Safe Grate	\$450.00	\$9,000.00	---	---
147	20	UNIT	Curb Piece (Type "N" ECO 4" x 8")	\$450.00	\$9,000.00	---	---
148	50	SY	Concrete Slope Gutter, 9" Thick	\$80.00	\$4,000.00	---	---
149	250	SY	Rip Rap Stone Slope Protection, 12" Thick (D50 = 6")	\$110.00	\$27,500.00	---	---
150	250	SY	Rip Rap Stone Slope Protection, 16" Thick (D50 = 8")	\$110.00	\$27,500.00	---	---
151	200	SF	Retaining Wall, Cast-In-Place	\$85.00	\$17,000.00	---	---
152	450	CY	gabion Wall	\$225.00	\$101,250.00	---	---
153	100	LF	Chain-Link Fence, Aluminum-Coated Steel, 6' High	\$50.00	\$5,000.00	---	---
154	100	LF	Chain-Link Fence, PVC-Coated Steel, 6' High (Black/Green)	\$60.00	\$6,000.00	---	---
155	100	LF	Chain-Link, 6' High	\$40.00	\$4,000.00	---	---
156	1	UNIT	Gate, Chain-Link Fence, Aluminum-Coated Steel, 8' Wide	\$100.00	\$100.00	---	---
157	1	UNIT	Gate, Chain-Link Fence, PVC-Coated Steel, 8' Wide (Black/Green)	\$100.00	\$100.00	---	---
158	1	UNIT	Gate, Chain-Link, 6' High	\$100.00	\$100.00	---	---
159	100	SY	HMA Sidewalk, 3" Thick, 4' Wide	\$50.00	\$5,000.00	---	---
160	100	SY	HMA Sidewalk, 3" Thick, 8' Wide	\$50.00	\$5,000.00	---	---
161	100	SY	HMA Sidewalk, 3" Thick, 12' Wide	\$50.00	\$5,000.00	---	---
162	500	SY	Concrete Sidewalk, 4" Thick	\$110.00	\$55,000.00	---	---
163	500	SY	Concrete Sidewalk, 5" Thick	\$110.00	\$55,000.00	---	---
164	500	SY	Concrete Sidewalk, Reinforced, 4" Thick	\$125.00	\$62,500.00	---	---
165	500	SY	Brick Pavers	\$240.00	\$120,000.00	---	---
166	150	SY	HMA Driveway, 3" Thick & Variable	\$75.00	\$11,250.00	---	---
167	250	SY	Concrete Driveway/Apron, 6" Thick	\$125.00	\$31,250.00	---	---
168	150	SY	Concrete Driveway/Apron, Reinforced, 6"	\$125.00	\$18,750.00	---	---
169	100	SY	Concrete Driveway/Apron, Reinforced, 12" Thick	\$125.00	\$12,500.00	---	---
170	100	SY	Concrete Island, 4" Thick	\$110.00	\$11,000.00	---	---
171	100	SY	Detectable Warning Surface	\$1.00	\$100.00	---	---
172	2,500	LF	9" X 18" Concrete Vertical Curb	\$52.00	\$130,000.00	---	---
173	250	LF	Monolithic Concrete Curb & Gutter	\$82.00	\$20,500.00	---	---
174	100	LF	9" X 4" HMA Curb	\$5.00	\$500.00	---	---
175	100	LF	9" X 6" HMA Curb	\$5.00	\$500.00	---	---
176	100	LF	9" X 8" HMA Curb	\$5.00	\$500.00	---	---
177	1,000	LF	Beam Guide Rail	\$42.00	\$42,000.00	\$57.00	\$57,000.00
178	200	LF	Beam Guide Rail, Dual-Faced	\$15.00	\$3,000.00	\$60.00	\$12,000.00
179	100	LF	Modified Three Beam Guide Rail	\$15.00	\$1,500.00	\$63.00	\$6,300.00
180	50	LF	Modified Three Beam Guide Rail, Dual-Faced	\$15.00	\$750.00	\$88.00	\$4,400.00
181	100	LF	Beam Guide Rail, Bridge	\$15.00	\$1,500.00	\$188.00	\$18,800.00
182	50	LF	Beam Guide Rail, Dual Faced, Bridge	\$15.00	\$750.00	\$200.00	\$10,000.00
183	50	LF	Three Beam Guide Rail, Bridge	\$15.00	\$750.00	\$195.00	\$9,750.00
184	50	LF	Three Beam Guide Rail, Dual Faced, Bridge	\$15.00	\$750.00	\$210.00	\$10,500.00
185	50	LF	Modified Three Beam Guide Rail, Bridge	\$15.00	\$750.00	\$215.00	\$10,750.00
186	50	LF	Modified Three Beam Guide Rail, Dual Faced, Bridge	\$15.00	\$750.00	\$250.00	\$12,500.00
187	250	LF	Rub Rail	\$15.00	\$3,750.00	\$9.00	\$2,250.00
188	3	UNIT	Flared Guide Rail Terminal	\$4,250.00	\$12,750.00	\$4,500.00	\$13,500.00
189	3	UNIT	Tangent Guide Rail Terminal	\$4,950.00	\$14,850.00	\$5,250.00	\$15,750.00
190	2	UNIT	Telescoping Guide Rail End Terminal	\$6,550.00	\$13,100.00	\$7,800.00	\$15,600.00
191	3	UNIT	Controlled Release Terminal	\$2,950.00	\$8,850.00	\$2,000.00	\$6,000.00
192	3	UNIT	Controlled Release Terminal Anchorage	\$1,500.00	\$4,500.00	\$2,300.00	\$6,900.00
193	5	UNIT	Beam Guide Rail Anchorage	\$1,925.00	\$9,625.00	\$1,750.00	\$8,750.00
194	100	UNIT	Beam Guide Rail Blockout	\$35.00	\$3,500.00	\$9.00	\$900.00
195	150	LF	Reset Beam Guide Rail with Existing Posts	\$40.00	\$6,000.00	\$30.00	\$4,500.00
196	150	LF	Reset Beam Guide Rail, Dual-Faced, with Existing Posts	\$15.00	\$2,250.00	\$30.00	\$4,500.00
197	50	LF	Reset Modified Three Beam Guide Rail with Existing Posts	\$15.00	\$750.00	\$30.00	\$1,500.00
198	50	LF	Reset Modified Three Beam Guide Rail, Dual-Faced, with Existing Posts	\$15.00	\$750.00	\$30.00	\$1,500.00
199	100	LF	Removal of Beam Guide Rail	\$10.00	\$1,000.00	\$10.00	\$1,000.00
200	100	UNIT	Beam Guide Rail Post	\$15.00	\$1,500.00	\$65.00	\$6,500.00
201	50	UNIT	Beam Guide Rail Post, 10' Long	\$15.00	\$750.00	\$18.00	\$900.00
202	100	LF	Beam Guide Rail Element	\$40.00	\$4,000.00	\$25.00	\$2,500.00
203	100	LF	Modified Three Beam Guide Rail Element	\$15.00	\$1,500.00	\$40.00	\$4,000.00
204	25	UNIT	Beam Guide Rail Blockout	\$1.00	\$25.00	\$9.00	\$225.00
205	25	UNIT	Approach Guide Rail Transition TL-2	\$3,000.00	\$75,000.00	\$6,500.00	\$162,500.00
206	25	UNIT	Approach Guide Rail Transition TL-3	\$2,000.00	\$50,000.00	\$6,500.00	\$162,500.00
207	200	SY	Non-Vegatative Surface, Hot Mix Asphalt	\$54.00	\$10,800.00	\$130.00	\$26,000.00
208	1,000	LF	Traffic Stripes, Long-Life Epoxy Resin, 4"	\$1.45	\$1,450.00	---	---
209	1,000	LF	Traffic Stripes, Long-Life Epoxy Resin, 6"	\$2.00	\$2,000.00	---	---
210	1000	LF	Traffic Stripes, Long-Life Epoxy Resin, 8"	\$2.25	\$2,250.00	---	---
211	1,000	LF	Traffic Stripes, Thermoplastic, 6"	\$2.00	\$2,000.00	---	---
212	500	LF	Traffic Stripes, Thermoplastic, 8"	\$3.00	\$1,500.00	---	---
213	500	LF	Traffic Stripes, Thermoplastic, 12"	\$5.00	\$2,500.00	---	---

Summary of Bids Received for ON-CALL EMERGENCY SERVICES AND REPAIRS FOR CAMDEN COUNTY AND CITY OF CAMDEN UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIED NO. #57-CCCTPS, were opened and read in public at Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, New Jersey
Wednesday, November 13, 2024 @ 2:00 PM prevailing time.

Note:

- * Indicates Error in Extension
- + Indicates Error in Addition
- # Indicates Lowest Total Bid

Asphalt Paving Systems
PO Box 530
Hammonton, NJ 08037

J. Fletcher Creamer & Son
101 E Broadway
Hackensack, NJ 07601

BID ITEMS

Item	Quantity	Units	Description	Unit Price	Amount	Unit Price	Amount
214	500	LF	Traffic Stripes, Thermoplastic, 24"	\$15.00	\$7,500.00	---	---
215	350	SF	Traffic Markings, Thermoplastic	\$12.00	\$4,200.00	---	---
216	450	UNIT	Temporary Pavement Markers (White/Amber)	\$5.00	\$2,250.00	---	---
217	100	UNIT	RPM, Mono-Directional, White Lens	\$35.00	\$3,500.00	---	---
218	100	UNIT	RPM, Bi-Directional, Amber Lens	\$35.00	\$3,500.00	---	---
219	100	UNIT	RPM, Bi-Directional, Blue Lens	\$35.00	\$3,500.00	---	---
220	25	UNIT	Removal of RPM	\$35.00	\$875.00	---	---
221	25	UNIT	Removal and Replacement of RPM Lens	\$10.00	\$250.00	---	---
222	25	UNIT	Flexible Delineator, Ground Mounted	\$100.00	\$2,500.00	---	---
223	500	LF	Rumble Strip	\$1.00	\$500.00	---	---
224	100	LF	Removal of Traffic Stripes (All Material Types)	\$5.00	\$500.00	---	---
225	100	SF	Removal of Traffic Markings	\$10.00	\$1,000.00	---	---
226	100	LF	Removal of Rumble Strip	\$10.00	\$1,000.00	---	---
227	150	SF	Regulatory and Warning Sign	\$70.00	\$10,500.00	---	---
228	60	SF	Reflectorized Mast Arm Mounted Street Signs with White Lettering and Border on Green Background	\$85.00	\$5,100.00	---	---
229	30	SF	Reflectorized Mast Arm Mounted Street Signs with Black Lettering and Border on White Background	\$85.00	\$2,550.00	---	---
230	5	UNIT	Hanger Assemblies	\$120.00	\$600.00	---	---
231	5	UNIT	Offset Sign Bracket	\$120.00	\$600.00	---	---
232	25	HOURL	Emergency Sign Service	\$550.00	\$13,750.00	---	---
233	1,000	LF	6" Rigid Nonmetallic Conduit	\$0.01	\$10.00	---	---
234	1,000	LF	Twin 6" Rigid Nonmetallic Conduit	\$0.01	\$10.00	---	---
235	1,000	LF	6" Rigid Metallic Conduit	\$0.01	\$10.00	---	---
236	1,000	LF	Twin 6" Rigid Metallic Conduit	\$0.01	\$10.00	---	---
237	100	CY	Concrete Conduit Encasement	\$0.01	\$1.00	---	---
238	32	HOURL	Emergency Traffic Signal Service	\$675.00	\$21,600.00	---	---
239	1	LS	Traffic Signal Equipment	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
240	4	UNIT	Image Detector (Complete)	\$10,700.00	\$42,800.00	---	---
241	500	LF	Loop Detector (Complete)	\$10.00	\$5,000.00	---	---
242	15	UNIT	Trimming Existing Tree, 6" Diameter or Less	\$50.00	\$750.00	---	---
243	15	UNIT	Trimming Existing Tree, over 6" to 12" Diameter	\$50.00	\$750.00	---	---
244	15	UNIT	Trimming Existing Tree, over 12" to 24" Diameter	\$50.00	\$750.00	---	---
245	15	UNIT	Trimming Existing Tree, over 24" to 36" Diameter	\$50.00	\$750.00	---	---
246	15	UNIT	Trimming Existing Tree, over 36" Diameter	\$50.00	\$750.00	---	---
247	15	UNIT	Tree Removal, 6" Diameter or Less	\$500.00	\$7,500.00	---	---
248	15	UNIT	Tree Removal, over 6" to 12" Diameter	\$1,100.00	\$16,500.00	---	---
249	15	UNIT	Tree Removal, over 12" to 24" Diameter	\$1,600.00	\$24,000.00	---	---
250	15	UNIT	Tree Removal, over 24" to 36" Diameter	\$2,600.00	\$39,000.00	---	---
251	15	UNIT	Tree Removal, over 36" Diameter	\$3,800.00	\$57,000.00	---	---
252	1500	SY	Topsoiling, 4" Thick	\$10.00	\$15,000.00	---	---
253	1,500	SY	Fertilizing and Seeding, Type F	\$5.00	\$7,500.00	---	---
254	1,200	SY	Topsoil Stabilization, Type 4 Mat	\$10.00	\$12,000.00	---	---
255	1,200	SY	Sodding	\$5.00	\$6,000.00	---	---

Total Amount Based on Estimated Quantities for ALL BID ITEMS, Items 1-255, Inclusive

\$4,845,478.33

\$987,779.33

James Winickowski, PE, CME
Camden County Engineer

Date

DB:dh
01-13-26

B-6

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO PROCURE GOODS AND SERVICES
THROUGH CERTAIN APPROVED NEW JERSEY STATE CONTRACT VENDORS FOR CALENDAR
YEAR 2026**

WHEREAS, pursuant to N.J.S.A. 40A:11-12a, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, it has been certified by the Purchasing Agent of the City of Camden that the City seeks to authorize various contracts with certain approved state contract vendors used by various departments in pursuit of their duties, listed in Exhibit "A" attached hereto; and

WHEREAS, there will be substantial savings by the municipality by utilizing State Contracts and this procedure is in the best interest of the City of Camden; and

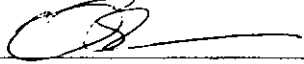
WHEREAS, depending on funding availability, the funds for these expenditures will be made available by various appropriations; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City is hereby authorized to award contracts to the approved state contract vendors to be used by various departments in pursuit of their duties, listed in attached 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: January 13, 2026

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: 01/13/2026

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

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CALENDAR YEAR 2026

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

Y *Lateefah Chandler* 12/15/25

Approved by:
Business Administrator

[Signature]
Signature

12/15/25
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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]
Signature

12/15/25
Date

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CALENDAR YEAR 2026

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

- City departments will use these vendors to procure various goods/services in pursuit of their duties. See attached list
- A purchase in excess of \$53,000.00 will require governing body approval.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: various appropriations as needed (depending on funding availability)

APPROPRIATION NUMBER: N/A

PROCUREMENT: N/A

IMPACT STATEMENT:

- Approval will ensure each in procurement

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	N/A
Purpose or Need for service:	APPROVING NJ STATE CONTRACT VENDORS FOR 2026
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.)	NJSA 40A:11-12A
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 _____

Referenced State Contract Vendors – 2026

Commodity/Service Vendor State Contract #

Accu Wash 18-GNSV2-00581
American Asphalt Co., Inc. 18-FLEET-00638; 18-FLEET-00391
Amazon R-TC17008
AT&T Mobility LLC 85944; 85016; 80811; 22-TELE-05861
Auto Plus Auto Parts 85996
Auto Zone R211201
Barton Carpet 23-FOOD-47764; 23-FOOD-47763
Beckers Tree Service 18-DPP-00646
Bergen County Co-op NJCPA #CK04
BSN Sport 16-Fleet-00138
Camden County Co-op 57-CCCPS
Camden County Education Services Commission #66-CCEPS
Chas S Winner Inc. 81165, 88726, 88215, 40805, 17-FLEET-00212; 17-FLEET-00761; 20-FLEET-01189; 20-FLEET-01392
Cherry Valley Tractor Sales 22-FLEET-10062; 43022
Contractor Service (WDDS Enterprise) 43024
Core Mechanical 88697
Cranford Police Cooperative Pricing System (ID# 47CPCPS)
Dell Marketing 19-TELE-00656; 20-TELE-01510; 19-COMP-00601
Delaware Valley Truck 89289
East Coast Salt 20-FLEET-01520,
Draeger Inc 17-FLEET-00827; 17-FLEET-00784
EB Fence 88679
Educational Services Commission of Morris County (Ed-Data)
Emergency Equipment Sales 40864, 17-FLEET-00808
Frank Mazza & Son 23-FOOD-47763
Flemington Aluminum & Brass 40307
Garden State Office 41261
General Highway Products 87153
General Spring & Alignment 89283
H A Dehart & Son 88264, 40816
Hainesport Enterprise INC 89300
Hertrich Fleet Svcs, 19-FLEET-00953, 18-FLEET-00444, 17-FLEET-00210; 21-FLEET-01483; 20-FLET-01387
Hewlett Packard 40116
Home Depot 18-Fleet-00234
Houpert Truck Service 89275, 19-FLEET-00691
Houston Galveston Co-Operative
Hunterdon County Educ. Svc Comm #37-HUNCCP
Island Tech Services 17-FLEET-00744

Referenced State Contract Vendors (Cont.)

Commodity/Service Vendor State Contract #

Johnson Towers 42098
Lanigan Associates Inc. 17-FLEET-00733
Lawson Products, 85850, 42111, 43023
Lowes Home Centers LLC 18-Fleet-00235
Majestic Oil Co., Inc. 19-FLEET-00972, 17-FOOD-00398
Mall Chevrolet 88213, 19-FLEET-00954
Marturano Recreation 16-Fleet-00121
Merchantville Overhead Door Co. 21-GNSV1-07461
MES 17-FLEET-00818

MES Sourswell

Mid Atlantic Truck Ctr 42075, 21-FLEET-01539
Middlesex Regional Educ. Svc. Comm. 365MCESCCPS
Morton Salt Inc 20-FLEET-01519
Motorola Solutions INC A-83909
Multi-Temp Mechanical 88695
Municibid 19-GNSV1-00696
Nat Alexander 17-FLEET-00819
Neopost 41267

NAPA Auto Parts

Navistar d/b/a International
Peach Country Ford Tractor 43028
Pemberton Electrical 88955; 21-FOOD-01747
Peters Todd Inc 18-DPP-00647
Pitney Bowes 41258
RE Pierson Materials 18-FLEET-00636, 18-FLEET-00389
Ricoh Tree Service 18-DPP-00645
Ricoh USA Inc. 40467
Route 23 Automall 21-Fleet-00241, 89262, 86007 21-FLEET-07156

Ring Central Sourswell

Rubbercycle 16-Fleet-00131
S&S Worldwide 17-Food-00253
Scott Health & Safety 17-FLEET-00819
Schindler Elevator Corp 20-GNSV2-01121
Service Tire Truck Center 20-FLEET-00948
Shi International 89981
Signal Control Products 87152, 19-FOOD-01028
Sparks Electric 42263
School Specialty 17-FOOD-00242, 17-1
Somerset Co-op #2 SOCCP
TEC ELEVATOR 20-GNSV2-01120
TDK 17-TELE-00227
The Hertz Corp 20-GNSV2-00983
Tuff Greens LLC 18-DPP-00648
Universal Vending Mgt 18-GNSV2-00440
Verizon Wireless 82583, 85943
Vineland Auto Electric 86001, 42084
W B Mason 0000003, 18-FOOD-00424

Whirl Construction 16-Fleet-00124

Widmer 41260

W W Grainger 19-FLEET-00677, 19-FLEET-00566

Xerox Corp. 40469

AV
01-13-26

R-7

**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: January 13, 2026

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>Tax Sale Certificate#</u>	<u>Tax Sale Certificate Purchaser</u>	<u>New Deadline to complete foreclosure</u>
338 Cherry	244/21	970141	Little, Amir	10/11/2026
1210 North 21	828/57	10-03049	Jimenez, Tommy	01/09/2027
1474 Kaighn	1276/7	21328	Hill, Demond	11/09/2026
1030 Spruce	378/37	94-604	TLF 206 LLC	01/09/2027
1401 South 9	413/6	09-00562	Hill, Demond	11/09/2026
3037 Mount Ephraim	737/9	12-03302	Jenkins, Jeaneen	01/09/2027
329-331 Spruce	236/33	000124	Spruel, Andre K.	11/09/2026
1919 South 7	538/18	980705	Florentino, Yobanny	10/11/2026
414 Chestnut	325/19	960218	Mcgahee, Gary	10/11/2026
1122-1124 South 4	325/10	90-359	Mcgahee, Gary	08/13/2027
1114 Lois	906/23	37515	Davis, Fayia	11/09/2026
277 Walnut	243/20	15-00232	Rivas, Pablo	10/11/2026
844 Elm	801/48	10-03032	Rivas, Pablo	10/11/2026



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

FROM: Daniel Blackburn, City Attorney

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments

Point of Contact:	Amia I. Valentine	Law	X7166	amvalent@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² 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

AV
01-13-26

K-8

**RESOLUTION AUTHORIZING THE ASSIGNMENT OF TAX SALE CERTIFICATES SOLD
AT LESS THAN FACE VALUE**

WHEREAS, the City of Camden ("City") holds tax sale certificates to various properties located throughout the City of Camden; and

WHEREAS, pursuant to N.J.S.A. 54:5-114.2(b), the governing body of a municipality may, by resolution, determine that a tax sale certificate held by the municipality, together with any subsequent municipal liens, may be sold for an amount less than the amount due through a solicitation for bids for said tax sale certificates; and

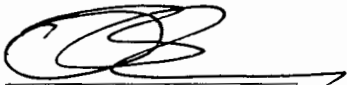
WHEREAS, on April 8, 2025, the City Council, by Resolution MC-25:9977, authorized the City to solicit bids for the purchase of various tax sale certificates for less than full value, but not less than the minimum bid amounts approved therein; and

WHEREAS, public notice of the proposed assignments of such tax sale certificates was duly posted and published on January 7, 2026; now therefore

BE IT RESOLVED by the City Council of the City of Camden that the proper officers of the City of Camden that the proper officers of the City of Camden are hereby authorized and directed to execute any and all documents necessary to effectuate the assignment of the tax sale certificates to the individuals identified in Exhibit A attached hereto.

Date: January 13, 2026

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

Cert#	Property Address	Block	Lot	Property Owner	Successful Bidder	Winning Bid	Redemption Amount as of 01/13/2026
89-62	930 Pearl Street	88	51	Gomez, Lucy	Torres, Henry	\$7,000.00	\$21,800.47
010076	918 Pearl Street	88	57	Carter, Theodore V	Salcedo, Richard	\$2,500.00	\$10,057.54
36458	511 So. 4 th Street	158	19	Torres, Edwin D.	Charles, Dana	\$5,000.00	\$26,052.74
33558	622 So. 4 th Street	201	26	Hispanic Chamber of Commerce (The)	Cordero, Luis	\$2,500.00	\$12,519.86
89-157	330 Cherry Street	244	17	Hernandez, Lydia	Rivera, Junel	\$15,000.00	\$178,725.80
960132	937-939 So. 4 th Street	244	31	Estate of Richard Siaca, Sr.	Gonzalez, David & Teresa	\$5,995.00	\$199,572.48
970143	941 So. 4 th Street	244	32	Estate of Richard Siaca, Sr.	Gonzalez, David & Teresa	\$10,995.00	\$157,288.34
91-181	1007 So. 4 th Street	246	75	Camden Properties, LLC	May Funeral Properties LLC	\$5,000.00	\$53,401.89
90-268	1009 So. 4 th Street	246	76	CARR, DAVID L & ELSIE	May Funeral Properties LLC	\$10,000.00	\$83,424.87
26253	339 Chestnut Street	253	25	FULLER, ELMOR	Rodriguez, Louis	\$5,000.00	\$93,289.13
12-02976	323 Sycamore Street	256	44	MCGAHEE, PEARL	Cohen, Eli	\$21,000.00	\$54,473.24
94-334	331 Liberty Street	271	86	RUSSELL, EDWARD & MARISOL	Gibson, Daniel	\$7,500.00	\$101,897.46
90-296	313 Atlantic Avenue	278	98	LIPSCOMB, WILLIAM M - EST OF	Vidal, Sindy E. Orellana	\$5,000.00	\$105,099.90
94-340	311 Atlantic Avenue	278	99	LIPSCOMB, DOROTHY - EST OF	Vidal, Sindy E. Orellana	\$5,000.00	69,322.26
11-00389	604 Line Street	291	2	COOPER, CHARLES EDWARD SR	Howard, Lorraine	\$5,000.00	\$99,203.40
35818	606 Line Street	291	3	DAVIS, ILA	Camden Rising 3 LLC	\$6,500.00	\$148,320.73
09-00294	614 Line Street	291	7	EASLEY, CHARITA K	Gabay, Jonathan	\$6,500.00	\$95,400.17
94-371	616 Line Street	291	8	CORDERO, CRISTOBAL	Gabay, Jonathan	\$7,500.00	\$121,741.67
34658	556 Pine Street	294	74	PITT, FURENNEY	Briscoe, Garnett	\$2,503.00	\$200,226.54
10-02377	558 Pine Street	294	75	GETHSEMANE BAPTIST CHURCH, INC	Briscoe, Garnett	\$2,500.00	\$9,215.93
970190	560 Pine Street	294	76	GETHSEMANE BAPTIST CHURCH	Briscoe, Garnett	\$2,503.00	\$81,810.76
10-02378	562 Pine Street	294	77	GETHSEMANE BAPTIST CHURCH	Briscoe, Garnett	\$2,503.00	\$8,973.30
89-209	567 Ramona Gonzalez	294	105	BROWN, OLIVER	Ember Realty Group	\$5,500.00	\$12,795.95
89-210	561-565 Ramona Gonzalez	294	106	BROWN, OLIVER	Ember Realty Group	\$5,500.00	\$35,907.17
990263	617 Spruce Street	300	98	ASRS REALTY ASSOCIATES	Marshall, Traci	\$5,000.00	\$127,082.30
95-178	426 Spruce Street	305	88	BOONE, ANDREA	Ortiz Morales, Jose	\$8,000.00	\$152,014.60
89-238	943 Newton Avenue	308	23	THOMAS, CLYDE H & EDITH W	Acosta, Laura	\$8,000.00	\$68,552.57
94-408	614 Spruce Street	310	6	EGASSEM DEVELOPMENT	Torres Rios, Jose A.	\$5,000.00	\$28,236.99
000193	944 Newton Avenue	311	41	DOSEY, LEROY & ALICE - EST OF	Myers, Duane	\$7,500.00	\$60,229.74
10-02406	942 Newton Avenue	311	42	FRAIZER, MAMIE & EST OF F. COOPER	Myers, Duane	\$5,000.00	\$140,482.37
95-189	942 So. 4 th Street	313	116	YOUNG, DERRICK	Rosado, Jose	\$9,900.00	\$75,617.30
17-00309	1140 So. 4 th Street	325	16	HOOD, ERIC J	Reyes, Alba Figero	\$20,000.00	\$45,083.04
010392	417 Liberty Street	334	60	OTTO, ROBERT & ELIZABETH	Tokely, Jamal	\$5,000.00	\$7,934.00
10-02445	448 Mechanic Street	341	66	JONES, ANGELO J & DIANE	Kenner, Quinci	\$10,500.00	\$141,943.38
12-03084	433 Atlantic Avenue	341	104	WRIGHT, JOHN	Barretto, Alec Paul	\$8,000.00	\$24,626.53
960241	1464 So. 4 th Street	343	38	WALLACE, NICHOLAS & ASSOCIATES, LLC	Sur Property LLC	\$5,000.00	\$131,187.87
33570	1468 So. 4 th Street	343	40	FORD, SHIRLEY	Sur Property LLC	\$5,000.00	\$167,494.09
960255	808 Princeton Avenue	355	19	MATRIX METALS, INC	Simmons, Jamal	\$6,000.00	\$67,051.74

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09-00402	804 Line Street	357	3	KL PITTS HOME REMODELING, LLC	Pro Cap 8 FBO Firstrust Bank	\$37,000.00	\$60,807.29
94-524	808 Line Street	357	5	BEY, ELINORA R	Pro Cap 8 FBO Firstrust Bank	\$35,900.00	\$202,998.83
10-02486	727 Spruce Street	368	130	CCTS CAMDEN OPPORTUNITY FUND, LLC	Feliciano, Edwin	\$7,500.00	\$55,730.41
94-563	729 Spruce Street	368	131	JENKINS, KEVIN & RHODES, CORDARO	The Phoenix Development Group	\$5,000.00	\$92,907.26
93-232	741 Spruce Street	368	137	SIMPSON, FLOYD & DOLORES	Simmons, Jamal	\$3,000.00	\$81,584.06
95-254	743 Spruce Street	368	138	GOLDSBORO, GRACE	Simmons, Jamal	\$3,000.00	\$91,412.38
91-337	751 Spruce Street	368	142	TROUTMAN, EDWARD L	Camden Rising LLC - Jonathan Gabay	\$1,500.00	\$78,909.66
11-00619	826 Ramona Gonzalez Street	372	76	WYNNE, DORIS - EST OF	Guy, Carlos	\$5,375.00	\$28,226.97
38809	978 So. 8 th Street	376	78	HAMMOND, BETTY	Bergen Square Redevelopment	\$2,500.00	\$94,116.66
94-598	980 So. 8 th Street	376	79	ST PETER LODGE	Bergen Square Redevelopment	\$2,500.00	\$60,329.27
990380	1026 Spruce Street	378	35	WILLIAMS, DORIS	Guzman, Blas A	\$15,000.00	\$173,771.17
13-00529	911 Haddon Avenue	378	40	QUANN, QUAAHIR	LTS Realty Group	\$7,000.00	\$71,764.88
960323	903 Haddon Avenue	378	44	PEREZ, HENRY	Mosley, Dolores	\$11,000.00	\$130,578.35
26490	901 Haddon Avenue	378	45	JENKINS, MYRTLE	Mosley, Dolores	\$7,500.00	\$167,287.57
95-274	730 Walnut Street	381	28	JONES, LARRY	Pro Cap 8 FBO Firstrust Bank	\$36,500.00	\$83,253.98
09-00500	718 Walnut Street	381	33	URBAN DEVELOPMENT MANAGEMENT, LLC	Neal, Nickolene	\$10,000.00	\$83,663.04
09-00501	716 Walnut Street	381	34	PELLOT, VICTORIA ELENA	Neal, Nickolene	\$12,000.00	\$145,870.98
09-00503	711 Mt. Vernon Street	381	87	MADHAVEN, SURESH	Herbert, Linda	\$12,000.00	\$75,023.67
12-03123	770 Walnut Street	382	9	DAVIS, HIRAM A JR	Farhat, Fayez	\$10,000.00	\$113,635.03
36842	1014 Chestnut Street	395	25	LONE, TROY J	Myers, Duane D.	\$5,000.00	\$15,193.13
3-0252	1058 Liberty Street	411	50	URBAN INVESTORS I / SAHABA MGMT	Williams, Shaharkhauru	\$20,000.00	\$93,326.07
980474	1016 Mechanic Street	412	23	GREEN, THEODORE & THELMA	Davis, Deborah	\$9,500.00	\$90,595.94
12-03157	1439 So. 9 th Street	415	26	CABAN, JORGE	Alexis Luciano	\$15,000.00	\$65,839.61
12-03159	1444 So. 8 th Street	415	56	DURAN, DIANA	L & E Home	\$20,000.00	\$225,485.19
10-02543	1436 So. 9 th Street	416	55	ROBERTS, THERESA L	Little, Amir	\$5,500.00	\$139,551.99
12-03168	920 Howe Street	428	5	SPENCER, THEO	Ortiz Morales, Jose C	\$20,000.00	\$70,924.87
010570	SS Howe 230 E. 9 th Street	428	87	HOOD, CLARENCE	Chavarria, Guadalupe	\$5,000.00	\$22,599.23
10-02559	1516 Newport Street	433	21	ONEAL, THOMASLENE	Coleman, Brian	\$5,000.00	\$145,133.25
11-00800	1112 Thurman Street	436	90	1112, LLC	Sanchez, Aislinn	\$10,000.00	\$80,866.25
11-00805	1109 Morton Street	436	100	ROGERS, PETER R	Brandon Properties	\$5,100.00	\$47,804.35
990500	1143 Lowell Street	441	15	ELLIS, KEITH A & DARLENE	Monroe, Rashaan	\$20,000.00	\$135,560.78
960448	1571 Mt. Ephraim Avenue	441	51	MENDEZ, JORGE L	Yahya, Yara	\$15,500.00	\$239,450.46
990507	1119 Lowell Street	441	85	SLEDGE, AMANDA	New Camden	\$3,000.00	\$138,827.53
09-00674	1039 Jackson Street	442	64	ALMORE, CLARA	Demby Construction LLC	\$25,000.00	\$109,785.99
980591	1615 Warsaw Street	446	11	FRAZIER, JOHN H & EMMA	Pro Cap 8 FBO Firstrust Bank	\$35,300.00	\$170,826.21
11-00844	1153 Sheridan Street	448	96	WAYS, ANTHONY	James, Ivory	\$35,000.00	\$39,421.14
980601	1165 Sheridan Street	448	102	PLAWNER, WILLIAM STEVEN	Farhat, Jimha	\$13,000.00	\$198,058.22

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09-00690	1148 Jackson Street	448	111	MOORE, JEAN C	Farrington, Syteek	\$10,500.00	\$28,202.29
10-02608	1609 Mt. Ephraim Avenue	448	123	MALARA, DOMINIC	Marcell Williams	\$18,000.00	\$125,249.67
12-03182	NS Carl Miller 273E 10 th	449	2	HOLLIS, STEVEN	Garcia, Juan	\$51,000.00	\$379,929.48
000393	WS Kolo 80 So. Sheridan St	450	2	BRITO, REGINO	LTS Realty Group	\$6,000.00	\$30,106.35
94-767	1639 Pulaski Street	451	8	CAMDEN REALTY, LLC	Leggette, Tiffany	\$8,500.00	\$232,483.53
18-00461	1627 Pulaski Street	451	14	BROWN, KARLO M	Council, Antoinette	\$35,700.00	\$28,194.43
30782	1621 Pulaski Street	451	17	ZIEGLER, CHARLES & DIANE	Merlin Mortin De Rosario	\$6,000.00	\$287,206.41
17-00518	1624 Pulaski Street	452	30	LILES, QUINTON	Cohen, Eli	\$8,100.00	\$41,952.67
960473	543 Jackson Street	460	17	JOYNER, EDWARD S	The Phoenix Development Group LLC	\$5,000.00	\$116,243.87
000401	545-547 Jackson Street	460	19	JOYNER, EDWARD S	The Phoenix Development Group LLC	\$5,000.00	\$75,485.65
960475	549 Jackson Street	460	20	JOYNER, EDWARD S	The Phoenix Development Group LLC	\$5,000.00	\$59,092.92
960476	551 Jackson Street	460	21	JOYNER, EDWARD S	The Phoenix Development Group LLC	\$5,000.00	\$16,526.13
960477	553 Jackson Street	460	22	JOYNER, EDWARD S	The Phoenix Development Group LLC	\$5,000.00	\$47,301.64
15-00581	440 Jackson Street	464	68	KELLUM, MICHELE	Johnson, Rodney	\$10,000.00	\$107,892.32
980636	557 Carl Miller Blvd	469	82	STREATER, NIGEL	Camden Redevelopment Partnership	\$12,000.00	\$86,473.57
88-487	1748 Fillmore Street	476	73	WILSON, TENZER	Jimenez, Katheryn	\$6,000.00	\$13,258.43
11-00918	559 Ferry Avenue	476	109	JACKSON, SHANAYA	Mike Morgan, c/o Heart of Camden	\$6,000.00	\$35,973.06
12-03220	619 Ferry Avenue	477.01	32	LINDSEY, ANDRE & PADILLA, VIDAL	CSFR TL LLC	\$5,000.00	\$111,032.70
960537	1813 Fillmore Street	486	29	SOUTH BROADWAY LIMITED PARTNERSHIP	Mike Morgan, c/o Heart of Camden	\$5,500.00	\$165,014.64
960538	1817 Fillmore Street	486	31	FILLMORE STREET FAMILY, LP	Mike Morgan, c/o Heart of Camden	\$5,500.00	\$28,176.54
980673	1838 Fillmore Street	487	92	SOUTH BROADWAY LIMITED PARTNERSHIP	The Phoenix Development Group LLC	\$5,000.00	\$194,910.03
980675	1830 So. 6 th Street	488	4	RINGO, JONATHAN	555 Chestnut Street LLC	\$10,000.00	\$151,820.99
93-405	NE Salem & Viola Street	489	49	GO-CLUB, INC	Lieze, Joseph	\$5,000.00	\$86,475.26
90-603	1901 Fillmore Street	491	3	BROADWAY PARTNERS	Rodriguez, Victor	\$12,875.00	\$618,681.53
19-00599	1910 Fillmore Street	492	28	GULLEDGE, MARY-EST OF, %C LEGGETT	Jones, Valerie	\$6,500.00	\$108,958.73
93-416	512 Jefferson Street	501	17	FERRY AVE PARTNERSHIP	Scott, Anthony B.	\$10,000.00	\$235,450.31
32982	1701 Tioga Street	553	38	O'NEAL, THOMASLENE & FRANK	Briscoe, Garnett	\$2,503.00	\$15,080.89
10-02695	1703 Tioga Street	553	39	ROBERTS, DONNA	Briscoe, Garnett	\$6,203.00	\$57,165.44
93-435	1730 Mulford Street	553	92	MONEY, MAURICE	Gaines, Evelyn	\$9,000.00	\$46,451.08
990595	1805 Tioga Street	556	74	MORAWSKI, DONATA	Marcellus, Eliezer	\$6,500.00	\$147,892.44
93-443	1160 Carl Miller Blvd	562	20	BENNETT, JAMES A	Placido, Daniel	\$5,000.00	\$151,271.82
09-00826	2008 So. 7 th Street	567	8	THOMAS, TERRA (DR)	Barnes, Lawrence	\$10,300.00	\$94,644.53
88-565	2005 Miller Street	579	88	STEWART, LORETTA	Rivera, Kevin H.	\$5,000.00	\$50,186.99
25900	2311 So. 8 th Street	602	22	FRAZIER, ARTHUR B; ESTATE OF	Beer, Joshua	\$17,121.00	\$164,460.65
980772	930 Woodland Avenue	610	14	PITNER, PETER & MARIE F	Spearman, Eric	\$50,000.00	\$74,506.39
980778	2217 So. 10 th Street	612	99	ROSADO, JONATHAN	Ben-Ami, Marian	\$7,000.00	\$76,683.11
91-582	811 Tulip Street	622	42	FARHAT, HUSAM M	Alhasasna, Omar	\$35,000.00	\$81,991.76
92-301	815 Morgan Street	623	110	BIZZELL, MARGARET C	Bullock, Ameera	\$5,000.00	\$203,144.75

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10-00610	2401 Wainwright Street	630	64	DIXON, RONNIE	Pulliam, Cecilia	\$6,000.00	\$113,436.70
91-619	2873 Kansas Road	658	14	JAEP, ROBERT & DIANE	Perez Corona, Jesus	\$25,000.00	\$333,178.69
000615	1018 Monitor Road	665	4	HARTFELT REAL ESTATE, LLC	Clemons, Patrice	\$8,000.00	\$178,774.34
10-02806	2795 Constitution Road	675	19	DORSEY, CYNTHIA & KENNETH	Carroway, Thomas	\$7,500.00	\$93,282.89
10-02807	2788 Yorkship Road	675	44	PELLEGRINO, GERALD	James, Valerie	\$7,000.00	\$136,909.12
941119	2960 W. Octagon Road	685	9	MAHONEY, JAMES & ANN	Aim High Marketing LLC	\$27,000.00	\$329,190.65
16-00906	2958 Octagon Road-West	685	10	DEVINE, FRANCIS H	Owens, Clarence E.	\$10,000.00	\$49,685.16
10-02827	2902 Octagon Road-West	685	22	RAYMOND, VINCENT & RAYMOND, ROXANNE	Jackson, Danielle	\$6,500.00	\$58,788.92
10-02834	2887 Constitution Road	689	12	ADAMS, ELBERT R JR & NADELIN L	Marcelin, Dametrio	\$10,000.00	\$89,943.33
10-02870	1460 Chesapeake Road	708	2	REYES, EMILIO	Jose, Suleida M.	\$6,000.00	\$119,762.88
10-02879	1061 So. Merrimac Road	717	56	ADAMS, ELBERT R JR & NADELIN	23 Belmont Ave LLC	\$50,000.00	\$75,262.67
14-01136	1348 So. Merrimac Road	726	119	SELLERS, CLINTON	Johnson, Aaron W.	\$7,000.00	\$54,211.92
10-02895	1574 Collings Road	734	4	BLACK, SAMUEL	Graves, Lameer	\$15,000.00	\$312,358.06
11-01587	3065 So. Atlanta Road	736	15	NEEDHAM, THOMAS G	Young, Jenny	\$25,000.00	\$86,817.70
90-880	544 Byon Street	745	51	VEGO, EDUARDO	Camden Redevelopment Partnership	\$8,500.00	\$143,172.10
011089	542 Erie Street	751	102	VELEZ, ANGEL NARVAEZ	Javier, Ana Daniela	\$11,550.00	\$36,015.58
941214	912 No. 4 th Street	752	28	POWELL, LOTTIE	Rolon, Jason (Rolon Holdings LLC)	\$20,000.00	\$126,309.28
09-01358	422 York Street	754	69	TREVINO, JESUS	Johnson, Aaron	\$21,000.00	\$55,243.53
38366	824 No. 5 th Street	755	74	LEGAL EDUCATIONAL ORGANIZATION, INC	Martinez, Felix	\$6,000.00	\$128,931.32
26377	624 Erie Street	756	89	GILMORE, TAUREN & GILMORE, NAKIA	Hoke-White, Kathleen	\$5,000.00	\$220,832.45
88-764	634 Erie Street	756	93	KAHANY, ABDELAZIZ	Collins, Kimberly	\$10,000.00	\$154,781.89
33154	623 York Street	758	45	SANITAGO, MERCEDES	Bembery, Danielle	\$11,000.00	\$193,199.49
941257	906 No. 7 th Street	759	9	RODRIGUEZ, LOURDES	Camden Redevelopment Partnership	\$16,000.00	\$115,964.54
09-01377	711 Grant Street	761	16	TORRES, GUILLERMO	Pro Cap 8 FBO Firstrust Bank	\$34,100.00	\$98,101.57
09-01378	715 Grant Street	761	18	VODNOY, EILEEN	Mojica, Victor Rivera	\$17,000.00	\$58,358.55
88-783	825 No. 8 th Street	761	39	CRUZ, JUAN M	Cohen, Eli	\$12,000.00	\$206,098.07
89-731	829 No. 8 th Street	761	41	CRUZ, MIGUEL ANGEL	Ramirez Medina, Bianca E	\$10,000.00	\$194,420.24
11-01671	818 York Street	765	82	VANGUARD INVESTMENTS CORPORATION	Digna Rubio	\$20,000.00	\$89,633.28
93-640	518 Grant Street	769	52	VASQUEZ, TIFFANY	CSFR TL LLC	\$10,500.00	\$189,737.06
95-687	538 Vine Street	775	26	CARPENTERS DEVELOPMENT REHAB, INC	Sassy Sol LLC	\$20,800.00	\$281,937.07
10-02984	615 State Street	776	11	QUINTANA, NANCY	Jackson, Danny	\$16,000.00	\$133,065.16
12-03365	728 Vine Street	782	4	ADAMS, EDDIE JR	Lewis, Maurice	\$5,100.00	\$73,214.84
941339	838 Grant Street	783	56	BLACKWELL, JOHN C	Melendez, Aurora	\$5,000.00	\$67,639.05
12-03370	832 State Street	786	65	TOMPKINS, PATRICIA A	Hernandez, Victor M.	\$17,100.00	\$281,557.87
93-674	810 Elm Street	801	31	ARROYO, ELIZABETH & OSVALDO	Pro Cap 8 FBO Firstrust Bank	\$34,100.00	\$163,253.21

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93-675	529 No. 9 th Street	801	51	CRUZ, ADELA & RIVERA, FELIX C	23 Belmont Ave LLC	\$15,000.00	\$120,395.96
15-01206	523 No. 9 th Street	801	54	GUARANTEED RENT PAYMENT, INC	Johnson, Aaron W.	\$10,000.00	\$62,818.49
10-03036	935 Pearl Street	805	44	HILL, KIMBERLY	Cortes Tzompantzi, Nayeli	\$40,000.00	\$97,501.02
90-989	1618 Pierce Avenue	819	42	FOOKS, TAMEKA	Rubio, Digna	\$20,000.00	\$170,599.53
11-01781	1234 No. 19 th Street	822	42	ADM VET AFFAIRS	Martinez, Felix	\$10,000.00	\$74,842.45
88-865	1107 No. 18 th Street	824	27	OJEDA, RAFAEL & ANGELICA	Ruiz, Nancy	\$1,500.00	\$139,810.15
93-699	1104 No. 17 th Street	824	29	POLANCO, FELIX	Sur Property LLC	\$50,000.00	\$152,526.46
95-743	1127 No. 20 th Street	826	70	CORBITT, JOAN	Gullon, Juana	\$13,500.00	\$117,393.20
941431	1114 No. 20 th Street	827	15	DEFINITIVE PROPERTIES, LLC	Pannell, Tyrone	\$32,000.00	\$202,718.92
91-771	1228 No. 21 st Street	828	50	SHAW, CLEVELAND & CIRLENE	Tommy Jimenez (Jimenez 1981 LLC)	\$30,000.00	\$182,154.28
15-01253	1106 No. 22 nd Street	833	14	CRAMER HILL COMMUNITY DEVELOPMENT	Saint Joseph's Carpenter Society	\$50,000.00	\$68,030.16
15-01254	1104 No. 22 nd Street	833	17	CRAMER HILL COMMUNITY DEVELOPMENT	Saint Joseph's Carpenter Society	\$20,000.00	\$19,372.25
981353	2325 Wayne Avenue	834	80	R M Q, INC	Gorman, Patrick	\$23,000.00	\$88,332.70
011142	WS N. 25 th 40 S. Pierce Ave	835	12	WELLS, JOAN C	Empire Rental Properties LLC	\$12,000.00	\$30,829.25
10-03053	1144 No. 24 th Street	835	59	BURNEY, MILDRED ET AL	Beltram, Hector	\$7,000.00	\$42,673.49
981364	1221 Cambridge Street	837	55	WILLIAMS, IVORY	Monega, Liliana	8,000.00	\$57,034.70
981374	1145 Cambridge Street	841	51	CAMDEN PROPERTIES	Rivera Mojica, Victor	\$17,300.00	\$106,432.54
020579	1140 Cambridge Street	842	26	TORRES, DANIEL C	Nonoga Garcia, Liliona	\$8,000.00	\$21,104.50
981376	1143 Dupont Street	842	33	JIMENEZ-OVALLES, LISSETTE	Hsiao, Emily	\$19,250.00	\$193,002.02
970991	1042 No. 19 th Street	849	32	CLARK, CYNTHIA D	Paulino, Juana	\$34,500.00	\$131,515.81
991194	1036 No. 19 th Street	849	35	SANTANA, CARLOS	Jimenez, Francisco A.	\$20,000.00	\$113,018.03
011159	1021 No. 26 th Street	859	54	SALINAS, JUAN & FRANCES	Noriega, Elvia	\$8,000.00	\$30,820.90
000952	914 No. 23 rd Street	862	50	MCCABE, THOMAS J	James, Ivory	\$35,000.00	\$153,875.77
000956	929 No. 25 th Street	863	25	ROBINSON, JOHN	Saint Joseph's Carpenter Society	\$20,000.00	\$145,994.86
29451	930 No. 25 th Street	864	39	NATIONAL STATE BANK (THE)	Japa, Miosottys	\$6,200.00	\$121,406.63
17-01239	928 No. 25 th Street	864	40	JOHNSON, JANICE	Japa, Miosottys	\$6,200.00	\$27,258.91
09-01629	933 Cambridge Street	865	35	WILLIAMS, ERIC & WILLIAMS, BRIAN	Japa, Luis	\$51,009.00	\$80,697.53
981477	2315 Howell Street	877	66	HART, RICHARD & ROSENBAUM, MARK	Santos, Daucelina	\$1,500.00	\$128,877.55
88-949	2717 Harrison Avenue	880	24	SANCHEZ, PEDRO	Fernandez, Tony	\$30,000.00	\$241,898.82
981508	2865 Harrison Avenue	899	75	BOARDLEY, ROBERT JR	Perez, Ruth	\$15,000.00	\$119,333.49
35237	1114 No. 34 th Street	912	22	FORD, MARJORIE	Amador, Miguel	\$9,000.00	\$184,756.59
011178	1137 No. 36 th Street	913	12	ROMERO ASSOCIATED INVESTMENTS, INC	Jimenez, Lissette	\$27,600.00	\$116,566.54
981632	1047 No. 34 th Street	927	75	DOWNES, JOHN V JR	Fernandez, Tony	\$38,000.00	\$139,062.10
93-855	3184 River Avenue	940	9	JENKINS, LAKIA	Rodriguez, Juan	\$16,000.00	\$21,293.12
941658	944 Beideman Avenue	940	13	CASEY, MATTHEW	Rubio, Digna E.	\$60,000.00	\$273,193.27
901203	812 No. 34 th Street	961	10	HOHNEY, WILLIAM O	Sur Property LLC	\$5,000.00	\$198,761.92

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31538	2818 Arthur Avenue	965	35	MARTINEZ, ISRAEL	The Phoenix Development Group LLC	\$5,000.00	\$55,828.01
901203	812 No. 34 th Street	961	10	HOHNEY, WILLIAM O	Sur Property LLC	\$5,000.00	\$191,976.47
31538	2818 Arthur Avenue	965	35	MARTINEZ, ISRAEL	The Phoenix Development Group LLC	\$5,000.00	\$58,126.06
11-02218	2719 Howell Street	979	29	LEWIS, DOLORES	Bennett, LaShonda S.	\$10,000.00	\$70,107.39
991513	2915 Thompson Street	982	46	WILLIAMS, ALFRED L JR	Campbell, Mark	\$8,800.00	\$178,523.03
10-03197	547 No. 35 th Street	1001	38	CURLEY, TRACEY & RODRIGUEZ, DAVEE	De Lo Cruz, Kelyvn J.	\$25,000.00	\$85,043.18
991693	145 No. 36 th Street	1028	33	WISELEY, MOLLY	Japa, Luis	\$10,300.00	\$42,605.44
901306	143 No. 36 th Street	1028	34	FARALLI, FRANK & MARIA	Japa, Luis	\$10,300.00	\$181,457.10
93-977	105 No. 36 th Street	1028	43	PREGARTNER JR, GUSTAV W - EST OF	Ali, Sara	\$91,000.00	\$123,292.23
001355	3502 Westfield Avenue	1029	23	LEE, NICK	Sur Property LLC	\$30,000.00	\$346,749.51
11-02527	113 So. 32 nd Street	1053	2.01	ONWUGBUFOR, FELIX EMEKA	Ortiz Morales, Jose C	\$25,000.00	\$105,060.07
991806	26 So. 34 th Street	1059	30	INGRAM, BRENDA	Acosta Martinez, Isa	\$20,000.00	\$174,550.70
891090	347 Garden Avenue	1070	20	WILSON, AUGUST L; ET AL	Abed, Ibrahim	\$47,000.00	\$211,703.67
901392	437 Garden Avenue	1077	19	FLAGG, WILLIAM H - ESTATE OF	Paulino, Juana	\$35,000.00	\$270,933.75
961380	229 So. 32 nd Street	1082	54	STOHRER, TIMOTHY A & BERNADETTE	Camden Redevelopment Partnership	\$42,000.00	\$161,964.04
982173	228 So. 32 nd Street	1083	10	EASON, JAMILLAH	Rivera, Yisset	\$45,000.00	\$188,979.47
982177	230 So. 32 nd Street	1083	122	ABDULLAH, SALAHUDIN & SAFIYYAH	Bear, Joshua	\$17,121.00	\$159,250.79
30270	NE Highland & 35 th Street	1088	48	ADAIR, FRANCES	Ramos, Nestor	\$20,000.00	\$87,060.36
10-03315	137 No. 28 th Street	1094	19	AGUILAR, LOURDES	De Lo Cruz, Kelyvn J.	\$50,000.00	\$140,977.93
16-01994	2826 Saunders Street	1102	69	CAMDEN REPERTORY THEATER	Neyra, Edgar	\$8,000.00	\$17,172.93
942047	2914 High Street	1106	5	EDWARDS, JAMES	Pro Cap 8 FBO Firstrust Bank	\$28,400.00	\$197,866.22
982246	2909 Cramer Street	1106	19	ROSSI, ANTHONY & DOLORES	Pena Lopez, Jose R	\$15,100.00	\$166,611.78
32493	3017 Morrison Street	1107	32	CEPERO, LUIS A	Yara Yahya	\$10,544.00	\$114,070.98
09-02320	2802 Cramer Street	1112	13	MOORE, JAMES	Saint Joseph's Carpenter Society	\$15,000.00	\$17,385.69
982263	2812 Cramer Street	1112	39	KROPILAK, GLENN	Soto, Iris	\$5,000.00	\$195,112.17
951228	27 Leonard Avenue	1113	39	MARRERO, ARELIS	Pro Cap 8 FBO Firstrust Bank	\$34,700.00	\$135,533.55
982285	2917 Westfield Avenue	1115	52	GREEN, LAURA A	Saint Joseph's Carpenter Society	\$20,000.00	\$140,368.01
13-02339	55 So. 29 th Street	1126	32	Molina, Jose E. & Urcuya, Esmeralda	Rubio, Digna	\$50,000.00	\$101,481.02
10-03385	2014 Howell Street	1142	46	Sarante, Manuel A. Javier	Archie, Troy (K&F Properties)	\$5,100.00	\$22,297.20
10-03386	2016 Howell Street	1142	47	Sarante, Manuel A. Javier	Archie, Troy (K&F Properties)	\$5,100.00	\$22,373.60
961518	2018 Howell Street	1142	48	Monaco, Domenic	Archie, Troy (K&F Properties)	\$5,100.00	\$57,352.60
901480	2063 High Street	1143	51	Thomas, Arvine R	Jaquez, Ricardo D	\$20,000.00	\$153,390.46
942196	44 No. 21 st Street	1146	70	Camden Realty, LLC	Javier, Ana Daniela	\$17,800.00	\$184,227.42
911223	47 No. 22 nd Street	1146	71	Mont Jr., Pedro	Fleetwood, Rhonda	\$18,000.00	\$190,791.60
15-02134	112 No. 21 st Street	1147	7	Rivera Diaz, Fernando	Goswell LLC	\$11,000.00	\$37,189.76
35106	103 No. 22 nd Street	1147	17	Secretary Of Hud	Camden Redevelopment Partnership	\$9,000.00	\$131,547.36
38500	113 No. 25 th Street	1151	115	Wendell Fleetwood - EST OF	Rodriguez, Cristino	\$40,000.00	\$161,655.34

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33341	102 No. 26 th Street	1154	20	Bellen, Doris M.	Victory Baptist Church	\$5,000.00	\$174,974.79
982444	23 No. 24 th Street	1157	36	Noriega-Garcia, Lillian ET AL	Rodriguez, Cristino	\$50,000.00	\$140,775.33
15-02160	27 No. 25 th Street	1158	14	Zorrilla, Eusebia	Amador, Miguel	\$20,000.00	\$47,537.74
982448	51 No. 25 th Street	1158	74	Ways, Anthony	CSFR TL, LLC	\$27,000.00	\$102,783.75
942250	43 No. 26 th Street	1159	92	Klotz, Charles; ET AL	Abreu, Cesar	\$15,000.00	\$209,252.97
5-1575	SS Federal 540 W 24 th Street	1160	6	First Union National Bank	Bespoke Builders Corp	\$27,000.00	\$45,346.98
09-02529	2569 Baird Blvd	1171	46	Hill, Marion	Saint Joseph's Carpenter Society	\$20,000.00	\$117,287.01
901527	131 Eutaw Avenue	1172	71	Miller, Bruce & Darleen	Camden Redevelopment Partnership	\$33,000.00	\$186,336.45
901532	256 Grand Avenue	1172	138	Morgan, Dorrett	James, Ivory	\$35,000.00	\$244,214.05
881441	129 So. 27 th Street	1174	37	Rogers, Ronnie R & Debra L	De Lo Cruz, Kelvyn J.	\$45,000.00	\$140,496.92
10-03435	146 Eutaw Avenue	1174	61	Diaz, Cesaria Gonzalez - EST OF	Johnson, Aaron	\$40,500.00	\$82,567.58
37075	1991 Federal Street	1191	48	Harrington, Joseph J & Delores E.	Torres, Ernesto	\$5,000.00	\$48,460.46
92-837	1996 Carman Street	1202	19	Andino, Jerica Viviana-Trustee	Brown Jr, Melvin	\$5,000.00	\$167,222.67
982565	1994 Carman Street	1202	20	Billingham, Donald E.	Melvin Brown/R Arbitrage LLC	\$5,000.00	\$164,207.41
992186	57 Marlton Avenue	1228	49	Rucci, Angel M	K & F Properties	\$5,100.00	\$19,351.49
992188	37 Marlton Avenue	1229	20	Rivera, Eliezer R	K & F Properties	\$5,100.00	\$121,077.69
001782	39 Marlton Avenue	1229	21	Rivera, Eliezer R	K & F Properties	\$5,100.00	\$20,869.72
001783	41 Marlton Avenue	1229	22	Rivera, Eliezer R	K & F Properties	\$5,100.00	\$20,869.72
992194	2301 Baird Blvd	1232	33	Medina, Raquel	Starkousky, Svetlana	\$42,000.00	\$166,044.69
951413	2503 Baird Blvd	1232	34	White, Maria P	Druding, Shawn	\$25,000.00	\$246,129.70
92-863	212 Morse Street	1235	54	Kelly, Tracey & Phillip	Ruiz, Angie	\$5,001.00	\$152,752.30
13-02557	195 Marlton Avenue	1235	77	Azcona, Eddie	K & F Properties	\$35,100.00	\$160,168.51
901612	448 Raritan Street	1244	127	Slaton, Sidney	Abed, Ibrahim	\$30,000.00	\$214,569.63
10-03488	456 Raritan Street	1244	130	Wilbon, Susan M.	Abed, Yosif	\$45,000.00	\$147,587.89
37959	482 Raritan Street	1244	143	Davis, Robert	Rodriguez, Victoria	\$13,675.00	\$248,411.15
92-876	2306 Baird Blvd	1245	165	Arthur, Oquela	Abed, Sudky	\$60,000.00	\$283,700.55
10-03499	626 Randolph Street	1252	13	White, Roosevelt	Johnson, Aaron	\$30,000.00	\$79,314.97
881531	602 Randolph Street	1252	19	Ward, Sidney	Camden Redevelopment Partnership	\$36,000.00	\$295,958.37
36060	606 Randolph Street	1252	21	Culler, Neal	Camden Redevelopment Partnership	\$34,000.00	\$287,402.88
16248	605 Raritan Street	1252	110	Jones, Diane	Smith, Brian A	\$59,000.00	\$218,717.56
961712	523 Pfeiffer Street	1253	113	Smith JR, William F.	Leyba, Falisa	\$7,500.00	\$180,270.74
982769	525 Pfeiffer Street	1253	114	Huff, Arthur F.	Leyba, Falisa	\$8,500.00	\$174,173.94
15-02371	383 Marlton Avenue	1256	30	Affordable Pro Cuts	Abed, Yosif	\$58,388.62	\$64,179.19
10-03527	466 Rand Street	1259	22	Moses, Freddie	Joseph, Jonathan	\$27,000.00	\$93,578.53
971951	448 Rand Street	1259	24	Asch, Morris N. & Ianno, Anthony J	English, Kevin	\$6,000.00	\$198,380.98
10-03540	1146 Magnolia Avenue	1268	61	Scott, Marilyn	Antoinette Council	\$37,000.00	\$111,163.96
971977	1453 Wildwood Avenue	1270	84	Hall-Wilson, Diane	McNeil, Samir	\$15,000.00	\$155,096.78
11-03268	1143 Empire Avenue	1270	120	Sadler, Gonca	Eccleston. Richard	\$45,000.00	\$178,156.19

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12-03852	1528 Wildwood Avenue	1271	47	Jackson, George M & Priscilla	Johnson, Romeo	\$50,000.00	\$106,730.44
931287	1219 Magnolia Avenue	1272	17	Miller, Cynthia - TRUSTEE	Lugo, Judith A.	\$26,000.00	\$242,125.24
911435	1232 Langham Avenue	1273	92	Govan, Nathan & Brown, James	Tirit, LLC	\$8,000.00	\$234,339.48
881607	1437 Belleview Avenue	1274	98	Helen Simmonds -Et Al	Eccleston, Garnell	\$35,000.00	\$238,797.76
982890	1440 Belleview Avenue	1275	46	Ross, Antoinette M. & Davis, Angelo	Zafan Igbal Janjua	\$39,000.00	\$139,503.11
992404	1444 Belleview Avenue	1275	48	Farug, Abdulaziq	Parkside Business & Community In Partnership	\$5,000.00	\$195,628.15
36712	1485 Bradley Avenue	1276	6.01	Holmes, Mary E.	Sassy Sol LLC	\$11,800.00	\$378,528.76
11-03318	1446 Kaighn Avenue	1276	21	Est of: J. Troutman & M. McKeith	Owens, Clarence E.	\$10,000.00	\$171,340.42
10-03587	1492 Bradley Avenue	1281	13	Arnold, Richard C.	Johnson, Adrian	\$19,000.00	\$125,110.48
12-03876	1470 Ormond Avenue	1281	25	Shandark Goldstar International, Inc.	Parkside Business & Community In Partnership	\$5,000.00	\$117,121.03
961812	1459 Greenwood Avenue	1281	33	Brownstone Property-Investing, LLC	Barnes, Lawrence	\$8,400.00	\$201,314.87
11-03392	1018 Kenwood Avenue	1284	38	1018, LLC	Kudakachira, Jimmy	\$5,000.00	\$67,726.35
92-963	1008 Princess Avenue	1285	92	Cephus, Paul	Parkside Business Community In Partnership	\$12,000.00	\$119,764.88
881646	1010 Princess Avenue	1285	93	Walters, Letha	Parkside Business Community In Partnership	\$12,000.00	\$123,849.23
10-03608	1029 Kenwood Avenue	1285	172	Dean, Alexander & Juanito	Graves, Lameer	\$12,000.00	\$92,109.94
09-02900	1220 Walnut Street	1286	1	DDC & M, LLC	Gallashaw, Derrick	\$15,000.00	\$113,215.03
09-02901	1218 Walnut Street	1286	2	DDC & M, LLC	Gallashaw, Derrick	\$10,000.00	\$99,617.19
12-03889	1210 Walnut Street	1286	6	Beyer, Maurice & Dorothy	Parkside Business & Community In Partnership	\$2,000.00	\$9,713.32
10-03612	1000 Haddon Avenue	1286	9	Bryant, Brenda	Parkside Business & Community In Partnership	\$4,000.00	\$6,164.18
911474	1050 Haddon Avenue	1286	34	Hill, Timothy	Parkside Business Community In Partnership	\$5,000.00	\$126,935.84
10-03624	1269 Park Blvd	1286	87	Dimedio, Paul Benjamin	Spearman, Eric	\$50,000.00	\$102,979.16
891407	1144 Kenwood Avenue	1287	28	Toatley, T Jr.	Ortega-Duarte, Griselda	\$5,100.00	\$140,158.80
10-03633	1123 Langham Avenue	1287	44	Workmon, Dorward R. - EST OF	Pannell, Cynthia	\$33,900.00	\$172,248.50
911492	1188 Haddon Avenue	1289	35	Yosef, Yacov Ben	Elsayed, Refat G.	\$7,400.00	\$119,469.41
09-02948	1131 Princess Avenue	1289	49	DDC&M, LLC	Anderson, James	\$30,000.00	\$114,643.22
16-02574	1236 Kenwood Avenue	1290	5	Berkman, Michael	Banks, Crystal	\$5,000.00	\$101,000.20
10-03647	1257 Langham Avenue	1290	38	Anderson, Damonte	Perry, Tarik	\$15,000.00	\$93,823.03
12-03916	1223 Langham Avenue	1290	97	Lyons, Thelma - EST Of	Solano, Santiago	\$5,000.00	\$101,268.96
002120	1232 Princess Avenue	1291	53	Kearney, Tia	Mahan, Farrah	\$6,100.00	\$327,201.67
901801	1226 1/2 - 1228 Haddon Ave	1292	14	Kim, Jin Hong	Jackson, Danny	\$30,000.00	\$536,942.75
881685	1305-1307 Kaighn Avenue	1292	16	Pace, Edwin	CSA 5, LLC	\$5,000.00	\$88,069.17
10-03655	1203 Princess Avenue	1292	20	Dominion Parking Services, INC	CSFR TL, LLC	\$31,000.00	\$85,666.86
11-03490	1205 Princess Avenue	1292	21	Hinton, Dana S.	Camden Redevelopment Partnership LLC	\$14,000.00	\$110,134.59

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002131	1215 Princess Avenue	1292	26	Jennings, Tony O.	Grenada, Rimon	\$52,000.00	\$166,039.37
09-02983	1249 Princess Avenue	1292	43	Harper, Charla M. & Jones, Tyree J.	Alpha Beta Camden, LLC	\$11,700.00	\$123,067.06
10-03665	1355 Kenwood Avenue	1293	86	Hardison, Jenina	Carter, Pierre	\$7,500.00	\$123,814.61
983061	1311 Princess Avenue	1294	42	Lane, Mary E.	Tirit, LLC	\$8,000.00	\$195,141.54
881695	1337 Princess Avenue	1294	55	Waters, Troy A	Farrington, Syteek	\$10,000.00	\$237,010.25
12-03945	1418 Princess Avenue	1296	41	Corbett, Robie - EST OF	Parkside Business & Community In Partnership	\$51,000.00	\$113,646.79
901824	1422 Haddon Avenue	1297	92	Phoenix, Theodore - Estate Of	LTS Reality Group	\$25,000.00	\$204,190.58
32744	1472 Princess Avenue	1299	45	Epp, Ronald	Parkside Business & Community In Partnership	\$5,000.00	\$347,241.14
951681	1043 Haddon Avenue	1306	60	Lopez, Herohilda	TLF 206 LLC	\$2,500.00	\$214,574.62
11-03573	1079 Haddon Avenue	1306	81	Hammond, Gregory K.	Parkside Business & Community In Partnership	\$10,500.00	\$63,300.25
891473	1112-1116 Mt. Ephraim Ave	1307	10	Carver, Clarence L	Jackson, Danny	\$40,000.00	\$353,412.14
002175	1193 Sycamore Street	1309	20	Pino, Maria Conuelo	Sullivan, Zion	\$5,150.00	\$106,719.87
002176	1202 Chestnut Street	1309	36	Church At Pentecost	Farhat, Farag	\$7,000.00	\$63,233.98
921029	1210 Chestnut Street	1309	38	Prettyman, Robert Jr./Debes, Philip	Farhat, Farag	\$5,500.00	\$34,217.98
983144	1124 Mt. Ephraim Avenue	1310	23	Martin, Jeffrey	Nasir, Fozia	\$30,000.00	\$206,054.37
11-03578	1132 Mt. Ephraim Avenue	1310	27	Fortune, Wanda	Nasir, Fozia	\$6,500.00	\$39,001.18
983181	1175 Liberty Street	1316	28	Herndon, Fred & Carrie	English, Kevin	\$6,600.00	\$194,928.26
002196	1320 Mt. Ephraim Avenue	1317	51	Beebe, Genevieve	Hill, Elite	\$7,500.00	\$67,787.47
942774	1117 Mechanic Street	1317	74	Backle, Robert & Kirschberg, Gunnar	Damon, Bridgette	\$1,500.00	\$155,581.05
942775	1119 Mechanic Street	1317	75	Parham, Wallace T - Trustee	Damon, Bridgette	\$1,500.00	\$96,535.17
972203	1310 Rose Street	1318	45	Dickens, Turner & Brenda	Perez, Nelson	\$15,000.00	\$143,020.26
891516	1260 Liberty Street	1322	48	Waples, Carol	Zafan Igbal Janjun	\$46,000.00	\$138,808.50
983221	1133 Lansdown Avenue	1325	63	Holland, Walter	Rodriguez, Christian	\$14,000.00	\$169,686.71
11-03661	1164 Atlantic Avenue	1326	50	Holman, Frederick E.	Pro Cap 8 FBO Firstrust Bank	\$34,500.00	\$70,170.59
911608	1177 Lansdown Avenue	1326	79	Alexander, Jerry	Camden Redevelopment Partnership LLC	\$18,000.00	\$203,386.94
891529	1187 Lansdown Avenue	1326	84	Hart, Richard	Osuna Barrios, Sandra	\$5,000.00	\$118,219.52
16-02737	1465 Louis Street	1328	25	Barnes, Lashonda	Unified Estates, LLC	\$6,000.00	\$32,053.54
14-02864	1159 Whitman Avenue	1328	43	Bergen Sq. Community Dev. Coalition	Rivera, Victor	\$12,875.00	\$161,384.54
992662	1151 Whitman Avenue	1328	47	Mccabe, Thomas J	Tahiroj, Eruis	\$13,000.00	\$231,714.88
11-03692	1262 Mechanic Street	1330	20	Horbatiuk, John F	Cohen, Eli	\$11,100.00	\$85,535.31
992670	1244 Mechanic Street	1330	29	Herndon, Fred & Carrie	RDG Properties LLC	\$11,001.00	\$144,027.42
891539	1249 Atlantic Avenue	1330	49	Lowery, Thelma	Rivera Jr, Jariel	\$5,775.00	\$85,081.08
011505	1214 Lansdown Avenue	1333	32	Holman, Nicole & Bailes, Emani H	Pulos Villar, Joel	\$8,575.00	\$163,831.98

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983275	1462 Louis Street	1333	40	Wilson, Marie T. & Quail, Sandra	Resilience Foundation Inc	\$5,000.00	\$91,198.59
14-02890	1201 Whitman Avenue	1333	81	Clayton, Deanna S.	Daiello, Francis	\$15,100.00	\$78,973.46
983290	1298 Mechanic Street	1334	18	Weber, Dean	Wiles, Keon	\$12,000.00	\$129,784.61
002244	1294 Mechanic Street	1334	20	Martin, Bennett	Pro Cap 8 FBO Firstrust Bank	\$34,900.00	\$141,462.28
942855	SS Atlantic 180 E Coral	1336	52	Weber, Dean G & Foster, John P	Redmond, Latisha	\$10,000.00	\$17,627.46
09-03183	1341 Lansdown Avenue	1336	75	Garlic, Sarita	Johnson, Charles	\$5,000.00	\$68,243.34
002250	1341 Whitman Avenue	1337	44	Pryce, Sharon & Barnett, Andrea	Cohen, Eli	\$14,100.00	\$42,760.14
983332	1159 Morton Street	1342	121	Spratt, Steven J.	Omar Villeda, Edis	\$6,728.00	\$107,226.86
942899	1265 Everett Street	1343	127	Camden Realty, LLC	Starks, Denise	\$5,000.00	\$235,567.97
11-03796	1239 Thurman Street	1344	69	White, Perry & Palmira	Abuali, Riham	\$8,000.00	\$65,162.69
10-03858	1219 Thurman Street	1344	78	Hardison, Jacob & Gina	Alhasasna, Omar	\$10,500.00	\$47,716.46
11-03818	1544 Louis Street	1345	169	Williams, Michael	Fussell, Dajan	\$5,000.00	\$24,247.91
962098	1328 Whitman Avenue	1347	54	Gerundo, Robert & Zimmer, Ron	Turner, Sophia	\$10,000.00	\$216,575.90
09-03271	1334 Whitman Avenue	1347	57	CFI Holdings, LLC	Lawrence, Brian	\$38,980.00	\$71,301.29
983385	1372 Whitman Avenue	1348	37	Changing Time Investments	Ball, Carl	\$5,500.00	\$67,936.16
10-03886	1506 Norris Street	1349	4	Nitogo Management, Inc	Jones, Deborah	\$14,000.00	\$33,720.94
931535	1574 Louis Street	1354	157	Toll, Lowell	Ken HUA Rorg Realty	\$7,000.00	\$218,734.18
12-04126	1254 Chase Street	1355	61	Bailey, Diane L.	Propulence Holdings	\$5,000.00	\$61,734.02
12-04129	1228 Chase Street	1355	72	James, Darnell	Pro Cap 8 FBO Firstrust	\$34,600.00	\$82,821.88
10-03930	1208 Chase Street	1355	81	Walker, Owen G.	Wiles, Keon	\$10,050.00	\$255,816.28
931537	1251 Jackson Street	1355	89	Germans, Theo S & Kaufman, Andrew J	Wyles, Gilbert	\$8,500.00	\$156,625.18
15-02841	1241 Jackson Street	1355	94	Rosenbaum, David & Lea Dina	Byrd, Alexis	\$5,600.00	\$37,059.57
021567	1227 Jackson Street	1355	101	Whitaker, Renee	A.W. & Sons Logistics LLC	\$9,000.00	\$123,134.43
10-03950	1214 Jackson Street	1356	38	Economakis, Andrew	Jenkins, Malkanitu	\$9,500.00	\$16,270.57
10-03951	1617 Norris Street	1356	42	Miller, Dexter	Blanca E Ramirez Median	\$20,000.00	\$63,654.89
951864	1267 Sheridan Street	1356	49	Glemser, William	Vargas, Francisco Antonio	\$10,000.00	\$94,994.87
36126	1261 Sheridan Street	1356	50	Coltrane, Ervin J.	Vargas, Francisco Antonio	\$10,000.00	\$357,839.40
13-03209	1345 Jackson Street	1358	41	Novacore, LLC	Whyles, Deja	\$8,000.00	\$90,241.29
09-03384	1331 Sheridan Street	1359	23	Caban, Jorge	Vargas, Francisco Antonio	\$35,000.00	\$159,319.48
16-02905	1355 Sheridan Street	1359	99	Suarez, Cheryl Natacha & Roldan R.	Pro Cap 8 FBO Firstrust Bank	\$33,900.00	\$51,322.43
15-02878	NW Carl Miller & Cope St	1361	25	Morgan, Maudel & Thompson, Angiana	Johnson, Winchest	\$3,000.00	\$4,454.65
15-02892	1236 Carl Miller Blvd	1363	52	Scott, Kay A.	Means, Bobie	\$1,500.00	\$9,907.20
09-03427	1324 Sheridan Street	1365	3	Newbill, Desmond	Dallas, Tyrone	\$15,000.00	\$102,224.62
7-2707	1226 Decatur Street	1369	11	McCabe, Thomas J.	Davis, Reginald	\$10,000.00	\$60,816.14
10-04032	1256 Decatur Street	1369	28	Rowell, Ed	English, Keith	\$5,000.00	\$95,255.60
09-03458	1290 Decatur Street	1369	56	Russo, George	Moore Jr, Byron	\$6,000.00	\$59,301.89
10-04035	1254 Decatur Street	1369	82	Rowell, Edward E.	Set Standards	\$5,500.00	\$128,941.87

EXHIBIT A

11-04037	1270 Dayton Street	1370	28	Living Property Management, LLC	Castillo, Hipolito	\$12,000.00	\$34,161.67
11-04047	1291 Says Avenue	1371	9	Sanders, John	Pulliam, Cecilia	\$5,000.00	\$45,142.46
012294	1346 Browning Street	1377	41	Wilson, Syretta D	Bennett, Lashonda S.	\$10,000.00	\$89,635.97
972479	1334 Browning Street	1377	44	Jacobs, Yvonne Sharpe	Coleman, Vincent	\$12,000.00	\$101,435.85
09-03538	585 Clinton Street	1410	37	Williams, Ether; Et Al	Tirit, LLC	\$7,500.00	\$91,634.38
09-03600	520 So. 8 th Street	1431	49	Fraction, Reba	Jablonsky-Watkins, Shon	\$6,500.00	\$102,895.16
09-03607	1036 Line Street	1471	20	Howard, David	Gracia Abreu, Oliya Alta	\$31,275.00	\$61,219.55

DB
01-13-26

R-9

RESOLUTION - APPROVING TEMPORARY BUDGET FOR 2026

WHEREAS, NJSA 40A:4-19 provides that where any contract commitment or payments are to be made prior to the final adoption of the 2026 Municipal Budget, temporary appropriations should be made (within the first thirty (30) days of the beginning of the fiscal year) for the purpose and amounts required; and

WHEREAS, the final appropriations in the 2025 Municipal Budget were as follows

Current Fund	230,984,653
Grant Fund	20,098,225
Total	251,082,878.

WHEREAS, Debt and Capital Appropriations for 2025 were as follows

Current Fund	4,247,835

WHEREAS, thirty-five percent (35%) of the total final appropriations in the 2025 Municipal Budget, exclusive of any appropriations made for debt service and capital improvement fund, is as follows

Current Fund	83,631,172.30

WHEREAS, N.J.S.A. 40A:4-19 provides authority for appropriating in a temporary budget resolution, capital and debt service requirements for the entire fiscal year

Current Fund	3,508,388

WHEREAS, the total Allowable Appropriations for the 2026 temporary budget is not to exceed

Current Fund	87,139,560.30

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Camden, that temporary budget appropriations be made in amounts not to exceed calculations per this resolution and that the Chief Financial Officer shall provide supplementary detail on these temporary budget appropriations to the governing body prior to January 30

	Current Fund	Water Operating	Sewer Operating
Operating Expenses	47,946,513	6,789,105	2,830,000
Capital	405,000		
Debt	3,103,388	952,713	1,911,228
Grant Funds	387,500		
Total Temporary Budget	51,842,401	7,741,818	5,872,119

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: January 13, 2026

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

R-9

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council
FROM: Scott Z. Parker

TITLE OF ORDINANCE/RESOLUTION: Approving Temporary Budget for 2026

Point of Contact: Scott Z. Parker Finance Ext-6405 Scparker@camdennj.gov

Name Department-Division-

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants	N			
Management				
Qualified Purchasing	N			
Agent				
Director of Finance	Y	<i>A.P.</i>	<i>12/8/25</i>	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

Reso – To Follow

"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: Approving Temporary Budget for 2026

FACTS/BACKGROUND:

- NJSA 40A:4-19 provides that where any contract commitment or payments are to be made prior to the final adoption of the 2026 Municipal Budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided.
- Temporary budget must be approved within 30 days of the start of the year

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

IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
 - Temporary Budget will go into effect.
- Why Should the City Council approve this legislation?
 - To be able to make payments on City commitments.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

Name

Phone/Email

RESOLUTION APPROVING CASH MANAGEMENT PLAN FOR 2026

WHEREAS, NJSA 40A:5-14 requires that each local unit shall adopt a cash management plan; and

WHEREAS, the cash management plan shall be approved annually by a majority vote of the governing body; and

WHEREAS, said plan has been prepared and submitted by the Chief Financial Officer; and

WHEREAS, all parties with whom the City works with by way of cash deposits or permitted investments must be made aware of the authority and the limits set forth by the "Cash Management Plan"; and

WHEREAS, the Chief Financial Officer is authorized and directed to make investments on behalf of the City consistent with this Cash Management Plan; and

WHEREAS, the Business Administrator and Chief Financial Officer is authorized to execute payments for all accounts listed within this Cash Management Plan; now, therefore

BE IT RESOLVED, by the City Council, of the City of Camden, that the "Cash Management Plan", of the City of Camden, for the period January 1, 2026 through December 31, 2026 is hereby adopted.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby charged with administering the "Cash Management Plan".

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to supply copies of this "Cash Management Plan" to all banks and financial institutions authorized by this plan and to require each person, representing each bank or financial institution, to acknowledge receipt of the plan in writing.

The Cash Management Plan of the City of Camden, New Jersey

I. STATEMENT OF PURPOSE

This Cash Management Plan (the "Plan") is prepared pursuant to the provisions of NJSA 40A:5-14 in order to set forth the basis for the deposits and permitted investments of certain public funds of the City, pending the use of such funds for their intended purposes. The Plan's intent is to assure that all public funds be deposited into interest bearing accounts or otherwise invested in permitted investments. The intent of the plan is for decisions regarding deposits and permitted investments to ensure safety, liquidity (regarding its availability for the intended purposes), and maximum investment return within set limits. The Plan's intent is to assure that deposits and permitted investments mature in time for the prospective need for the funds deposited or invested; to minimize risk to the market value of such deposits or permitted investments.

II. IDENTIFICATION OF FUNDS COVERED BY THE PLAN

A. The Plan includes deposits and/or investments of the following funds and accounts of the City (all accounts and funds maintained and managed by the City Treasurer's Office):

Operating Account
 Current Operating Funds
 Federal and State Grant Funds
 General Capital Funds

Trust Fund Account - Payroll Account
Trust Fund Account - All Other Trust Funds

HUD - Community Development Block Grant (CDBG) Account
HUD - HOME Account
HUD - Housing Opportunities for People with Aids (HOPWA) Account
HUD - Emergency Solutions Grant (ESG) Account

Water/Sewer Operating Account
 Water Operating Fund

Water Capital Fund
Sewer Operating Fund
Sewer Capital Fund

B. This Plan does **NOT** include certain other funds and accounts of the City, specifically:

Component Units of the City not specifically listed in II - A
Employees' Deferred Compensation Trust Funds
Revenue Bank Accounts maintained by other city offices
Petty Cash Bank Accounts maintained by other city offices

III. DESIGNATION OF OFFICIALS OF THE COUNTY AUTHORIZED TO MAKE DEPOSITS AND INVESTMENTS UNDER THE PLAN

The Chief Financial Officer shall deposit and/or invest all City funds referred to in this plan. Prior to making any deposit or permitted investment, all depositories or other parties holding deposits or investments, shall receive a written copy of this plan. Each party shall acknowledge their understanding and submit said acknowledgement in writing to the CFO.

IV. DESIGNATION OF DEPOSITORIES

The following financial institutions are designated as official depositories for the deposit of all public funds referred to in the plan; including Certificates of Deposit and/or Money Market Accounts. All depositories shall provide the CFO documents indicating approval for local government deposits, by the State of New Jersey, Department of Banking and Insurance, pursuant to the Governmental Unit Deposit Protection Act (GUDPA). All depositories shall acknowledge receipt of this plan by writing to the CFO.

A. All operating checking accounts will be held by the following institution.

TD Bank

B. "Certificates of Deposit," "Money Markets" and/or other demand deposit accounts are authorized for any of the following financial institutions:

TD Bank
Citizens Bank NA
PFM (NJ ARM)

JP Morgan / Chase Bank
Ocean First Bank
Four Leaf Credit Union

V. DESIGNATION OF BROKERAGE FIRMS AND DEALERS

The following brokerage firms are designated as firms with whom the designated officials of the City referred to in this plan may deal for purposes of buying and selling securities identified in the plan as permitted investments or otherwise providing deposits or Certificates of Deposit. The registered principal of any security brokerage firm selling securities to the City shall sign an acknowledgment that the principal has seen and reviewed this cash management plan.

Not currently available under this cash management plan but under consideration.
Implementation will require a future plan amendment.

VI. CERTIFICATES OF DEPOSIT (not covered by GUDPA in section IV)

This plan provides for the purchase of certificates of deposit in accordance with the following conditions (NJSA 40A:5-14)

- (1) Funds are initially invested through a brokerage firm designated above.
- (2) The City's designated brokerage firm arranges for the deposit of the funds in certificates of deposit from one or more federally insured bank (FDIC), in the account of the City of Camden.
- (3) The Federal Deposit Insurance Corporation (FDIC) insures 100 percent of principal and accrued interest for each certificate of deposit.
- (4) The City's designated brokerage firm acts as custodian for the City with respect to the certificates of deposit.
- (5) At the same time that City's funds are deposited, and certificates of deposit issued, the

City's designated brokerage firm receives a deposit from other banks equal to the amount invested by the City.

VII. AUTHORIZED INVESTMENTS

Except as otherwise specifically provided for herein, the City's CFO is authorized to invest public funds covered by this plan, to the extent not otherwise held in deposits, in the following permitted investments, within any and all limitations provided by Statute or Regulation (NJS 40A:5-15.1):

- (1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America;
- (2) Government money market mutual funds;
- (3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor;
- (4) Bonds or other obligations of the City or bonds or other obligations of component units of the City;
- (5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Local Government Services, of the Department of Community Affairs for investment by Local Units;
- (6) Local government investment pools; or
- (7) Deposits with the State of New Jersey Cash Management Fund

VIII. SAFEKEEPING CUSTODY PAYMENT

To the extent that any deposit or permitted investment involves a document or security, not physically held by the City, such instrument or security shall be covered by a custodial agreement with an independent third party, which shall be a bank or financial institution in the State of New Jersey. To prevent unauthorized use of funds, such institution shall specifically identify each investment in the name of the City. Purchase of any permitted investments that involve securities shall be executed by a "delivery versus payment" method to ensure that such permitted investments are received by the City (or by a third-party custodian) prior to, or upon the release of City's funds.

IX. ACKNOWLEDGMENT OF RECEIPT OF THE PLAN

All parties with whom the City has deposits or permitted investments must be aware of the authority and limits set forth in this plan. All such parties shall be supplied a copy of this plan in writing. All such parties shall acknowledge the receipt of this plan in writing. A copy of each acknowledgement shall be on file with the City's CFO.

X. REPORTING REQUIREMENTS.

As of the last day of each month during which this plan is in effect, the CFO shall report to the City Council at their next regularly scheduled meeting, all deposits or permitted investments made pursuant to this plan, which shall include the following information:

- A. The name of any institution holding funds of the City as a deposit or a permitted investment.
- B. The amount of securities or deposits purchased or sold during the immediately preceding month.
- C. The class or type of securities purchased, or deposits made.
- D. The book value of such deposits or permitted investments.
- E. The earned income on such deposits or permitted investments. To the extent that such amounts are actually earned at maturity, this report shall provide an accrual of such

earnings during the immediately preceding month.

- F. Any fees incurred to undertake such deposits or permitted investments.
- G. The market value of all deposits or permitted investments as of the end of the immediately preceding month.
- H. Any other information which may be deemed reasonable from time to time by the City Council.

XI. TERM OF THE PLAN.

This Plan shall be in effect from January 1, 2026 to December 31, 2026. The resolution of the City Council of the City of Camden approving this plan is attached. This plan may be amended from time to time. If an amendment is adopted, the CFO shall supply the amended plan to all parties who received the originally approved plan. Amendments shall be acknowledged in writing in the same manner as the original plan was so acknowledged.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council
FROM: Scott Z. Parker

TITLE OF ORDINANCE/RESOLUTION: Approving Cash Management Plan for 2026

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>AF</i>	12/8/25	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

Resolution

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION : Approving Cash Management Plan for 2026

FACTS/BACKGROUND:

- NJSA 40A:5-14 requires that each local unit shall adopt a cash management plan; and the cash management plan shall be approved annually by a majority vote of the governing body and said plan has been prepared and submitted by the Chief Financial Officer.
- The cash management lists the acceptable depositories that the city can invest
- Also the lists each fund covered by the plan

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

IMPACT STATEMENT:

What will happen if the City Council approves this legislation?

- This Plan shall be in effect from January 1, 2026 to December 31, 2026

Why Should the City Council approve this legislation?

NJSA 40A:5-14 requires that each local unit shall adopt a cash management plan

SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

Name

Phone/Email

RESOLUTION Approving Cash Management Plan for 2026

WHEREAS, NJSA 40A:5-14 requires that each local unit shall adopt a cash management plan; and

WHEREAS, the cash management plan shall be approved annually by a majority vote of the governing body; and

WHEREAS, said plan has been prepared and submitted by the Chief Financial Officer; and

WHEREAS, all parties with whom the City works by way of cash deposits or permitted investments must be made aware of the authority and the limits set forth by the "Cash Management Plan" and

WHEREAS, the Chief Financial Officer is authorized and directed to make investments on behalf of the City consistent with this Cash Management Plan; and

WHEREAS, the Chief Financial Officer is authorized to execute payments for all accounts listed within this Cash Management Plan

NOW, THEREFORE, BE IT RESOLVED, by the City Council, of the City of Camden, that the "Cash Management Plan", of the City of Camden, for the period January 1, 2026 through December 31, 2026 is hereby adopted.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby charged with administering the "Cash Management Plan,"; and

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to supply copies of this "Cash Management Plan" to all banks and financial institutions authorized by this plan and to require each person, representing each bank or financial institution, to acknowledge receipt of the plan in writing.

The Cash Management Plan of the City of Camden, New Jersey

I. STATEMENT OF PURPOSE

This Cash Management Plan (the "Plan") is prepared pursuant to the provisions of NJSA 40A:5-14 in order to set forth the basis for the deposits and permitted investments of certain public funds of the City, pending the use of such funds for their intended purposes. The Plan's intent is to assure that all public funds be deposited into interest bearing accounts or otherwise invested in permitted investments. The intent of the plan is for decisions regarding deposits and permitted investments to ensure safety, liquidity (regarding its availability for the intended purposes), and maximum investment return within set limits. The Plan's intent is to assure that deposits and permitted investments mature in time for the prospective need for the funds deposited or invested; to minimize risk to the market value of such deposits or permitted investments.

II. IDENTIFICATION OF FUNDS COVERED BY THE PLAN

A. The Plan includes deposits and/or investments of the following funds and accounts of the City (all accounts and funds maintained and managed by the City Treasurer's Office):

Operating Account

- Current Operating Funds
- Federal and State Grant Funds
- General Capital Funds

Trust Fund Account - Payroll Account

Trust Fund Account - All Other Trust Funds

HUD - Community Development Block Grant (CDBG) Account

HUD - HOME Account

HUD - Housing Opportunities for People with Aids (HOPWA) Account

HUD - Emergency Solutions Grant (ESG) Account

Water/Sewer Operating Account

- Water Operating Fund
- Water Capital Fund
- Sewer Operating Fund
- Sewer Capital Fund

B. This Plan does **NOT** include certain other funds and accounts of the City, specifically:

- Component Units of the City not specifically listed in II - A
- Employees' Deferred Compensation Trust Funds
- Revenue Bank Accounts maintained by other city offices
- Petty Cash Bank Accounts maintained by other city offices

III. DESIGNATION OF OFFICIALS OF THE COUNTY AUTHORIZED TO MAKE DEPOSITS AND INVESTMENTS UNDER THE PLAN

The Chief Financial Officer shall deposit and/or invest all City funds referred to in this plan. Prior to making any deposit or permitted investment, all depositories or other parties holding deposits or investments, shall receive a written copy of this plan. Each party shall acknowledge their understanding and submit said acknowledgement in writing to the CFO.

IV. DESIGNATION OF DEPOSITORIES

The following financial institutions are designated as official depositories for the deposit of all public funds referred to in the plan; including Certificates of Deposit and/or Money Market Accounts. **All depositories shall provide the CFO documents indicating approval for local government deposits, by the State of New Jersey, Department of Banking and Insurance, pursuant to the Governmental Unit Deposit Protection Act (GUDPA). All depositories shall acknowledge receipt of this plan by writing to the CFO.**

- A. All operating checking accounts will be held by the following institution.

TD Bank

- B. "Certificates of Deposit," "Money Markets" and/or other demand deposit accounts are authorized for any of the following financial institutions:

TD Bank
Citizens Bank NA
PFM (NJ ARM)

JP Morgan / Chase Bank
Ocean First Bank
Four Leaf Credit Union

V. DESIGNATION OF BROKERAGE FIRMS AND DEALERS

The following brokerage firms are designated as firms with whom the designated officials of the City referred to in this plan may deal for purposes of buying and selling securities identified in the plan as permitted investments or otherwise providing deposits or Certificates of Deposit. **The registered principal of any security brokerage firm selling securities to the City shall sign an acknowledgment that the principal has seen and reviewed this cash management plan.**

Not currently available under this cash management plan but under consideration.
Implementation will require a future plan amendment.

VI. CERTIFICATES OF DEPOSIT (not covered by GUDPA in section IV)

This plan provides for the purchase of certificates of deposit in accordance with the following conditions (NJSA 40A:5-14)

- (1) Funds are initially invested through a brokerage firm designated above.
- (2) The City's designated brokerage firm arranges for the deposit of the funds in certificates of deposit from one or more federally insured bank (FDIC), in the account of the City of Camden.
- (3) The Federal Deposit Insurance Corporation (FDIC) insures 100 percent of principal and accrued interest for each certificate of deposit.
- (4) The City's designated brokerage firm acts as custodian for the City with respect to the certificates of deposit.
- (5) At the same time that City's funds are deposited, and certificates of deposit issued, the City's designated brokerage firm receives a deposit from other banks equal to the amount invested by the City.

VII. AUTHORIZED INVESTMENTS

Except as otherwise specifically provided for herein, the City's CFO is authorized to invest public funds covered by this plan, to the extent not otherwise held in deposits, in the following permitted investments, within any and all limitations provided by Statute or Regulation (NJSA 40A:5-15.1):

- (1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America;
- (2) Government money market mutual funds;
- (3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor;
- (4) Bonds or other obligations of the City or bonds or other obligations of component units of the City;
- (5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Local Government Services, of the Department of Community Affairs for investment by Local Units;
- (6) Local government investment pools; or
- (7) Deposits with the State of New Jersey Cash Management Fund

VIII. SAFEKEEPING CUSTODY PAYMENT

To the extent that any deposit or permitted investment involves a document or security, not physically held by the City, such instrument or security shall be covered by a custodial agreement with an independent third party, which shall be a bank or financial institution in the State of New Jersey. To prevent unauthorized use of funds, such institution shall specifically identify each investment in the name of the City. Purchase of any permitted investments that involve securities shall be executed by a "delivery versus payment" method to ensure that such permitted investments are received by the City (or by a third-party custodian) prior to, or upon the release of City's funds.

IX. ACKNOWLEDGMENT OF RECEIPT OF THE PLAN

All parties with whom the City has deposits or permitted investments must be aware of the authority and limits set forth in this plan. All such parties shall be supplied a copy of this plan in writing. All such parties shall acknowledge the receipt of this plan in writing. A copy of each acknowledgement shall be on file with the City's CFO.

X. REPORTING REQUIREMENTS.

As of the last day of each month during which this plan is in effect, the CFO shall report to the City Council at their next regularly scheduled meeting, all deposits or permitted investments made pursuant to this plan, which shall include the following information:

- A. The name of any institution holding funds of the City as a deposit or a permitted investment.
- B. The amount of securities or deposits purchased or sold during the immediately preceding month.
- C. The class or type of securities purchased, or deposits made.
- D. The book value of such deposits or permitted investments.
- E. The earned income on such deposits or permitted investments. To the extent that such amounts are actually earned at maturity, this report shall provide an accrual of such earnings during the immediately preceding month.
- F. Any fees incurred to undertake such deposits or permitted investments.
- G. The market value of all deposits or permitted investments as of the end of the immediately preceding month.
- H. Any other information which may be deemed reasonable from time to time by the City Council.

XI. TERM OF THE PLAN.

This Plan shall be in effect from January 1, 2026 to December 31, 2026. The resolution of the City Council of the City of Camden approving this plan is attached. This plan may be amended from time to time. If an amendment is adopted, the CFO shall supply the amended plan to all parties who received the originally approved plan. Amendments shall be acknowledged in writing in the same manner as the original plan was so acknowledged.

DB:dh
01-13-26

R-11

**RESOLUTION AWARDING A CONTRACT TO REALAUCTION.COM, LLC
FOR ONLINE TAX SALE HOSTING SERVICES**

WHEREAS, there exists a need to provide Online Tax Sale Hosting Services for the City of Camden; and

WHEREAS, pursuant to advertised Request for Proposal #25-29, a proposal was submitted by REALAUCTION.COM, LLC, for an amount not to exceed (TBD); and

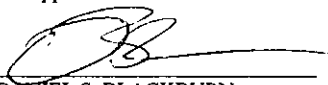
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item "TBD", and said certification has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

BE IT RESOLVED, by the City Council of the City of Camden, that the proper City Officials of the City of Camden are hereby authorized to execute a contract with REALAUCTION.COM, LLC for an amount not to exceed (TBD), to host the City of Camden's annual online tax sale for a maximum of 15,000 items, 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 0copy 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: January 13, 2026

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: REAL AUCTION .COM

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

- BUDGET APPROPRIATION: 6-01-E2-453-906
AMOUNT :\$ 100,000.00

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT:

- CAPITAL ORDINANCE:

AMOUNT: \$

- TRUST ACCOUNT:

AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

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

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AWARDING A CONTRACT TO REALAUCTION .COM FOR ONLINE TAX SALE HOSTING SERVICES

Scott Z. Parker

Scott Z. Parker
Chief Financial Officer
Date: _____



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 01/13/2026

TO: City Council
FROM: Scott Z. Parker, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDING A CONTRACT TO
REALAUCTION.COM FOR ONLINE TAX SALE HOSTING SERVICES**

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

Name	Department- Division- Bureau	Phone	Email

ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments

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

Y *Lateefah CA*

Scott Z. Parker

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AWARDING A CONTRACT TO REALAUCTION.COM FOR ONLINE TAX SALE HOSTING SERVICES

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

- Realauction.com, 861 W 78th Avenue, Suite B 102, will host an online tax sale for the City of Camden for a maximum of 15,000 items
- Realauction.com will charge \$20.00 per item fee for only items sold at auction
- Vendor currently provides online auction services for approximately 400 municipalities in 9 states. They have conducted over 250 tax sale certificate sales in NJ
- Contract is for one year

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$100,000

APPROPRIATION NUMBER: 01-E2-453-906

PROCUREMENT: RFP CC 25-29 (Received 2 proposals on 10/24/2025)

IMPACT STATEMENT:

- Tax sale required by law if municipality has delinquent property taxes and/or municipal charges

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	REALAUCTION.COM
Purpose or Need for service:	ONLINE TAX SALE HOSTING SERVICES FOR THE CITY OF CAMDEN FOR A ONE YEAR PERIOD
Contract Award Amount	100,000
Term of Contract	12 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFP 25-29
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES GOVEASE - \$12.00 PER ITEM SOLD

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 _____

Number Assigned _____



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: REALAUCTION COM LLC

Trade Name:

Address: 861 SW 78 AVE #102
PLANTATION, FL 33324

Certificate Number: 1928462

Effective Date: January 29, 2015

Date of Issuance: December 22, 2025

For Office Use Only:

20251222120956614

Return

RFP 25-29 - COMPETITIVE CONTRACTING: ONLINE TAX SALE HOSTING SERVICES FOR THE CITY OF CAMDEN FOR A ONE YEAR PERIOD

Opening Date: October 24, 2025 12:15 PM

Closing Date: November 20, 2025 11:00 AM

Vendor Details

Company Name: Realauction.com, LLC
Address: 861 SW 78th Avenue
Suite B102
Plantation, Florida 33324
Contact: Lloyd McClendon
Email: ntomaszewski@realauction.com
Phone: 954-734-7400 #216
HST#: [REDACTED]

Submission Details

Created On: Thursday November 06, 2025 12:10:25
Submitted On: Wednesday November 12, 2025 13:02:36
Submitted By: Lloyd McClendon
Email: ntomaszewski@realauction.com
Transaction #: 4c099b7d-de92-4d60-999f-fce17dfb8351
Submitter's IP Address: 1[REDACTED]

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.

Cost Proposal

Respondent is to provide, in the form of a flat dollar, the amount to be charged for each item sold in the auction. For example \$1, \$5, \$10, \$15, or any amount in between.

Vendor shall be paid on a per-item basis only for items sold at auction. No additional fees, charges, or costs shall be billed to the City, regardless of the volume of sales or any other contingency

Price Per Item *	
\$20.0000	*
Subtotal:	\$ 20.00

Summary Table

Bid Form	Amount
Cost Proposal	\$ 20.00
Subtotal Contract Amount:	\$ 20.00

Bid Questions

Please ensure you have fully read the bid document and addenda (if applicable) prior to submitting your question(s) through bids&tenders. Upon submitting your question(s) you will receive an onscreen confirmation message which acknowledges receipt of your question(s). Your question(s) may be responded to through an upcoming addendum.

The Owner shall not be responsible for responding to questions that are sent other than this method. The Owner may not respond to questions received after the Deadline for Questions, as defined in the bid document. No such communications are to be directed to anyone other than the Procurement Representative. The Owner is under no obligation to provide additional information, and the Owner is not responsible for any information provided by or obtained from any source other than the Procurement Representative.

All questions must be answered, and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets that you can upload in the documents section of this platform. The proposer may submit any additional information he/she desires.

If proposer is incorporated, provide State of Incorporation; Date of Incorporation and address of Principal Office if different than registration address.	Realauction is not incorporated.
Provide name, title, address and telephone number/email of Office of Agent in Charge of said office, and with the appointing authority, upon whom notice may be legally serviced.	NA
If not incorporated, provide State where registered, name of owner, address and telephone number.	Realauction.com LLC, Registered: Florida, C.E.O: Lloyd E. McClendon III, Address: 861 SW 78th Ave. #B-102 Plantation FL 33324, Phone: 954-734-7400 ext. #206
How many years have you been engaged in the work requested in this contract under your present firm or trade name.	21 years
Have you ever failed to complete any work awarded to you? If so, where and why?	No
Confirm that you or your firm will comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. if you are selected as the vendor for the requested goods/service.	Yes
Confirm that upon selection, you or your firm will provide all vendor certifications required by N.J.S.A. 19:44A-20.26-20.27	Yes
Identify and describe in detail any indictments, convictions or civil offenses arising directly or indirectly from the conduct of business by you or your firm or any of its principals, associates, employees, or agents. Provide the same information for any subcontractors. Indicate N/A if it does not apply.	NA
Identify any pending civil or criminal investigations being conducted arising directly or indirectly from the conduct of business by you or your firm or any of its principals, associates, employees or agents and the status of any such investigation. Provide the same information for any subcontractors. Indicate N/A if it does not apply.	NA
Identify all adverse determinations against you or your firm or any of its principals, associates or employees or persons acting on its behalf, with respect to actions, proceedings, claims or complaints of any kind under any local, State or Federal laws, or regulations.	NA
Identify material arrangements, relationships, associations, employment or other contacts that may cause a conflict of interest or the appearance of a conflict of interest if you or your firm acts as special counsel to the City of Camden and its officials under this RFP. Indicate N/A if it does not apply.	NA
Did vendor upload NJ BRC or IRS 501(c)(3) determination letter (Form 4506A) if a non-profit organization, along with a fully completed W-9? Yes or No	Yes
Confirm that your firm covers all costs in advance of payment.	Yes

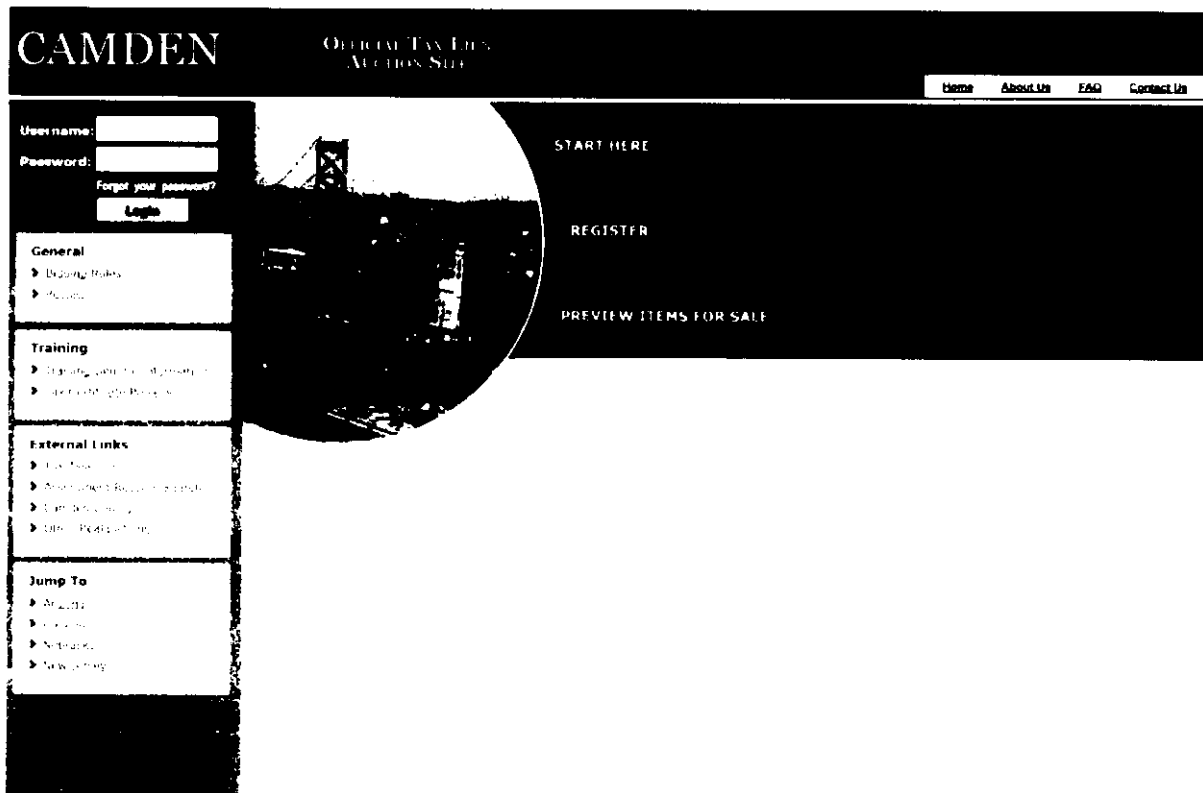
REQUIREMENTS FOR ONLINE BIDDING PROCESS

The tax lien sale line items shall be publicly available on the vendor's website free-of-charge without requiring registration or membership prior to viewing.

Offeror Response: The current software version from Realauction meets or exceeds this requirement.

All auction sites hosted by Realauction have a "**Preview Items for Sale**" feature that allows non-registered users "view only" access to all items listed for sale. The "viewer" has full access to all website features except bidding, which requires registration.

There is no fee of any kind to register or view the properties listed on the auction site.



Bidding shall open no earlier than upon publication of the newspaper advertisement.

***Offeror Response:** The Tax collector determines all aspects of the sale including the opening and closing dates. Realauction agrees the site will not open prior to the publication of the newspaper advertisement.*

Bidder registration shall be online and completed prior to submitting a bid (seven days prior to the tax sale).

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

Participants cannot place a bid until they have completed the online registration and have obtained a username and password.

Prior to placing a bid, each bidder must post a forfeitable deposit of 10% of the total amount to be purchased at the sale via ACH through the online vendor.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

Bidders may submit bids for any and all items posted on the auction site, however they are only eligible to win certificates totaling 10 times their current deposit amount (assuming a 10% deposit requirement).

As results are processed at the closing of each batch, each certificate is electronically evaluated in sequential order.

***Step 1** - The system software examines all bids for a particular certificate and separates all bids at the lowest interest rate.*

***Step 2** – Next, the system notates and disqualifies all submissions where the bidder does not have the required 10% of the certificate face amount on deposit with the municipality at the time of the batch closing.*

***Step 3** – A winner is then selected among the remaining eligible bids using the certified random algorithm generator.*

The amount available on deposit for the winning bidder is then reduced by 10% of the certificate face amount. The process is repeated for all certificates in the batch in the order in which the certificates were advertised.

Bidders may add funds to their deposit account at any time for all batches that remain open.

A successful bidder who fails to make payment on lien certificates purchased shall forfeit the deposit amount to the municipality.

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

The Tax collector will be notified of all bidders who fail to make a final payment. The Tax Collector will determine if the deposit is to be returned or forfeited to the municipality.

The deposit must be held in the municipality's account and not that of the vendor. Any unused portion of the deposit must be returned to the bidder after the conclusion of the sale.

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

The unused deposits shall be refunded automatically through the vendor's site by ACH.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

Deposits are automatically applied to winning certificates and the bidder is notified of the amount due (or refund). If the bidder's deposit has not been exhausted, a message is posted stating the amount and anticipated time it will take to receive a refund. Refunds can be processed through the website via ACH.

CAMDEN

OFFICIAL TAX LIEN
AUCTION SITE

HomeAbout UsFAQContact Us

Post Refunds

Number of Items: 8
Refund Amount: \$243,300.00

Refund Method: ACH

Export Data:   

	Asset Type	Bidder ID	Name as Shown on Tax Return	Asset Value	Amount Collected	Refund Due
☒	A	1244	MTAD ADJ. CUST. DIAMANTO OIL GAZ	\$0.00	\$18,000.00	\$18,000.00
☒	A	1245	JOYNER PROPERTY MANAGEMENT LLC	\$0.00	\$8,000.00	\$8,000.00
☒	A	1246	MTAD CUST. FOR EMPIRE VET. IN	\$0.00	\$20,000.00	\$20,000.00
☒	A	1247	PORTFOLIO	\$0.00	\$4,000.00	\$4,000.00
☒	A	1248	TOWER FUND SERVICE MCLIST	\$0.00	\$4,000.00	\$4,000.00
☒	A	1249	ESBURY	\$0.00	\$1,200.00	\$1,200.00
☒	A	1250	MICHAEL STITCH	\$0.00	\$20,000.00	\$20,000.00
☒	A	1251	US BANK CUSTA. ENLOGIC FUND	\$0.00	\$20,000.00	\$20,000.00
Page Totals:				\$0.00	\$243,200.00	\$243,200.00

Post Refunds

The online tax sale platform shall also provide, at a minimum the following:

1. Detailed online instructions on how to utilize the website.

Offeror Response: This functionality currently exists in the Realauction software. Each page of the auction site contains a link to the FAQs. The left hand rail also includes links to the "Bidding Rules", other documents and helpful information. All links and FAQs can be customized per the Tax Collector.

The screenshot shows the CAMDEN Official Tax Lien Auction Site. The header includes the site name and navigation links: Home, About Us, FAQ, and Contact Us. The left sidebar contains a login section with fields for Username and Password, a 'Forgot your password?' link, and a 'Login' button. Below the login section are four categories: General (with links to Bidding Rules and Rules), Training (with links to Bidding Rules and Introduction), External Links (with links to Tax Lien, Auction and Bidder Search, Camden County, and Other Resources), and Jump To (with links to Auction, Bidding, Registration, and New to City). The main content area is titled 'FAQ' and '2018 Realauction Tax Certificate Sale Auction Frequently Asked Questions'. It contains several questions and answers, each preceded by a warning icon. The questions are: 'As a bidder, what is required of me?', 'What is a Tax Lien?', 'Where can I find more information about tax liens and certificate auctions?', 'It is the bidder's responsibility to know the law governing these sales prior to participating in a tax certificate sale.', and 'I am not a US citizen. Will I still be able to participate in the sale?'.

CAMDEN OFFICIAL TAX LIEN AUCTION SITE

Home About Us FAQ Contact Us

Username:
Password:
[Forgot your password?](#)

FAQ

**2018 Realauction Tax Certificate Sale Auction
Frequently Asked Questions**

As a bidder, what is required of me?
It is the responsibility of the bidder to:
1) be completely familiar with the pertinent tax certificate sections of the New Jersey Statutes.
2) research each property thoroughly prior to placing a bid
3) conform to all deposit, registration or payment deadlines if applicable

All bids placed, whether intentional or not, are the responsibility of the bidder

What is a Tax Lien?
A tax lien is a document representing unpaid municipal charges, assessments, penalties, advertising costs and fees. If the property owner fails to pay the delinquent municipal charges during a specified period of time, the municipal government can sell what is called a tax lien certificate to investors so that the municipality may recoup the delinquent municipal charges.

Where can I find more information about tax liens and certificate auctions?
Delinquent taxes, tax liens and the sale of tax certificates at public auction for unpaid taxes are administered by the Municipal Tax Collector and regulations are provided for in Title 54 of the New Jersey Statutes.

It is the bidder's responsibility to know the law governing these sales prior to participating in a tax certificate sale.

I am not a US citizen. Will I still be able to participate in the sale?
All electronic tax sale municipalities in New Jersey only accept bidder registrations for U.S. persons or other U.S. entities as defined in IRS Form W-9 which means foreign bidders are not allowed to participate. Registrations utilizing an ITIN or foreign registrants requiring IRS Form W-8 or any other non-US registration type will not be accepted.

2. The ability to obtain and electronically submit forms (w-9s, bidder information sheets).

Offeror Response: Respondent meets or exceeds this requirement

Realauction has greatly simplified the process for collecting taxpayer information.

During the registration process, each bidder is required to supply the information necessary to fully complete the required W9 or similar IRS form. At a minimum, the information gathered includes:

Individual or Business Name

Taxpayer Type (Individual, Partnership, Corporation, etc.)

Address

Taxpayer Identification Number

Depending on the answers provided, Realauction's registration wizard automatically determines which type of IRS form to complete and any additional information that may be required.

The bidder then agrees to affix their signature (electronically) using their user name and password. A true and complete copy of the W9 form is then available for the bidder to view/print at any time.

Remitting to Tax Collector - The completed W9 and W8 forms can be downloaded or printed directly from the Administration section of the auction site in Adobe PDF format or the information can be transmitted electronically via FTP or other secure method.

The screenshot displays the Camden Online Tax Sales Auction Site registration interface. On the left, a sidebar titled "Registration" lists various steps, with "W-9 Information" currently selected. The main content area shows a form titled "W-9 Information" with fields for Name, Address, and Taxpayer Type. Below this, there are checkboxes for "Are you subject to the backup withholding?" and "Are you exempt from backup withholding?". The form also includes a section for "Certification" where the bidder must sign and date the form. On the right, a preview of the completed W-9 form is shown, featuring the "Request for Taxpayer Identification Number and Certification" header, the bidder's name (NICKOLAS, INC.), address (1000 N. 10TH ST, SUITE 100, CAMDEN, NJ 08102), and the date (02/20/2015).

3. A help desk for tax collectors and bidders through the internet, e-mail, and at least one toll-free number.

Offeror Response: Respondent exceeds this requirement.

Realauction currently provides both toll-free telephone and monitored email Customer Service support Monday through Friday, during the hours of 8am – 6pm, Eastern Time. Realauction agrees to extend customer service hours when necessary.

Instructions for contacting Realauction Customer Service can be located by clicking “Contact Us” at the top of each page on the Tax Collector’s auction site.

The screenshot shows the 'CAMDEN Official Tax Lien Auction Site' with a 'Contact Us' page. On the left is a navigation menu with sections: General (with links to 'Helping Bidders' and 'Helpful'), Training (with links to 'Training/Online Information' and 'For Questions/Issues'), External Links (with links to 'Tax Auctions', 'Auctioneer Information', 'County Auctions', and 'County Website Links'), and Jump To (with links to 'About Us', 'Contact Us', 'FAQ', and 'New Listings'). The main content area is titled 'Contact Us' and features the 'REAL AUCTION' logo. It contains contact information for 'Realauction Customer Service' (861 SW 78TH Avenue, Suite B-102, Plantation, FL 33324) and 'Contact: Customer Service Department' (Phone: (954) 734-7401 or (877) 361-7325, Hours: Weekdays 8:00 AM to 6:00 PM ET). A link 'Click HERE to email us your questions or comments' is provided. Below this, it says 'For inquiries regarding tax payments or instructions on how to pay your property taxes, please contact: Attn: Nahema Harvey, Tax Collector'. At the bottom, it provides 'Contact: Tax Collectors Office' (Phone: M-F 8:00 AM to 5:00 PM).

4. A dedicated telephone hotline available for use by tax collectors until the sale’s completion.

Offeror Response: A Realauction Auction Coordinator will be assigned to each Tax Collector. This single point of contact will coordinate all contact and activities between Realauction and the Tax Collector to ensure that all target dates are met and auction guidelines are followed. A dedicated “hotline” and monitored email box will be designated for the Tax Collector to reach Realauction personnel.

A contact phone list will be provided to each Tax Collector for 24/7 access to Administrators in the event of an auction emergency.



5. Web-based training, including online tutorials, for both bidders and municipal officials responsible for administering the sale.

Bidder Support is accomplished through several methods.

Telephone Training (Webinars) – Bidders may call Realauction's toll free customer support center for additional questions or to schedule one-on-one bidder training. Participants can follow along on their own computer as our trained professionals walk them through each screen. Our facility can accommodate 25 customer service representatives and additional telephone support can be added if necessary. Telephone support is offered in English, Spanish and Creole.

Practice Auction - A practice auction site is available for prospective or active registrants to access and use. A complete mock auction is held once every day so users can enter register, practice bidding and see the results. Our experience has shown that using this site eliminates many customer service calls.

Training Videos – Recorded training videos are available on the training section of the auction site. The videos go through each step of the auction process. Participants can follow along on their own screen while our trained professionals walk through each screen in a prerecorded video. These recordings are available 24/7 so that the bidder can follow along on their own time

Training

Training

Learn to navigate the Realtaxien software application with our series of training videos.

- Site Documents – Where do I find information about an upcoming sale?
- Registration – How do I create an account?
- My Account – How do I manage my account?
- Participation Requirements – What do I need to do to participate in a sale?
- My Summary – How do I get an overview of my account?
- Quick Search – How do I search for tax liens?
- Bidding – How do I place a bid?
- Bulk Bidding – How do I streamline the bidding process?
- Post Auction – What happens after the sale?

If you have any questions or need assistance in accessing the videos, contact the Realauction Customer Service Center [here](#).

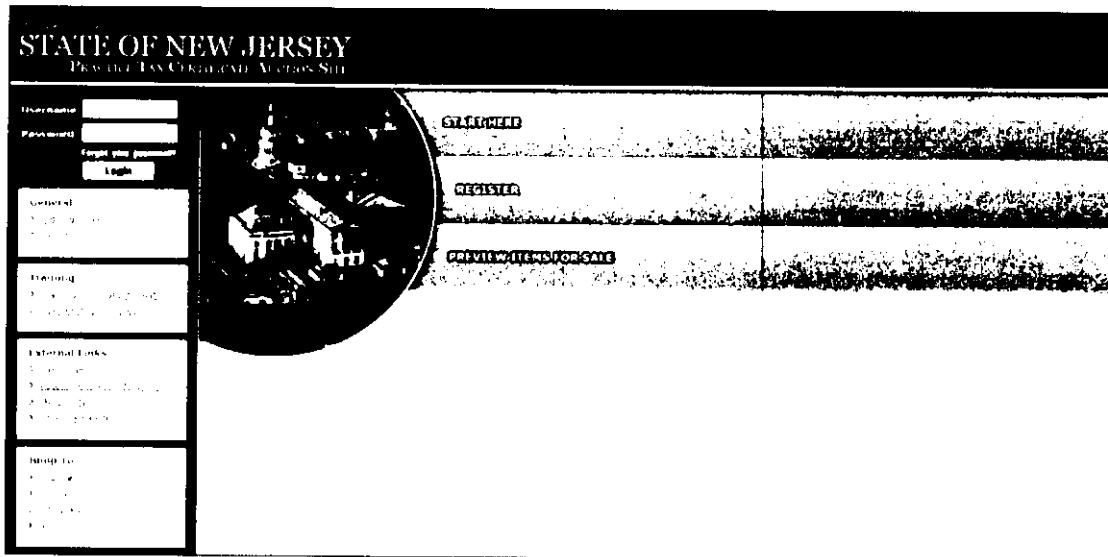
Municipal Support

Telephone Training (Webinars) – A Realauction Auction Coordinator will be assigned to each Tax Collector. This single point of contact will coordinate all training and setup activities. Training webinars can be scheduled to ensure staff is fully prepared for the auction process. This contact is also available to answer any questions for the municipal team throughout the whole process. In addition, the municipal staff will have access to the auction site before the public so that they can review all the admin functions.

6. A method by which bidders can practice bidding on the website.

Offeror Response: The current software version from Realauction meets or exceeds this requirement.

Live Practice Auction Site - A live practice auction site is available 24/7 for prospective or active registrants to access and familiarize themselves with the online auction process. This fully functional site holds a practice "mock" auction once every day so users can register, make simulated deposits, practice bidding and viewing the auction results. Allowing potential bidders the opportunity to get familiar with the site and eliminates many customer service calls.



7. Available in-person training for municipalities, including a working demonstration of the website and overall system.

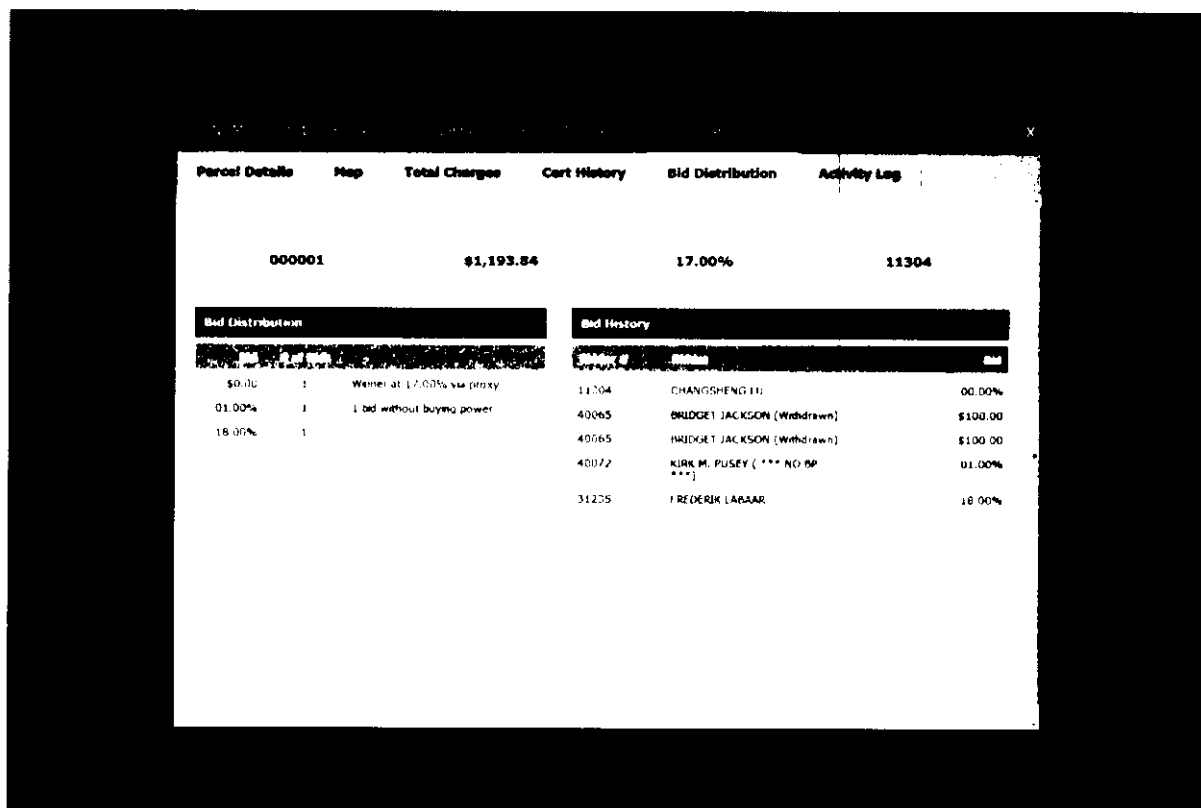
Offeror Response: Realauction agrees to this requirement with no conditions or exceptions.

Realauction will host on-site training classes at a location chosen by the Tax Collector. Training dates and times can be varied to accommodate the Tax Collector's schedule.

8. Online display of winning bids immediately upon the auction's completion.

Offeror Response: The current software version from Realauction meets or exceeds this requirement.

Bids are displayed immediately after each batch closing.



The screenshot displays the Realauction website interface. At the top, there are navigation tabs: Parcel Details, Map, Total Charges, Cert History, Bid Distribution, and Activity Log. Below these, the current auction details are shown: Parcel ID 000001, Total Charges \$1,193.84, Bid Distribution 17.00%, and Bid ID 11304. The main content area is divided into two sections: Bid Distribution and Bid History. The Bid Distribution section shows a table with columns for Bid Amount, Quantity, and Description. The Bid History section shows a table with columns for Bid ID, Bidder Name, and Bid Amount.

Parcel Details	Map	Total Charges	Cert History	Bid Distribution	Activity Log
000001		\$1,193.84		17.00%	11304

Bid Distribution		
\$0.00	1	Wentel at 17.00% via proxy
01.00%	1	1 bid without buying power
18.00%	1	

Bid History		
11304	CHANGSHENG LI	00.00%
40065	BRIJDEET JACKSON (Withdrawn)	\$100.00
40065	BRIJDEET JACKSON (Withdrawn)	\$100.00
40072	KIRK M. PUSEY (*** NO BP ***)	01.00%
31225	FREDERIK LABAAR	18.00%

9. Notification to winning bidders by email at the bidder's registered email address.

Offeror Response: The current software version from Realauction meets or exceeds this requirement.

Bidders are notified of the results including the amount of additional monies needed to pay for certificates successfully purchased or anticipated refunds. Bidders then pay for certificates using one of the payment methods accepted by the municipality.

A sample email is displayed below.

From: customerservice@realauction.com
Sent: June 18, 2018 10:04 AM
Subject: City of Camden - Tax Lien Auction Results

Site Address: <https://camden.newjerseytaxsale.com>
Bidder Number: 31215
Name on Tax Return: BENJAMIN FLECK

Dear benjamin fleck,

Congratulations! The 2018 City of Camden tax certificate auction has ended and you have won certificates. For your convenience, an itemized summary of your unofficial auction winnings is listed below.

Bidder ID	Cert Num	ADV Num	Block - Lot - Qualifier	Face Amount	Winning Interest	Winning Premium	Total
31215	0	000651	281 - 31	\$3,320.58	18.00%	\$0.00	\$3,320.58
Totals		1		\$3,320.58		\$0.00	\$3,320.58
Total deposits and payments:							\$8,000.00
Total won:							\$3,320.58
Total fees:							\$0.00
Total refunded:							\$0.00
Refund due:							\$4,679.42

Final Payments must be made via Wire Transfers only. Final payments are due in the municipality's bank account by 1:00 PM ET on 06/18/2018.

To make your final payment, you must log in to the website at <https://camden.newjerseytaxsale.com>, and click "Make Payment" on the left side of the screen to retrieve the wire transfer instructions. You must take those instructions to your bank to initiate the wire transfer. Failure to make the final payment on time could result in your default and loss of your initial deposit. You will also not be able to participate in future auctions.

All results are unofficial until fund transfers are complete. Any deposit monies not credited toward winning bids will be refunded by the Tax Collector within 7 business days.

Please review this list for accuracy. If you have questions regarding your purchases, you may contact the Realauction Customer Service Center at (877) 361-7325.

Realauction.com Customer Service
Phone: (877) 361-7325
Fax: (944) 424-7601
Email: customerservice@realauction.com



10. Provision of the electronic transfer of information and data to and from the municipality, including access for the tax collector to remove and update the tax lien sale list in real time.

Offeror Response: *The current software version from Realauction meets or exceeds this requirement.*

The updating of advertising information including payments, bankruptcies, corrections and deletions are only performed at the direction of the Tax Collector.

Processing Methods

Automatic - *Parcels are automatically removed prior to the sale based on transaction update files received from the Tax Collector. These transaction files are transmitted via a secure FTP site to Realauction although other transfer methods can be accommodated. The municipality is then notified of the most recent advertising totals including the Total Number of Active Certificates, Total Number of Inactive Certificates and Total Active Face Amount for verification.*

Manual Updates - *Individual items can also be modified in the Administration section of the auction site by those Tax Collector personnel holding the proper administration access.*

Timing - *Routine updates are performed according to a schedule agreed upon by the Tax Collector. Updates are generally run each week, however they can be scheduled to run more frequently if necessary. A variety of programming checks are in place to ensure the auction site remains in sync with municipal records.*

Updates sent by the Tax Collector via FTP or email can be accomplished in a matter of minutes or scheduled to run automatically at predetermined times throughout the day. Realauction will make every effort to process updates as they arrive.

Updates will be accepted as frequently as the Tax Collector specifies. There are no restrictions.

11. A transaction log for the tax collector to review of all bid submissions and results, along with a detailed history of all funds transferred.

Offeror Response: *The current software version from Realauction meets or exceeds this requirement.*

Bid History – Transaction logs of all bid submissions and withdrawals. This comprehensive listing of bidder activity contains a variety of audit information including date and time of activity, originating IP address, interest rate, submission type and proprietary security information.

Parcel Details	Total Charges	Cert History	Bid Distribution
0001	\$157.18		3.00% 9000610

Bid Distribution			
Bid	Qty	Description	Price
\$0.00	1	Winner at 3.00% via proxy	
04.00%	1		
15.00%	2	2 bids without buying power	
\$200.00	2	2 bids without buying power	
\$300.00	1	1 bid without buying power	
\$400.00	1	1 bid without buying power	

Bid History			
Bidder	Bid	Description	Price
9000569		(No Buying Power)	\$200.00
9000610			00.00%
9000235		(No Buying Power)	\$200.00
9000236		(No Buying Power)	\$300.00
9000237		(No Buying Power)	\$400.00
9000900		LLOYD MCLENDON (Bid Withdrawn)	01.00%
5000900		LLOYD MCLENDON	04.00%
9000633		(No Buying Power)	15.00%
9000776		(No Buying Power)	15.00%
9000570		(Bid Withdrawn)	18.00%
9000701		(Bid Withdrawn)	18.00%

*The **Funds Summary Report** located in the Administration Section of the auction site provides the Tax Collector with real-time information regarding the current status of all transfers.*

[illegible]

12. A standard complaint procedure for both the municipality and bidders, with a complaint log maintained by the vendor and available for the municipality's inspection.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

***Municipalities** - Our company uses industry standard tracking software in order to track issues. Confirmed defects are routed by customer service personnel to a Project Coordinator who will create a trouble ticket, logging all the particulars of the defect and when possible, include the steps necessary to reproduce the issue.*

The ticket is then assigned by the Project Coordinator to the responsible Lead Software Engineer who will evaluate the issue and determine the appropriate technical resolution.

Once the issue has been resolved to the Project Coordinator's satisfaction, a production deployment is done.

The Classification of Errors and Response Times are documented in Realauction's "Information and Systems Security Development Organization and Process" document included in this RFP (see Exhibit "A").

***Bidders** – All bidder customer service calls and emails are logged and stored in our proprietary tracking system along with the date, time, issue reported, customer service representative assigned and resolution.*

The Customer Service database may be inspected at the Tax collector's request.

13. The tax collector shall have the discretion to select either direct or proxy bidding for the online sale. In a direct bid auction, participants enter a bid for an item at either a specific rate of interest (0% up to 18% in increments of 1%), or a specific dollar amount the bidder is willing to pay as a premium (in increments of \$100), with the successful bidder awarded the lien at the bid entered. Participants in proxy bid auction enter their lowest acceptable interest rate or highest acceptable premium for an item. The auction system monitors all other bids and enters competitive bids on the bidder's behalf at an interest rate increment lower than what would become the next lowest bid. If the interest rate is bid down to zero, and the bidder has entered a maximum premium amount, the system will enter competitive on the bidder's behalf at the next increment higher. The system stops entering bids on your behalf when you either win the auction or your minimum interest rate or maximum premium bid is reached.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

The bidding method used (Direct or Proxy) is at the discretion of the Tax Collector. The auction system has been programmed to allow for both options, and the functions worked as described above. Furthermore, the system was programmed specifically to handle both percentage and premiums. Our software can handle both these types of bids in either a proxy or direct auction. We have an extensive list of clients and proven history of excellence with hosting NJ tax sales. Full list of NJ clients is provided in references section.

14. All liens shall be auctions individually, such that a bid will be place on each lien with a winning bidder determined for each lien; bulk sale of liens is prohibited.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

As results are processed at the closing of each batch, each certificate is electronically evaluated in sequential order.

***Step 1** - The system software examines all bids for a particular certificate and separates all bids at the lowest interest rate (or highest premium).*

***Step 2** – Next, the system notates and disqualifies all submissions where the bidder does not have the required 10% of the certificate face amount on deposit with the municipality at the time of the batch closing.*

***Step 3** – A winner is then selected among the remaining eligible bids using the certified random algorithm generator.*

The amount available on deposit for the winning bidder is then reduced by 10% of the certificate face amount. The process is repeated for all certificates in the batch in the order in which the certificates were advertised.

15. Bid amounts shall not be visible to the public or to the municipality while the auction is in progress.

***Offeror Response:** The current software version from Realauction meets or exceeds this requirement.*

16. No officer, employee, or independent contractor of the vendor may participate in the auction. All bid information and participant financial data is deemed property of the municipality.

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

17. The online tax sale platform shall enable the tax collector to accept and process ACH and wire payments as well as certified checks or cash. If the tax collector accepts certified checks or cash payments, the tax collector must immediately input data into the online tax sale system to reflect any such payment. Successful bidders must make full payment for liens within close of the business day of the tax sale.

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

The methods used for accepting payments are at the option of the Tax Collector. They may elect to use any of the following methods for accepting bidder deposits:

- a) ACH transfers*
- b) Bank Wire Transfers*
- c) Counter Checks or Cash*

a) At any time during the auction, funds transfer information is available for comparison between Realauction data, the ACH agent data, and the municipality depository or auction provider's funds trustee. Up to the minute reports (or data extracts) are available to the municipality in the Administration section of the auction website. Comparison of data among the three sources enables the reconciliation process to remain current on a day-to-day basis.

The Funds Summary Report located in the Administration Section of the auction site provides the Tax Collector with real time information regarding the current status of all transfers. A daily report/extract is also available from the ACH agent indicating the status of all ACH transactions. Settled funds among the three sources should show identical balances.

Once the last batch closes, bidders will have a time limit (determined by Tax Collector) for submitting final payments for certificates won. A final reconciliation is possible within minutes after the last batch of submissions is cleared by the ACH agent.

18. The vendor shall notify all registered bidders of any properties that become available again for bidding due to non-payment by a successful bidder. If the parcel is resold, interest shall be recalculated to the new sale date.

***Offeror Response:** Realauction agrees to this requirement with no conditions or exceptions.*

If a winning bidder does not complete payment the collector can choose to offer these items up for resale at date and time of the collector's choosing. The interest will be updated to reflect the new sale date. This can be done same day if the collector chooses. All registered bidders will receive notice of when the items will be offered for sale.

Certification 56111

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

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-JUN-2023 to 15-JUN-2030

REALACUTION.COM LLC
861 SW 78 AVE., SUITE 102
PLANTATION BROW FL 33324



Elizabeth M. Maher

ELIZABETH MAHER MUOIO
State Treasurer

Realauction.com LLC
861 SW 78 Ave #102
Plantation, FL 33324

November 6th, 2025

Lateefah Chandler
Purchasing Agent
City of Camden

Ms. Chandler,

Realauction.com, LLC provides the **exact** services outlined in RFP 25-29.

Since our inception in 2004, Realauction has provided online auction services for approximately 400 municipalities in nine (9) states across the Country including Florida, Colorado, Illinois, Arizona, Maryland, Nebraska, Ohio, Pennsylvania and New Jersey. Realauction exceeds the requirement that the respondent must be currently conducting online tax sales in at least two states.

We currently conduct on-line certificate auctions for the largest municipalities in the country including Baltimore City, Chicago, Denver, Newark, and Trenton. As of December 2024, Realauction has successfully conducted certificate auctions for more than **250** municipalities in New Jersey. All sales are open to bidders regardless of the state they live in. So, we have also successfully conducted online tax sales with bidders from more than one state for well over the two year minimum requirement.

The auction software offered to the general public for the on-line certificate auctions is flexible and simple to use while maintaining the highest levels of security. Our software contains all of the requested features including proxy bidding, electronic bidder deposits and payments, custom searches and bidder notifications. The system also displays all property details, W9 forms, audit information, bidder notifications and electronically creates all post-sale documents.

Our extensive experience and depth of knowledge make Realauction ideally suited to successfully facilitate the online tax sale requirements for the City of Camden. There are no existing or foreseeable conflicts that would prevent Realauction from completing the requested services. Additionally, Realauction truly takes a "partner" approach with clients and feel we can make substantive suggestions and contribute proven solutions based on the best practices established in our 20 years in the online auction industry.

Below is a list of three references which we have conducted online tax sales yearly since 2013. For a full list of clients see document New Jersey References.

Reference 1:

Name of Government Agency	City of Linden		
Contact name, position, number #	Stacey Carron	Tax Collector	908-474-8434
Dates, cost, scope of service	2013 – present	Last sale \$11,145.00	Electronic Tax Sale Hosting
Status	Online tax sale on 06/06/2025		

Reference 2:

Name of Government Agency	City of Trenton		
Contact name, position, number #	Constance Ludden	Tax Collector	609-989-3058
Dates, cost, scope of service	2015 – present	Last sale \$58,710.00	Electronic Tax Sale Hosting
Status	Online tax sale on 12/16/2024.		

Reference 3:

Name of Government Agency	Township of Hamilton		
Contact name, position, number #	Danielle Peacock	Tax Collector	609-890-3895
Dates, cost, scope of service	2013 – present	Last sale \$60,435.00	Electronic Tax Sale Hosting
Status	Online tax sale on 12/17/2024.		

Headquartered in Fort Lauderdale Florida, Realauction is privately owned and has approximately fifty (50) full-time employees. All data, software code and client sites are securely hosted using Amazon's secure web services (AWS) cloud platform.

This RFP has been prepared by the following Realauction employees:

Employee Name	Title
Lloyd E. McClendon	Chief Executive Officer
Marc Thomashaw	Chief Operating Officer
Robert Cruz	IT Director
Daphne Crum	Project Manager
Nicole Tomaszewski	Project Coordinator
Ashley Tongue	Assistant Project Coordinator

Our Federal Tax ID number is [REDACTED]

Realauction is also registered as a Foreign, For Profit LLC in the State of New Jersey. Our State of New Jersey registration number is [REDACTED]

We look forward to the opportunity to work with you.

Sincerely,



Lloyd E. McClendon
Chief Executive Officer
Realauction.com LLC
(954) 734-7400 x206
lmccclendon@realauction.com

R-12

MBS:dh
01-13-26

RESOLUTION DESIGNATING LATRICIA BERRY AS THE TAX SEARCH OFFICER

WHEREAS, the City of Camden does hereby designate Latricia Berry as the Tax Search Officer for the Office of Finance, Bureau of Revenue Collection to make examinations of its records as to unpaid municipal liens and to certify the result thereof pursuant to NJSA 54:5-11.; and

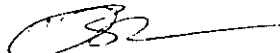
WHEREAS, City Council has determined that it is in the best interest of the City of Camden to designate Latricia Berry as the Tax Search Officer; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby approves the designation of Latricia Berry as the Tax Search Officer within the Office of Finance, Bureau of Revenue Collection.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council
FROM: Scott Z. Parker

TITLE OF ORDINANCE/RESOLUTION: Appointing Latricia Berry as the Tax Search Officer

Point of Contact: Scott Z. Parker Finance Ext-6405 Scparker@camdennj.gov

Name _____
Department-
Division- _____

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible	N			
Department Director				
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.P.</i>	<i>12/10/2025</i>	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

Resolution

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION : Appointing Latricia Berry as the Tax Search Officer

FACTS/BACKGROUND:

- The Cities current Tax search officer will be retiring on 1/1/2026
- N.J.S.A. 54:5-11 The governing body of each municipality shall from time to time by resolution, designate an official of the municipality to make examinations of its records as to unpaid municipal liens and to certify the result thereof. The official so designated, and each new incumbent of the office, shall thereafter be vested with the power to make official certificates of searches for municipal liens until a new official has been designated for the purpose, and no other official than the one so designated shall make any such official certificate. No personal liability shall attach or be chargeable to the official so designated

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

IMPACT STATEMENT:

What will happen if the City Council approves this legislation?

- Latricia Berry will become the City's new Tax Search Officer

Why Should the City Council approve this legislation?

This will assign a designated official to certify unpaid municipal liens

SUBJECT MATTER EXPERTS/ADVOCATES:

- Scott Z. Parker, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

Name

Phone/Email

**RESOLUTION AUTHORIZING REFUNDS TO VARIOUS LIEN HOLDERS, PROPERTY OWNERS,
AND MORTGAGE COMPANIES FOR VARIOUS PROPERTIES**

WHEREAS, the individuals or business organizations listed below overpaid, made duplicate payments, or are otherwise due refunds resulting from transactions with the City of Camden; and

WHEREAS, the Tax Collector has verified that the overpayments, duplications of payments, or unapplied cash are valid, and the individuals or business organizations listed below are due refunds; and

WHEREAS, the Tax Collector has requested that City Council authorize her to issue refunds to individuals and business organizations and cancel taxes as indicated below; or issue duplicate tax sale certificates as listed below; now, therefore

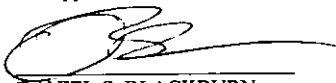
BE IT RESOLVED, by the City Council of the City of Camden, that the Tax Collector is hereby authorized to take the following actions:

Name	Amount	Reason
Pittman Title & Escrow 504 Independence Blvd Sicklerville, NJ 08081	\$1500	Refund for B/L 914/47, 1227 No 28 th St, Camden, NJ. In the amount of \$718.49 Refund for B/L 863/12, 908 No 24 th St, Camden NJ in the amount of \$300.73 Refund for B/L 787/57, 729 No 10 th St., Camden, NJ in the amount of 480.78. All due to Title Co making a double payment in error.
Laysha W Inoa-Reyes 65 Stewart Ave Camden, NJ	\$425.23	Refund for B/L 1144/35, 65 Stewart Ave, Camden, NJ for 3 rd (\$212.62) & 4 th qtr. (\$212.61) 2025 taxes due to owner having a mortgage and paying taxes in error.
RTLF-NJ II LLC Ram Tax Lien Fund II LP PO Box 71054 Chicago, IL 60694-1054	\$7,727.65	Refund for Cert No 25000865, B/L 818/49, 1590 Pierce Ave, Camden, NJ due to Declaration of Taking in Oct 2025. Lien is being cancelled and refunded.
Greymoor, LLC 5002 Dodge St, 203 Omaha, NE 68132	\$18,756.07	Refund for Cert No 24-00911, B/L 818/49, 1590 Pierce Ave, Camden, NJ due to Declaration of Taking in Oct 2025. Lien is being cancelled and refunded.

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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council
FROM: Scott Z. Parker, Director of Finance
TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Refunds to various Lien Holders, Property Owners, and Mortgage Companies for various properties.

Point of Contact:	Latricia Berry	Finance-Revenue Collection	7003	LaRobins@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director				
Supporting Department Director (if necessary)				
Director of Grants				
Management				
Qualified Purchasing Agent				
Director of Finance			12/4/2025	

Approved by: Business Administrator

	12/15
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

	12/15
Signature	Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Refunds to various Lien Holders, Property Owners, and Mortgage Companies for various properties.

FACTS/BACKGROUND:

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$28,408.95

- Refund Title Company due to overpayment of 4th qtr taxes for 3 properties.
- Refund homeowner for overpayment of taxes.
- Refund Lien holders due to liens being cancelled. Property has Declaration of Taking in Oct 2025 and Tax Office not notified.

IMPACT STATEMENT:

- Council should approve such actions for accurate accounting
- This will ensure funds are returned to the correct custodian

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

January 13, 2026

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
Pittman Title & Escrow 504 Independence Blvd Sicklerville, NJ 08081	\$1500	Refund for B/L 914/47, 1227 No 28 th St, Camden, NJ. In the amount of \$718.49 Refund for B/L 863/12, 908 No 24 th St, Camden NJ in the amount of \$300.73 Refund for B/L 787/57, 729 No 10 th St., Camden, NJ in the amount of 480.78. All due to Title Co making a double payment in error.
Laysha W Inoa-Reyes 65 Stewart Ave Camden, NJ	\$425.23	Refund for B/L 1144/35, 65 Stewart Ave, Camden, NJ for 3 rd (\$212.62) & 4 th qtr (\$212.61) 2025 taxes due to owner having a mortgage and paying taxes in error.
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Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

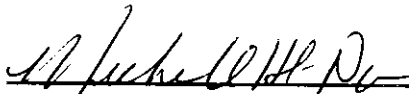
******Please attach all supporting documents******

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCE/REFUND AND OVERPAYMENT OF TAXES”

 _____ /2025
Michelle D. Hill, Tax Collector Date

MBS:dh
01-13-26

R-14

**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
Yvonne Clemons – WTDV 2831 Pleasant Street Camden, NJ 08105	Cancel 2025 3 rd & 4 th Qtr billing and 2026 1 st & 2 nd billing along with future billing due to owner being WTDV as of Jan 15, 2025. Total to be cancelled is \$2,879.09.
Seeds of Hope Ministries, Inc 1700 S Broadway Camden, NJ 08104	Cancel 1 st & 2 nd qtr 2026 taxes for 571 Ferry Ave, Camden, NJ. B/L 476/124 due to Property Tax Exemption as of Jan 1, 2026. Cancel any taxes going forward until exemption is no longer effective.

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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

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>A.P.</i>	12/4/2025	

Approved by: Business Administrator

<i>[Signature]</i>	12/15
Signature	Date

Attachments (list and attach all available)

- Summary Chart

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

Received by: City Attorney

Signature	Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the cancellation of liens/taxes and to transfer credits/charges.

FACTS/BACKGROUND:

- Cancel billing due to WTDV.
- Cancel due to Property Tax Exemption.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$2,879.09

IMPACT STATEMENT:

- Cancel 2025 and 2026 and any future tax payments due to 100% TDV
- Cancel 2026 and any future tax payments due to Property Tax Exemption until it is no longer effective.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman, Tax Collector

COORDINATION:

- N/A

Prepared by:

Latricia Berry

Name

856-757-7003 / LaRobins@camdennj.gov

Phone/Email

TITLE OF RESOLUTION/ORDINANCE: Resolution to cancel/transfer.

January 13, 2026

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
Yvonne Clemons – WTDV 2831 Pleasant Street Camden, NJ 08105	Cancel 2025 3 rd & 4 th . Qtr billing and 2026 1 st & 2 nd billing along with future billing due to owner being WTDV as of Jan 15, 2025. Total to be cancelled is \$2,879.09.
Seeds of Hope Ministries, Inc 1700 S Broadway Camden, NJ 08104	Cancel 1 st & 2 nd qtr 2026 taxes for 571 Ferry Ave, Camden, NJ. B/L 476/124 due to Property Tax Exemption as of Jan 1, 2026. Cancel any takes going forward until exemption is no longer effective.

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

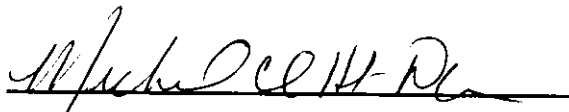
******Please attach all supporting documents******

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCEL BILLING DUE TO TDV AND TAX EXEMPTION”

 /2025
Michelle D. Hill, Tax Collector Date

R-15

MBS:dh
01-13-26

**RESOLUTION AUTHORIZING THE DEPARTMENT OF FINANCE
TO REFUND TAX OVERPAYMENTS**

WHEREAS, from time to time property owners and/or mortgage holders overpay property taxes; and

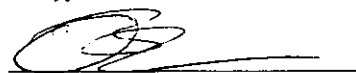
WHEREAS, any overpayments made accounts where there is no open balance to transfer, the overpayment to must be refunded to the respective owner or mortgage holder; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby authorizes the Department of Finance to refund tax overpayments to the respective owner of record or mortgage holder as is appropriate.

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

Dated: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

FROM: Scott Z. Parker, Director of Finance

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing tax overpayment refunds.

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>AS</i>	12/4/25	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing tax overpayment refunds.

FACTS/BACKGROUND:

Resolution authorizing refund of tax overpayments to property accounts to the respective taxpayers.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

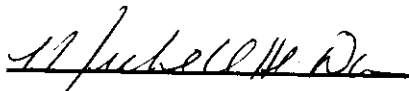
• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO REFUND TAX OVERPAYMENTS”

 12/9/2025
Michelle D. Hill, Tax Collector Date

DB:dh
01-13-26

R-16

**RESOLUTION AUTHORIZING THE ISSUANCE OF ACCEPTANCE OF A FEE SCHEDULE
FOR THE BUREAU OF REVENUE COLLECTION**

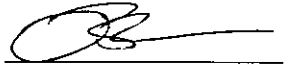
WHEREAS, the City of Camden, Bureau of Revenue Collection desires to set a fee schedule for the Bureau of Revenue Collection in accordance with N.J.S.A titles 40 and 54 as set forth in "Exhibit A" attached hereto; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, County of Camden, State of New Jersey, that the Bureau of Revenue Collection is hereby authorized to use the fee schedule 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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

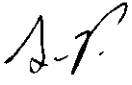
TO: City Council

FROM: Scott Z. Parker, Director of Finance

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the issuance of acceptance of a fee schedule for the Bureau of Revenue Collection.

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			12/4/2025	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

- Bureau of Revenue Collection Fee Schedule

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Refunds to various Lien Holders, Property Owners, and Mortgage Companies for various properties.

FACTS/BACKGROUND:

Resolution authorizing the issuance of acceptance of a fee schedule for the Bureau of Revenue Collection per various statutes listed in NJSA titles 40 and 54.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

Bureau of Revenue Collection Fee Schedule:

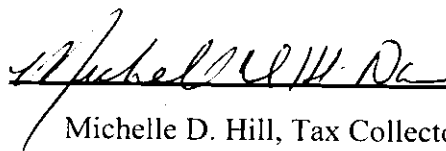
Title	Cost	Statute
Duplicate Certificate	\$100.00	54:5-52.1
Tax Search Fee	\$10.00	54:5-14
Continuation of Search Fee	\$2.00	54:5-15
Mortgage or Servicer Duplicate Tax Bills 1st Copy	\$5.00	54:4-64
Mortgage or Servicer Duplicate Tax Bills 2nd Copy	\$25.00	54:4-64
Lien Holder Redemption Request Each Copy	\$50.00	54:5-97.1
3rd Redemption Request in Calendar Year Other Party	\$50.00	54:5-54
Each Tax Sale Mailing	\$25.00	54:5-26
Cost of Tax Sale	\$15.00-\$100.00	54:5-38
NSF Check Fee	\$20.00	40:5-18
Year End Penalty	6%	54:4-67
Redemption Penalty	2%, 4%, or 6%	54:5-61

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 ACCEPT BUREAU OF REVENUE COLLECTION FEE SCHEDULE”

 12/9/2025
Michelle D. Hill, Tax Collector Date

MBS:dh
01-13-26

R-17

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF REDEMPTION
IN INSTALLMENT AGREEMENTS IN ACCORDANCE WITH N.J.S.A. 54:5:65**

WHEREAS, N.J.S.A. 54:5-65 et seq. authorizes a municipality to pass a resolution authorizing the redemption of municipal-held tax liens by installment payments of regular, equal monthly installments to include principal and interest for a period not to exceed three (3) years.

WHEREAS, such installment payments shall be paid promptly on the first of each month, and all current year's taxes, subsequent taxes, assessments, or other municipal liens imposed shall be promptly paid when due; and

WHEREAS, the final payment shall be sufficient to include all amounts due to the municipality;
and

WHEREAS, so long as the installment payments are regularly and promptly made in accordance with this resolution, the City's ability to cut off the right of redemption or foreclose the right of redemption to assign, transfer, or alienate the municipal lien shall be suspended; and

WHEREAS, if any unpaid installments remain unpaid 30 days after the date due, then the municipality may proceed to enforce or foreclose the tax lien, or sell, assign, transfer, or alienate said tax lien;

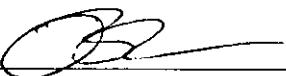
WHEREAS, once a property owner has defaulted, application for another agreement may not be accepted until after a period of five (5) years; provided, however, if the property changes ownership, the new property owner is not subject to the five (5) year waiting period until they have begun their own installment agreement and defaulted; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Tax Collector is hereby authorized to accept redemptions in installments for municipal liens in accordance with the terms set forth herein.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

FROM: Scott Z. Parker, Director of Finance

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the redemption of municipal held liens by Installment Agreements to include principal and interest. *See pg 26*

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>A.P.</i>	<i>12/10/25</i>	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the redemption of municipal held liens by Installment Agreements to include principal and interest.

FACTS/BACKGROUND:

Resolution authorizing the redemption of municipal held liens by Installment Agreements to include principal and interest. The installment payments being promptly paid on the first of each month, for up to 36 months, all current year's taxes, subsequent taxes, assessments or other municipal liens imposed shall be promptly paid when due. The final payment shall be sufficient to include all amounts due to the municipality.

If any unpaid installment remains unpaid after 30 days of due date, then the municipality may proceed to enforce or foreclose the tax sale lien, or sell, assign transfer or alienate it.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO INSTITUTE INSTALLMENT AGREEMENTS”

Michelle D. Hill 12/9/2025
Michelle D. Hill, Tax Collector Date

DB:dh
01-13-26

R-18

**RESOLUTION AUTHORIZING THE TAX COLLECTOR TO HOLD AN
ELECTRONIC TAX SALE (ONLINE) FOR CY25**

WHEREAS, pursuant to N.J.S.A. 54:5-19.1, the Tax Collector of the City of Camden desires to hold an electronic municipal tax sale on April 6, 2026; and

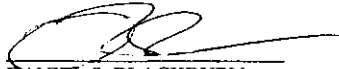
WHEREAS, the electronic tax sale is innovative and provides a greater pool of potential lien purchasers, thus creating a more competitive tax sale process; now therefore

BE IT RESOLVED by the City Council of the City of Camden that the Tax Collector is hereby authorized to hold an electronic Tax Sale.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council
FROM: Scott Z. Parker, Director of Finance
TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the Tax Collector to hold an electronic Tax Sale (online) for ~~CY25~~ *CY26*

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				

Approved by: Business Administrator

	<i>12/15/25</i>
Signature	Date

Attachments (list and attach all available):

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

Received by: City Attorney

Signature	Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the Tax Collector to hold an electronic Tax Sale (online) for CY25.

FACTS/BACKGROUND:

Resolution authorizing the Tax Collector to hold an electronic Tax Sale (online) for CY25 according to NJSA 54:5-19.1, on April 6, 2026.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

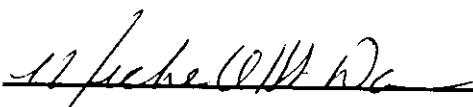
• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO HOLD AN ELECTRONIC TAX SALE”

 /2025
Michelle D. Hill, Tax Collector Date

**RESOLUTION SETTING 2026 INTEREST RATES FOR DELINQUENT TAXES,
ASSESSMENTS, AND OTHER MUNICIPAL LIENS OR CHARGES**

WHEREAS, N.J.S.A. 54:4-67 (the "Act") provides that the governing body of each municipality may by resolution fix the rate of interest to be charged for the nonpayment of taxes, assessments, or other municipal liens or charges on or before the date when they would become delinquent; and

WHEREAS, the Act also provides that the rate so fixed shall not exceed 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00, to be calculated from the date the tax was payable until the date that actual payment to the tax collector is made; and

WHEREAS, the Act also authorizes the governing body to fix a penalty of not more than 6% against any taxpayer with a delinquency, in excess of \$10,000.00 who fails to pay the delinquency prior to the end of the fiscal year; and

WHEREAS, the Tax Collector has requested that City Council fix the interest rate charged to taxpayers with a delinquency in tax payments of up to \$1,500.00 at 8% per annum; and

WHEREAS, the Tax Collector has requested that City Council fix the interest rate charged to taxpayers with a delinquency in tax payments in excess of \$1,500.00 at 18% per annum; and

WHEREAS, the Tax Collector has requested that City Council authorize the addition of a 6% penalty to any taxpayer with a delinquency in excess of \$10,000.00 who fails to pay the delinquency prior to the end of the fiscal year; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the interest rate to be charged to taxpayers with a delinquency of up to \$1,500.00 is hereby fixed at 8% per annum.

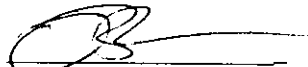
BE IT FURTHER RESOLVED that the interest rate charged to taxpayers with a delinquency in excess of \$1,500.00 is hereby fixed at 18% per annum.

BE IT FURTHER RESOLVED that the penalty to be charged any taxpayer with a delinquency in excess of \$10,000.00 who fails to pay the delinquency prior to the end of the fiscal year shall be set at 6%.

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

Dated: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council
FROM: Scott Z. Parker, Director of Finance
TITLE OF ORDINANCE/RESOLUTION: Resolution setting the interest rates for calendar year 2026 for delinquent amounts and Year End Penalty.

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>	<i>12/10/25</i>	

Approved by: Business Administrator

<i>[Signature]</i>	<i>12/15/25</i>
Signature	Date

Attachments (list and attach all available):

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

Received by: City Attorney

<i>[Signature]</i>	<i>12/15</i>
Signature	Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution setting the interest rates for calendar year 2026 for delinquent amounts and Year End Penalty.

FACTS/BACKGROUND:

Resolution setting the interest rates for calendar year 2026 for delinquent amounts up to \$1,500.00 and over \$1,500.00 and the additional year-end penalty rate of 6% for delinquent tax balances more than \$10,000.00. Council authorization to set the Tax Collection interest rate at 8% for delinquent balances up to \$1,500.00 and 18% for balances exceeding \$1,500.00, as well as establish a Year End Penalty of 6% for delinquent Tax Balances more than \$10,000.00. N.J.S.A. 54:4-67.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

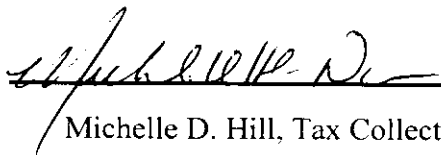
• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO SET INTEREST RATES FOR YEAR 2026 AND YEAR END PENALTY”

 12/9/2025
Michelle D. Hill, Tax Collector Date

R-20

DB:dh
01-13-26

**RESOLUTION AUTHORIZING THE TRANSFER OF RECORDING
AND CANCELLATION FEES**

WHEREAS, when tax sale certificates are redeemed, the property owners and/or mortgage holders are charged a cancellation fee and a recording fee; and

WHEREAS, from time to time the cancellation fees and recording fees which were charged cannot be applied because the subject Tax Sale Certificates were never recorded; and

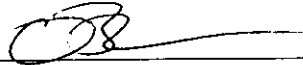
WHEREAS, the charges must be canceled and the payments transferred to the current taxes on such properties; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby authorizes the Tax Collector to transfer cancellation and recording fees charged upon the redemption of tax sale certificates when the tax sale certificates were never recorded and transfer the payments to the current taxes for such properties.

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

Dated: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

FROM: Scott Z. Parker, Director of Finance

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the transfer of recording and cancellation fees.

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				

A.P. 12/10/23

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the transfer of recording and cancellation fees.

FACTS/BACKGROUND:

Resolution authorizing the transfer of recording and cancellation fees on multiple properties to the current tax quarters due to unrecorded Tax Lien Certificates. Owner/Mortgage Company have paid a recording and/or cancellation fee and the Lienholder has not recorded the lien prior to redemption.

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

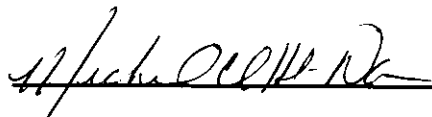
• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO TRANSFER RECORDING/CANCELLATION FEES”

 12/9 /2025
Michelle D. Hill, Tax Collector Date

DB:dh
01-13-26

R-21

RESOLUTION AUTHORIZING THE CANCELLATION OF SMALL BALANCES

WHEREAS, pursuant to N.J.S.A. 40:A:5-17.1 provides that a municipality may authorize the processing of tax refunds of less than ten dollars (\$10.00) and the cancellation of tax delinquencies of less than ten dollars (\$10.00); and

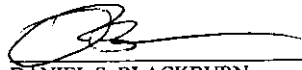
WHEREAS, the Tax Collector is requesting Council Action to authorize the cancellation of small balances; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to cancel the small balances under \$10.00.

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: January 13, 2026

The above has been reviewed
and approved as to form



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

FROM: Scott Z. Parker, Director of Finance

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the cancellation of small balances.

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			12/10/25	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the cancellation of small balances.

FACTS/BACKGROUND:

Resolution authorizing the cancellation of small balances. 40A:5-17.1 provides that a municipality may authorize the processing of tax refunds of less than ten dollars (\$10.00) and the cancellation of tax delinquencies of less than ten dollars (\$10.00).

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

IMPACT STATEMENT: N/A

SUBJECT MATTER EXPERTS/ADVOCATES:

- Michelle D. Hill-Norman Tax Collector

COORDINATION:

- N/A

Prepared by:

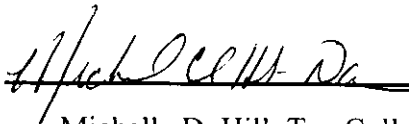
• <u>Latricia Berry</u>	<u>7003/ LaRobins@camdennj.gov</u>
Name	Phone/Email

City of Camden
Finance Department
Bureau of Revenue Collection

**CERTIFICATION BY
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following
titled Resolution, that is attached, to be presented to Council
for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCEL SMALL CHARGES”

 12/9 /2025
Michelle D. Hill, Tax Collector Date

AV:dh
01-13-26

R-22

**RESOLUTION AUTHORIZING AMENDMENT #2 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 authorizing the award of Contract #02-25-025 to All State Technology Inc. for the rehabilitation of North Camden and South Camden swimming pools for an amount not to exceed Four Hundred Eighty-Eight Thousand Five Hundred Dollars (\$488,500.00); and

WHEREAS, on October 14, 2025, the City Council of Camden authorized Amendment #1 to decrease the contract amount by Nineteen Thousand Dollars (\$19,000.00) for the skimmer removal & replacement at both pools making the total amount of the contract Four Hundred Sixty-Six Thousand Five Hundred Dollars (\$466,500.00); and

WHEREAS, it is now necessary to amend Contract #02-25-025 to extend the term of the agreement by 236 calendar days due to unforeseen circumstances and additional work required, the new completion date April 21, 2026; now, therefore

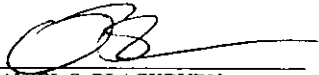
BE IT RESOLVED, that the City Council of the City of Camden hereby approves Amendment #2 to Contract #02-25-025 with All State Technology Inc. to extend the term of the agreement by 236 calendar days making April 21, 2026 the new completion date.

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized and directed to execute Amendment #2 to the existing contract and any related documents necessary to effectuate such amendment, and to take all actions necessary to carry out the purposes of this Resolution.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TIME EXTENSION IN CONNECTION WITH THE REHABILITATION OF CITY OF CAMDEN SWIMMING POOLS.

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	Anthony.morici@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)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TIME EXTENSION IN CONNECTION WITH THE REHABILITATION OF CITY OF CAMDEN SWIMMING POOLS.

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

- The Notice to Proceed was issued April 21, 2025 with a project completion of August 28, 2025 (130 Calendar Days). Due to unforeseen conditions, additional work was required at Isabell Miller pool delaying construction. All State Technology (contractor) requested a 236 Calendar Day contract time extension. April 21, 2026 is the new completion of work date.

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

IMPACT STATEMENT:

- .
- 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

**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, Inc.
Purpose or Need for service:	Contract Time Extension of two hundred thirty-six (236) calendar days (new completion date April 21, 2026)
Contract Award Amount	\$488,500.00
Term of Contract	130 Calendar Days (with an additional 236 calendar days)
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES Entitlement Grant; 2024 Local Recreational Improvement Grant
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Bid No. 25-21
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.

Funding Source for this action

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

Date _____

() Approved

☐ Denied

Date _____

Number Assigned _____



November 20, 2025

COCMX23007

City of Camden Capital Improvements Office
Attn: Anthony Morici, PE Temporary City Engineer
City Hall
520 Market Street
Camden, NJ 08102

RE: Rehabilitation of City of Camden Swimming Pools (PO#25-00772)
City of Camden, New Jersey
Contract Extension

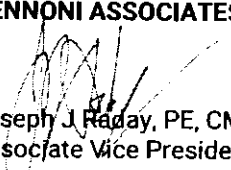
Dear Mr. Anthony Morici:

NTP date for the above referenced project was issued on April 21, 2025, with a project completion of August 28, 2025 or 130 calendar days. The original schedule called for both pools to be completed prior to the summer season but due to unforeseen conditions additional work was required at Isabell Miller Pool which delayed construction at the North Camden Pool until after the summer pool season. The North Camden Pool work is substantially complete; however, lawn restoration and pump room work can't be completed during the winter months. All State Technology, Inc requests a 236 calendar day contract extension until April 21, 2026, to complete this work. City and Pennoni discussed this matter and agreed to grant requested contract extension.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Joseph J. Raday, PE, CME,
Associate Vice President, Resident Engineer

EKK/JJR/JA

cc: Keith Walker, CPWM, EMC, CEM, City Director of Public Works via email: KeWalker@ci.camden.nj.us
Guy Rozier, City Assistant Director of Public Works via email: GuRozier@ci.camden.nj.us
Lateefah Chandler, QPA, City Purchasing Agent via email: LaChandl@ci.camden.nj.us
Jason Adams, All State Technology, via email: adams.jason24@gmail.com
Linda Adams, All State Technology, via email: lallstatetechnology@yahoo.com
Luanne Adams, All State Technology, via email: ladams4497@aol.com
Edward King, Pennoni Inspector via email: eking@pennoni.com

U:\Accounts\COCMX\COCMX23007 - Engineering Assess. of City Pools\CONSTRUCTION\REPORTS\Contract Extension-Pools.docx

SE:dh
01-13-26

R-23

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE AFFORDABLE HOUSING
TRUST FUND GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS TO EXTEND THE GRANT TERM**

WHEREAS, the City applied for and received a Grant for Five Million Dollars (\$5,000,000.00) from the New Jersey Department of Community Affairs ("NJDCA") for the Camden Housing Fund Initiative 2023; and

WHEREAS, on June 11, 2024, by Resolution MC-24:9555 and MC-24:9556 the Council of the City of Camden (City) authorized contracts for extraordinary unspecifiable services with Parkside Business & Community In Partnership (PBCIP) and the Heart of Camden (HOC) for the construction of Two (2) Affordable Housing Projects in the City; and

WHEREAS, the Grant term expired on December 31, 2024, and by Resolution MC-25:9958, the City accepted an extension of the Grant term through December 31, 2025 and the Projects are ongoing; and

WHEREAS, the City has requested an extension of the Grant period through December 31, 2027 to allow for the completion of Fifteen (15) units of Affordable Housing; and

WHEREAS, the NJDCA has approved an extension of the Grant Period until December 31, 2027, with all other terms and conditions of the original agreement remaining in full force and effect; and

WHEREAS, the City wishes to accept the extension to ensure the continuity of services and to achieve optimal success in promoting economic growth and maintaining vibrant neighborhoods throughout the City of Camden; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden to accept the extension of the Grant Period until December 31, 2027 in order to fund the construction of Fifteen (15) Affordable Housing units in the City.

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

Date: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council
FROM: Dr. Edward C. Williams, Director – Planning & Development

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the City of Camden to accept a time extension requested by the city from the NJ Department of Community Affairs Housing Fund Initiative for contracts #06-24-040 and 06-24-041 through 12/31/2027.

Point of Contact: Tina Piliro Division of Housing 856-757- timorale@camdennj.org
Services 7323

Name	Department-Division- Bureau	Phone	Email

ENDORSEMENTS

	Recommend	Signature	Date	Comments
Responsible	Approval			
Department Director	(Y/N)	Dr. Edward C. Williams	12/15/25	
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 - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the City of Camden to accept a time extension requested by the city from the NJ Department of Community Affairs Housing Fund Initiative for contracts #06-24-040 and 06-24-041 through 12/31/2027.

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 and Heart of Camden.
- Original grant expired on December 31, 2024.
- In February 2025 NJDCA granted an extension through 12/31/2025.
- This grant must be extended until 12/31/2027 to allow completion of the 15 units of affordable housing.

IMPACT STATEMENT: Approval of this action will allow the development of 15 units of affordable housing

SUBJECT MATTER EXPERTS/ADVOCATES: NA

COORDINATION: NA

Prepared by:

Tina Piliro

Name

856-757-7323 Timorale@CamdenNJ.gov

Phone/Email



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 806
TRENTON, NJ 08625-0806

JACQUELYN A. SUAREZ
Commissioner

December 8, 2025

The Honorable Victor Carstarphen

Mayor
City of Camden
City Hall
520 Market Street
Camden, New Jersey 08101-5120

Re: Housing Fund Initiative 2023
Revision #: **2023-09022-0219-03**
Total Award Amount: **\$5,000,000.00**

Dear Mayor Carstarphen:

The New Jersey Department of Community Affairs hereby revises Agreement **2023-09022-0219-02** dated February 04, 2025 with this Revision, **2023-09022-0219-03**, between the Department and City of Camden.

The purpose of this revision is to:

- modify the grant/loan award period of the Agreement. The revised grant/loan award period is contained on the attached revised '**AGREEMENT DATA SHEET**'.

You may retrieve this Revision by selecting '**Grant Amendments/Revisions**' under the History section of the **SAGE System's** Grant Menu. Please contact your Program Manager should you have any questions.
Thank you.

Sincerely,

Michael F. Rogers
Director

Division of Local Government Services



AGREEMENT DATA SHEET

(X) GRANT () LOAN

PROJECT INFORMATION

FUNDING PROGRAM NAME:
PROJECT TITLE:
SERVICE AREA(S):

Housing Fund Initiative 2023
Camden Housing Collaborative Initiative 2023
County of Camden

RECIPIENT INFORMATION

AGENCY NAME:
ADDRESS:

City of Camden
City Hall
520 Market Street
Camden, New Jersey 08101-5120

CHIEF FINANCIAL OFFICER:
VENDOR ID #
TELEPHONE NUMBER:
CHARITIES REGISTRATION #:
(Nonprofit Agencies Only)
SAM Unique Entity #:

Mr. Scott Parker
216000418-09
(856) 757-7200
EX0000000

L5MTYJ62P314

STATE INFORMATION

DEPARTMENT:
DIVISION:
ADDRESS:

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
Division of Local Government Services
101 South Broad Street
P. O. Box 803
Trenton, NJ 08625-0803
Stacey Taylor
(609) 930-1983

CONTACT PERSON:
TELEPHONE NUMBER:

FUNDING AMOUNT AND SOURCE OF FUNDS

	<u>ACCOUNT NUMBER</u>	<u>AMOUNT</u>	<u>CFDA #</u>
1 (State Funds)	2023-495-022-8030-727-FFFF-6120	\$5,000,000.00	
SUBTOTAL		\$5,000,000.00	
OTHER FUNDS		\$2,889,070.00	
TOTAL		\$7,889,070.00	

GRANT/LOAN AWARD PERIOD

GRANT/LOAN AWARD PERIOD: **December 05, 2022 THROUGH: December 31, 2027**
LENGTH OF AWARD PERIOD: **5 Years, 1 Month**
LIQUIDATION OF OBLIGATIONS MUST BE MADE BY: **March 30, 2028**

PURPOSE OF GRANT/LOAN

This award will provide funding to provide affordable housing units within the City of Camden. This award will provide funds to complete two significant housing projects that are essential to providing quality housing for the residents and removing blight from two neighborhoods.

Budget Detail

Camden City

Budget Category		State Funds		Other Funds		Total
ADM - Operating						
Advertising						
Marketing & Advertising - Heart of Camden		\$0.00		\$5,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$5,000.00		\$0.00
Major Category Sub-Total		\$0.00		\$5,000.00		\$0.00
PROGRAM - Purchased Services						
Appraiser & Market Study						
Appraiser - Parkside Townhomes and Rehab		\$0.00		\$9,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$9,000.00		\$0.00
Architect						
Architect - Parkside Townhomes		\$0.00		\$67,500.00		\$0.00
Architect Services - Heart of Camden		\$0.00		\$75,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$142,500.00		\$0.00
Attorney						
Attorney Services - Heart of Camden		\$0.00		\$14,000.00		\$0.00
Attorney Services - Parkside Townhomes		\$0.00		\$22,500.00		\$0.00
Minor Category Sub-Total		\$0.00		\$36,500.00		\$0.00
Surveyor						
Survey: Heart of Camden		\$0.00		\$10,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$10,000.00		\$0.00
Cost Certification /Audit						
Audit - Parkside Townhomes		\$0.00		\$10,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$10,000.00		\$0.00
Engineering						

Budget Detail

Camden City

Budget Category		State Funds	Other Funds	Total
Engineering Services - Heart of Camden		\$0.00	\$75,000.00	\$0.00
Engineer and Surveying - Parkside Townhomes		\$0.00	\$185,000.00	\$0.00
Minor Category Sub-Total		\$0.00	\$260,000.00	\$0.00
Environmental Consultant				
Environmental - Parkside Townhomes		\$0.00	\$45,000.00	\$0.00
Minor Category Sub-Total		\$0.00	\$45,000.00	\$0.00
Other				
Construction Manager - Parkside Townhomes		\$0.00	\$140,000.00	\$0.00
Demolition - Parkside Townhomes		\$49,495.00	\$75,505.00	\$49,495.00
Marketing & Advertising - Parkside Townhomes		\$0.00	\$5,000.00	\$0.00
Minor Category Sub-Total		\$49,495.00	\$220,505.00	\$49,495.00
Major Category Sub-Total		\$49,495.00	\$733,505.00	\$49,495.00
PROGRAM - Development				
Rehab-Residential				
Construction - Heart of Camden		\$1,387,500.00		\$1,387,500.00
Minor Category Sub-Total		\$1,387,500.00	\$0.00	\$1,387,500.00
Construction				
Construction Hard Costs - Parkside Townhomes		\$3,450,505.00	\$436,998.00	\$3,450,505.00
Minor Category Sub-Total		\$3,450,505.00	\$436,998.00	\$3,450,505.00
Infrastructure				
Site Improvements - Heart of Camden		\$59,762.50	\$2,737.50	\$59,762.50
Minor Category Sub-Total		\$59,762.50	\$2,737.50	\$59,762.50
Acquisition				
Acquisition & Carrying Costs - Parkside			\$506,892.00	

Budget Detail

Camden City

Budget Category		State Funds		Other Funds		Total
Acquisition -Heart of Camden				\$130,000.00		
Minor Category Sub-Total		\$0.00		\$636,892.00		\$0.00
Major Category Sub-Total		\$4,897,767.50		\$1,076,627.50		\$4,897,767.50
PROGRAM - Carrying & Financing						
R.E. Taxes						
R.E Taxes - Parkside Townhomes		\$0.00		\$15,000.00		\$0.00
Taxes - Heart of Camden		\$0.00		\$10,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$25,000.00		\$0.00
Insurance						
Property Insurance - Parkside Townhomes		\$0.00		\$31,500.00		\$0.00
Insurance - Heart of Camden		\$0.00		\$7,500.00		\$0.00
Minor Category Sub-Total		\$0.00		\$39,000.00		\$0.00
Title Insurance & Recording						
Title Insurance and Expenses - Heart of Camden		\$0.00		\$5,000.00		\$0.00
Title Insurance- Parkside Townhomes		\$0.00		\$5,000.00		\$0.00
Minor Category Sub-Total		\$0.00		\$10,000.00		\$0.00
Interest						
Construction Interest - Parkside Townhomes		\$0.00		\$73,750.00		\$0.00
Construction Interest - Heart of Camden		\$0.00		\$0.00		\$0.00
Minor Category Sub-Total		\$0.00		\$73,750.00		\$0.00
Fees & Permits						
Permits - Parkside Townhomes		\$0.00		\$145,000.00		\$0.00
Permits & Fees - Heart of Camden		\$0.00		\$62,500.00		\$0.00
Minor Category Sub-Total		\$0.00		\$207,500.00		\$0.00

Camden City

[illegible]

[illegible]

**RESOLUTION AUTHORIZING A TERM EXTENSION OF THE GRANT AGREEMENT
BETWEEN THE CITY OF CAMDEN AND THE NEW JERSEY URBAN ENTERPRISE ZONE
AUTHORITY FOR THE CAMDEN STRONG CLEAN TEAM PROGRAM**

WHEREAS, on April 9, 2024, by Resolution MC-24:9423, the Council of the City of Camden (City) authorized the City to apply to the State of New Jersey Urban Enterprise Zone (NJUEZA) for a grant in the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00) to fund the Camden Strong Clean Team; and

WHEREAS, the term of the Grant Agreement is September 12, 2024 – July 1, 2025; and the project is ongoing; and

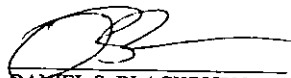
WHEREAS, NJUEZA has agreed to extend the term of the grant agreement through May 31, 2026, and the City wishes to accept the extension to ensure the continuity of services and to achieve optimal success in maintaining clean, safe and vibrant neighborhoods throughout the City of Camden; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Grant Agreement is hereby extended until May 31, 2026, for the Camden Strong Clean Team Program.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: ASAP

TO: City Council
FROM: Dr. Edward C. Williams, Dir. of Planning & Development

TITLE OF ORDINANCE/RESOLUTION: Requesting an extension of the Camden Strong Clean Team (MC-24:9629) through to May 31, 2026. This extension is necessary to ensure continuity of service and to achieve optimal success in maintaining clean, safe and vibrant neighborhoods throughout the City of Camden.

Point of Contact:

Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	[Signature]	12/25	
Supporting Department Director (if necessary)				
Director of Grants Management	Y	[Signature]	12/3/25	
Qualified Purchasing Agent				
Director of Finance		[Signature]	12/5/2025	

Approved by:
Business Administrator

Signature	Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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:

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Requesting an extension of the Camden Strong Clean Team (MC-24:9629) through to May 31, 2026. This extension is necessary to ensure continuity of service and to achieve optimal success in maintaining clean, safe and vibrant neighborhoods throughout the City of Camden.

FACTS/BACKGROUND:

- In accordance with UEZAF regulation funds will be used in the business corridors

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:

- \$350,000.00

IMPACT STATEMENT:

To allow the program to achieve its full potential and ensure uninterrupted service delivery.

Justification:

- Continued improvement of public spaces in key corridors
- Support for local economic development and public safety
- Ongoing employment opportunities for Camden residents
- Ability to plan and implement long-term sustainability strategies

SUBJECT MATTER EXPERTS/ADVOCATES:

NA

COORDINATION:

- In collaboration with the Urban Enterprise zone

Prepared by :Joe Thomas jothomas@camdennj.gov /856-968-3531

Name

Phone/Email

City Attorney

Signature

Date

**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

Type	Professional Services
Name of Vendor	City of CAMDEN
Purpose or Need for service:	Requesting an extension of the Camden Strong Clean Team (MC-24:9629) through May 31, 2026. This extension is necessary to ensure continuity of service and to achieve optimal success in maintaining clean, safe and vibrant neighborhoods throughout the City of Camden
Contract Award Amount	\$350,000.00
Term of Contract	1 year
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	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.

Bureau of Grants Management Grant Summary Form**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and DevelopmentGrant Administrator: Joseph ThomasGrant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Clean Team Program			
Grant #:		2022-08004-1859			
City Contract Date:				City Contract #:	
Application Resolution #:				Appropriation Code :	G-02-SB-667-240
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$350,000			
Local Match:	Y	N	Cash:		In-Kind: ☐
Budget Insertion Resolution # & Date:				Accepting Grant Resolution # MC:	
Term of Grant:		9/12/2024 – 7/1/2025 ext. 5/31/26		Location of Activity:	UEZA Zones
Date of Analysis:		18-May-24		Reviewed By:	Kelly Mobley

Summary:

3-Dec-25: The Department of Planning and Development – Camden UEZA Office is requesting council authorization to extend the Camden Strong Team grant term through 5/31/26. The extension was granted to ensure continuity of service and to achieve optimal success in maintaining clean, safe and vibrant neighborhoods throughout the City of Camden.

17-Oct-25: The Department of Planning and Development – Camden UEZA Office is processing a direct voucher in the amount of \$391.00 for A-1 Uniform for the purpose of procuring 17 navy blue sweat shirts. The original purchase order did not include these items,

6-Oct-25: The Department of Planning and Development – Camden UEZA Office is processing purchase order 24-05273 (A-1 Uniform City)) for uniforms needed for the Clean Team Program in the amount of \$1,772.20

22-Aug-25: The Department of Planning and Development - Camden UEZA Office is processing requisition #R2501392 in the amount of \$625.70 to procure supplies for servicing the corridors. (trash bags)

The Department of Planning and Development – Camden UEZ Office is processing purchase order #24-05273 in the amount of \$450.00 for work boots procured through A-1 Uniform City. Once payment is processed there will be a balance of \$675 remaining on the purchase order.

The Department of Planning and Development – Camden UEZ PO #24-00104 TDK Systems Group Inc. – Invoice #TDI-24-4848 (Isabel Miller Community – Fire Alarm System Upgrade). \$4,990.26

13-Nov-24: : The Department of Planning and Development – Camden UEZA Office is processing purchase order 24-05078 (Smart Stitch LLC) for uniforms needed for the Clean Team Program in the amount of \$1,772.20

8-Nov-24: The Department of Planning and Development – Camden UEZA Office is processing purchase order 24-05766 (Cartun Hardware) for supplies needed for the Clean Team Program in the amount of \$1,167.72

18-Oct-24: The Department of Planning and Development – Camden UEZA Office is processing purchase order #R2402052 for supplies needed for the Clean Team Program.

17-Oct-24: The Department of Planning and Development – Camden UEZA Office is processing purchase order #24-05348 for Mikes Golf Carts for the procurement of 2 UTV for the Camden Clean Program. This action will close out this purchase order.

18-Sep-24: The Department of Planning and Development - Camden UEZA Office is processing requisition #R2401859 in the amount of \$1,980.00 to procure safety vest, rain suits, goggles and boots for the hires.

21-Aug-24: The Department of Planning and Development - Camden UEZA Office is processing two requisitions in conjunction with the Camden Strong Clean Team. Specifically, Requisition R2401641 for uniforms (\$5,850)

Initial Report _____ Revised Report ✓ Closing Report _____

Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

and requisition #R2401643 (\$25,144) for two (2) ATVs (equipment).

18-Mar-24: The Department of Planning and Development - Camden UEZA Office is requesting council authorization to apply for funding from the State UEZA Office in the amount of \$350,000 for the purpose of developing a "Camden Strong Clean Team Program" to clean the UEZA commercial corridors. The proposed contract will be for one year. The program will be outsourced and vendor selected through the City of Camden's procurement procedures that align with 24 CFR Part 200.

31-Jul-24: The Department of Planning and Development - Camden UEZ Office is requesting council authorization to accept a \$350,000 grant from the NJ Department of Community Affairs - statue UEZ Office for the purpose of funding the Camden Strong Clean Team Program.

Time Lines:

The resolution is needed prior to presentation before the State UEZA Board in May 2024.

Problematic Areas/Recommendations: Any funding not utilized once awarded will be returned to the State and made available for future use.

UEZA 2024 - Camden Strong Clean Team

RESOLUTION MC-24: 9629
On Motion Of: Nohemi Soria-Perez
APPROVED: August 13th, 2024

R-25

DB:dh
08-13-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$350,000 FROM THE
NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY FOR
A GRANT ENTITLED "CAMDEN STRONG CLEAN TEAM"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Urban Enterprise Zone Authority awarded a grant to the City of Camden in the amount \$350,000.00 for the Camden Strong Clean Team; and

WHEREAS, the grant will be utilized to fund the City's Camden Strong Clean Team; 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 2024 budget; now, therefore

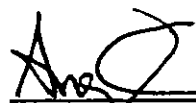
BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2024 in the sum of \$350,000.00 which is now available from the New Jersey Urban Enterprise Zone Authority.

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: August 13, 2024

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

Bureau of Grants Management Grant Summary FormGrant Status Code: G

(green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)

Grant Administrator: Joe Thomas

Grant Administrator #: 968-3531

Community Dev. Corp

Grant/Project Name:			Urban Enterprise Zone Camden Strong Clean Team in the amount of \$350,000.00			
Grant #:			UEZ			
City Contract Date:						
Application Resolution #: MC-24:9629				Appropriation Code G-02-sb-667-240	TBD	
Funding Source:			UEZ			
Pass-Through:	Y	N	Source:	City		
Amount of Grant:			\$350,000.00			
Local Match:	Y	N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:			
Term of Grant:			11/2024-5/2026	Location of Activity:		
Date of Analysis:			12/2/2025	Reviewed By:		Joe Thomas

Summary 1

The Department of Development and Planning/UEZ is requesting an extension of Camden Strong Clean Team through 2026 (MC-24:9629) Total - \$350,000.00

Shellean Brooks

From: Joseph Thomas
Sent: Tuesday, December 2, 2025 2:53 PM
To: Kelly Mobley; Sachina Evans; Scott Z. Parker; Shellean Brooks
Cc: Dr. Edward C. Williams, Dir. of Planning & Development
Subject: Fw: (EXTERNAL) RE: Extension request Project 2022-08004-1859

Great news extension has been granted

Happy Holidays



Joe E. Thomas Jr. Phone: 856-968-3531

Economic Development Rep. UEZ Coordinator

City of Camden \ Department of Community Affairs

Email jthomas@ci.camden.nj.us

From: Jenkins, William [DCA] <William.Jenkins@dca.nj.gov>
Sent: Tuesday, December 2, 2025 2:48 PM
To: Joseph Thomas <JoThomas@camdennj.gov>
Subject: (EXTERNAL) RE: Extension request Project 2022-08004-1859

[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

Joe,
The UEZA would like Camden to extend the program thus keeping people working and the city clean rather than end the program and reapply.

William Jenkins II
Finance Manager
Urban Enterprise Zone

Joe E. Thomas Jr. Phone: 856-968-3531
Economic Development Rep. UEZ Coordinator
City of Camden \ Department of Community Affairs
Email jethomas@ci.camden.nj.us

From: Joseph Thomas
Sent: Tuesday, May 13, 2025 8:16 AM
To: Jenkins, William [DCA] <william.jenkins@dca.nj.gov>
Cc: Joseph Fusco <joseph.fusco@dca.nj.gov>
Subject: Extension request

Mr. Jenkins,

I would first like to thank you and your team for all that you do. Your continued support is invaluable and greatly appreciated.

I am writing to formally request extensions for two ongoing projects:

1. Project 2022-08004-1518 – MACRO Capital Improvement: 12 months

This project is progressing well and fully allocated , funds currently under contract across six different applicants. However, as per program guidelines, total completion and a Certificate of Occupancy are required before any reimbursements can be issued. As a result, we are requesting an extension to allow sufficient time to for applicants to complete their work and meet all compliance requirements.

This project represents a substantial investment in the UEZ corridor, with significant implications for economic development. Allowing additional time will ensure that the impact of these investments is fully realized .

2. Project 2022-08004-1859 – Camden Clean Team: 6 months

This re-entry workforce initiative, which has been in operation since November 2024, has made notable progress in maintaining clean and safe business corridors. We respectfully request an extension to continue this valuable work.

Maintaining a full team of ten employees at all times has proven challenging due to the natural fluctuations of hiring, terminations, and resignations. An extension would give us the flexibility needed to stabilize staffing and strengthen program outcomes.

Thank you for your consideration of this request. We are committed to seeing both of these projects through to successful completion and maximizing their impact in the community.

Camden Strong



Joe E. Thomas Jr. Phone: 856-968-3531

AV:dh
01-13-26

R-25

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A NEIGHBORHOOD
PRESERVATION PROGRAM GRANT FROM THE NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS IN THE AMOUNT OF \$125,000.00**

WHEREAS, the New Jersey Department of Community Affairs ("NJCA") has awarded a Neighborhood Preservation Program grant to the City of Camden in partnership with Parkside Business Community in Partnership ("PBCIP") for the Parkside Haddon Avenue Business Corridor Revitalization Year 4 in the amount of \$125,000.00 from January 2026 through December 31, 2026; and

WHEREAS, it is in the best interest of the City of Camden to accept said grant; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City of Camden is hereby authorized to accept the Neighborhood Preservation Program grant in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) from the New Jersey Department of Community Affairs for the Parkside Haddon Avenue Business Corridor Revitalization Year 4; and

BE IT FURTHER RESOLVED that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said grant.

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

Date: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

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

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing the acceptance of a grant entitled "Neighborhood Preservation Grant" from the New Jersey Department of Community Affairs in the amount of \$125,000.00.

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

ENDORSEMENTS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/ RESOLUTION: Resolution authorizing the acceptance of a grant entitled "Neighborhood Preservation Grant" from the New Jersey Department of Community Affairs in the amount of \$125,000.00

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

- City of Camden in partnership with PBCIP was awarded a 5-year NPP grant for the Parkside Business and Community in Partnership – currently we are in year 4.
- Acceptance of the funding is critical to the continuation of the program.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$125,000.00

IMPACT STATEMENT: This action will allow the City and PBCIP to continue the progress of revitalizing the Haddon Avenue Corridor. City Council has approved said grant since 2022.

SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

COORDINATION:

- The Housing Services Division staff will continue to monitor this matter.

Prepared by:

Edward Williams x7135 Edwillia@camdennj.gov

Name

Phone/Email

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED NEIGHBORHOOD PRESERVATION PROGRAM FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS IN THE AMOUNT OF \$125,000

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

- City of Camden in partnership with PBCIP was awarded a 5 year NPP grant for the Parkside Commercial Corridor – currently we are in year 3
- Acceptance of the funding is critical to the continuation of the program.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$125,000.00

IMPACT STATEMENT:

- Will allow the City and PBCIP to continue the progress of revitalizing the Haddon Avenue Corridor.
- What changes and by how much if the City Council approves this proposal? N/A
 - Council has approved previous years' grant

SUBJECT MATTER EXPERTS/ADVOCATES:

- Bridget Phifer, Executive Director of PBCIP
 - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
 - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

COORDINATION:

- Those impacted are City of Camden Businesses, City of Camden Government, Parkside Businesses and residents

Prepared by: Candice Walker

x3542/cajeffer@ci.camden.nj.us

Name

Phone/Email

ATTACHMENT G**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS****DIVISION OF LOCAL GOVERNMENT SERVICES
PRE-APPROVAL OF GRANT APPLICATION FORM**

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

PLEASE EXPLAIN THE JUSTIFICATION FOR THE GRANT. PLEASE FULLY EXPLAIN COSTS ASSOCIATED WITH THE AWARD OF THE GRANT AS WELL AS ANY MATCHING FUNDS OR EMPLOYMENT OBLIGATIONS AS A TERM OF THE GRANT. PLEASE EXPLAIN THE BENEFITS OF THE GRANT FOR THE MUNICIPALITY AND THE RESIDENTS. ATTACH THE GRANT APPLICATION.

Neighborhood Preservation Program (NPP) Grant was awarded to the City of Camden in partnership with PBCIP for the revitalization of Haddon Avenue Commercial Corridor in the Parkside Neighborhood in the amount of \$125k for Year 3 of grant. The award of this grant is paramount to the continued revitalization of Parkside Neighborhood. This collaboration is focused on elevating Parkside through cooperative partnerships, equitable community development practices and implementing transparent community engagement strategies. These core components evolved from Parkside approved Neighborhood Strategic Plan.

City's cost toward this grant/endeavor is \$25k for Inkind/matching funding, which is being provided through the City's existing Urban Enterprise Zone Commercial Façade Program.

Grant Period Year 3 – January 2024 thru December 2024

Budget: See attached

Information of key municipal employee or agent applying for grant and responsible for its use:

Name	Candice Walker
Title	Chief Clerk
Telephone Number	856-968-3542
Email	CaJeffer@ci.camden.nj.us

If the grant is received and fully expended, what will the continuing financial obligations of the municipality be with respect to staffing, insurance, liability, operations, and/or maintenance?

N/A

What will the source of funds be for the staffing, insurance, liability, operations, and/or maintenance?

N/A

Mayor's Signature

Date

Business Administrator/Manager Signature

Date

Name, email and fax of contact person for this form:

For LGS use only:

() Approved

() Denied

Director or Designee, Division of Local Government Services

Date

Number Assigned _____

Organization Name: Parkside Business & Community in Partnership
 Project Name: NPP Budget - Haddon Avenue the Right Place

Project	NPP Yr 1 2022	NPP Yr 2 2023	NPP Yr 3 2024	Leverage 2024	Funding Source	Municipal Match
Goal 1: PROG DEV: Small Business Support						
Facade Grants (\$5K w/10% match required)	\$20,000	\$0	\$25,000	\$75,000	**NRTC and local UEZ	\$25,000
Technical Support	\$500	\$0	\$0	\$30,000	**NRTC, RF	
Business Procurement Training	\$5,000	\$0	\$0			
Mixed-Use Development	\$0	\$0	\$0			
Marketing	\$4,500	\$5,000	\$5,000	\$10,000	**NRTC, RF	
Infill Vacant Lots/Buildings		\$15,000	\$0		**NRTC, Fulton, UEZ, ARP,	
Co-Op Business Space	\$0	\$5,000	\$0	\$17,133,710	NMTC, HRSA, Asphre, TRF	
Acquaflores along Haddon Ave	\$0	\$0	\$0	\$25,000	**PNC	
Section Subtotal	\$30,000	\$25,000	\$30,000	\$17,273,710		
Goal 2: PROG Other: Parkside Story						
Community Events - Street Festival, Learning Garden & Small Business Saturday	\$17,500	\$15,000	\$15,000	\$70,000	**NRTC, local sponsors	
Signage & Imagery	\$5,000	\$0	\$0			
Public Art Exhibits	\$0	\$30,000	\$30,000	\$50,000	**NRTC, local sponsors	
Uniform Design Standards along Business Corridor	\$9,500	\$0	\$0			
Clean Streets	\$17,500	\$15,000	\$15,000	\$35,000	**NRTC	
NPP Implementation Plan	\$5,500	\$0	\$0			
Section Subtotal	\$55,000	\$50,000	\$50,000	\$155,000		
Goal 3: PROG PURCHASED SVCS: Haddon Avenue Corridor Enhancements						
Landscape treatments - "Light the Way" Yr1	\$0	\$0	\$0			
New Plaza & Open Space Areas (1224 Haddon)	\$15,000	\$15,000	\$10,000	\$80,000	NRTC	
Section Subtotal	\$15,000	\$15,000	\$10,000	\$80,000		
Goal 4: ADMIN OTHER: Leadership for Moving Forward						
Corridor Biz Coordinator	\$25,000	\$25,000	\$25,000	\$5,000	**PBCIP	
Mixed-Use Development	\$0	\$0	\$0			
Fostering food entrepreneurs	\$0	\$0	\$0			
Establish Local Business Association	\$0	\$0	\$0			
Alternative green spaces	\$0	\$0	\$0			
In-Kind Contribution - Admin	\$0	\$0	\$0			
Section Subtotal	\$25,000	\$25,000	\$25,000	\$37,500	**PBCIP and Camden city	\$12,500
TOTAL:	\$125,000	\$125,000	\$125,000	\$17,534,210		\$37,500

\$5K Architect fee



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 811
TRENTON, NJ 08625-0811

PHILIP D. MURNHY
Governor

TAMESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

September 19, 2024

Candice Jefferson
Camden City
520 Market Street
Camden, NJ 08101

Dear Ms. Jefferson,

I am pleased to share with you our confirmation that the City of Camden's 2024 Neighborhood Preservation Program (NPP) Implementation Plan Update has been approved.

We'll now work with you to amend your NPP grant to add \$125,000 in funding, for year three of NPP activities through December 31, 2024. Reimbursement of grant expenditures will be made upon approval of a Financial Status Report (FSR).

We thank you, the Town, and your NPP Camden City Stakeholder Team for your collective and successful work with NPP since 2022.

Please do not hesitate to contact me or our team with any questions or ideas you may have as we continue this journey of supporting the Parkside NPP District to further reach its potential. Our email address is NPP@dca.nj.gov.

Sincerely,

Brad Harrington
Administrator, Neighborhood Programs



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R-29

DB:dh
10-08-23

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED
"NEIGHBORHOOD PRESERVATION PROGRAM" FROM THE
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
IN THE AMOUNT OF \$125,000.00**

WHEREAS, the New Jersey Department of Community Affairs, Division of Community Resources has issued the City of Camden a Neighborhood Preservation Grant for the Parkside Haddon Avenue Business Corridor Revitalization Year 3 from January 2024 through December 31, 2024; and

WHEREAS, it is in the best interest of the City of Camden to accept said grant; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City of Camden is hereby authorized to accept a grant in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) from the New Jersey Department of Community Affairs, for the Parkside Haddon Avenue Business Corridor Revitalization Year 3; and

BE IT FURTHER RESOLVED that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said grant.

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

Date: October 8, 2024

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 8, 2024

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

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED NEIGHBORHOOD PRESERVATION PROGRAM FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS IN THE AMOUNT OF \$125,000

Point of Contact:	Candice Walker	Planning & Development	X3542	Cajeffer@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	[Signature]	9/24	
Supporting Department Director (If necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance	Y	J.P.	9/26/24	Bauman please 9-26-24 for km

Approved by:
Business Administrator

Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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: [Signature]

SEP 28 2024

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

CITY OF CAMDEN
GRANTS MANAGEMENT
2024 SEP 20 AM 9:26

City Attorney

Signature

Date

Initial Report ☒ Revised Report ☐ Closing Report ☐
Bureau of Grants Management Grant Summary Form
Grant Status Code: G
(green - g; yellow - y; red - r)

Department: Department of Planning – Housing Services

Grant Analyst: Candice Jefferson

Contact #: 856-757-7344

Grant/Project Name:		FY 2024 NPP – Parkside Haddon Avenue Business Corridor Revitalization - Accept – (3 rd Year)			
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:		\$ 125,000.00			
Local Match:	Y	N	Cash:	\$25,000.00 (Grant Funded) - UEZ	In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:		Camden City Census Tract - 6103
Date of Analysis:		9-25-24	Reviewed By:		Barbara Bellamy-Johnson

Summary: (Year 3) The Department of Planning/Division of Housing Services is requesting a resolution to accept FY 2024 NPP Grant for the Parkside Haddon Avenue Business Corridor Revitalization in the amount of \$125,000.00. The grant has a local match in the amount of \$25,000.00 that will be funded by Urban Enterprise Zone Façade Program.

This is Grant Period Year 3 of this grant and the period of the grant covers January 2024 to December 2024.

The Purpose of the Grant: This award will provide funding to implement a revitalization plan that specifies investment in façade improvement, clean streets, building rehab and business development efforts that deliver sustained small business and residential vitality along Haddon Avenue corridor. The grant agreement is attached with all requirements and stipulations. The budget is attached with a breakdown of how the funds will be expended and section c includes the scope of services for the grant.

Time Lines:

Initial Report ✓ Revised Report _____ Closing Report _____
Bureau of Grants Management Grant Summary Form
Grant Status Code: G
(green - g; yellow - y; red - r)

Problematic Areas/Recommendations

AV:dh
01-13-26

R-26
revised

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXECUTE A NEW
JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER
QUALITY FORM WQM003-T IN CONNECTION WITH WALNUT STREET ACQUISITION
GROUP LLC'S TREATMENT WORKS APPLICATION**

WHEREAS, Walnut Street Acquisition Group, LLC has applied to the New Jersey Department of Environmental Protection (NJDEP) for a Treatment Works Approval (TWA-1) permit for the installation of a sanitary sewer line at Block 367, Lots 1 and 6; and

WHEREAS, the City of Camden consents to the submission of a TWA-1 permit application by Walnut Street Acquisition Group, LLC, to the NJDEP; and

WHEREAS, the TWA-1 application has been reviewed and approved by the City Engineer; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Business Administrator, Timothy J. Cunningham, and the City Engineer, Anthony Morici, P.E., are hereby authorized to execute a New Jersey Department of Environmental Protection Form WQM003-T, and any and all related consent forms in connection with the TWA-1 permit application submitted by Walnut Street Acquisition Group LLC.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY ENGINEER AND BUSINESS ADMINISTRATOR TO EXECUTE A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER QUALITY STATEMENT OF CONSENT (WQM003-T) IN CONNECTION WITH WALNUT STREET ACQUISITION GROUP, LLC'S TREATMENT WORKS APPROVAL (TWA-1) PERMIT APPLICATION FOR THE CONNECTION AND INSTALLATION OF A SEWER LINE FOR WALNUT STREET ACQUISITION GROUP, LLC LOCATED AT BLOCK 367, LOTS 1 & 6.

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	Anthony.morici@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)¹
2. Certification of Funds²
3. Addition supporting documents.

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY ENGINEER AND BUSINESS ADMINISTRATOR TO EXECUTE A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER QUALITY STATEMENT OF CONSENT (WQM003-T) IN CONNECTION WITH WALNUT STREET ACQUISITION GROUP, LLC'S TREATMENT WORKS APPROVAL (TWA-1) PERMIT APPLICATION FOR THE CONNECTION AND INSTALLATION OF A SEWER LINE FOR WALNUT STREET ACQUISITION GROUP, LLC LOCATED AT BLOCK 367, LOTS 1 & 6.

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

- A TWA is required for the applicant to facilitate the proposed improvements.
- The proposed improvements will benefit residents of the City.
- Improvements include the demolition of the existing building & construction of a new 4-story office/research complex for Coriell Institute.
- The TWA-1 Permit application has been reviewed and approved by Anthony Morici, Acting City Engineer, and it is in the best interest of the City that City Council authorizes Anthony Morici, Acting City Engineer and Tim Cunningham, Business Administrator to execute the Statements of Consent on behalf of the City.

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

IMPACT STATEMENT:

- Complex will be built within the City of Camden.
- City Council approval of this legislation will facilitate the approval of a new office/research building for Coriell Institute.
- 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

3. LOCATION OF ACTIVITY

Name of Facility/Site: Walnut Street Acquisition Group, LLC
 Street Address/Location: 1300 Walnut St
 City or Town: Camden State: NJ Zip Code: 08103
 Municipality: Camden County: Camden Block(s): 367 Lot(s): 1 & 6
 Mailing Address (if different than facility street address): 403 Haddon Avenue
 City or Town: Camden State: NJ Zip Code: 08103

4. NEW JERSEY LICENSED PROFESSIONAL ENGINEER

Name: Joseph Raday, PE, CME N.J. License No: GEO43768
 Name of Firm, if employee: Pennoni
 Mailing Address: 2 Aquarium Drive, Suite 320
 City or Town: Camden State: NJ Zip Code: 08103
 Telephone: (856) 316-1059 Email: jraday@pennoni.com

5. ESTIMATED CONSTRUCTION COST AND APPLICATION FEE

- A) Cost of treatment works proposed in this application: \$ 20,850.00
 * Attach a breakdown of the cost of all items related to the construction of the proposed treatment works.
 B) Application Fee: \$ 850.00
 * In accordance with N.J.A.C. 7:14A-22.25(d), made payable to Treasurer, State of NJ, Environmental Services Fund.

6. PROJECT DESCRIPTION (Brief Description of Proposed Treatment Works and Intended Use)

Demolition of existing building. Construct new 4-story, 94,000 SF office/research complex.
 Connection is a 87 LF 6" PVC SDR-35 off Princess Avenue.

AV:dh
01-13-26

R-27
revised

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO EXECUTE A NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER QUALITY
FORM WQM003-T IN CONNECTION WITH PARKSIDE DEVELOPMENT, LLC'S
TREATMENT WORKS APPLICATION**

WHEREAS, Parkside Development, LLC, has applied to the New Jersey Department of Environmental Protection (NJDEP) for a Treatment Works Approval (TWA-1) permit for the installation of a sanitary sewer line at Block 1297, Lots 85-89 and Block 1300, Lots 68-71, 94, 95 and 99; and

WHEREAS, the City of Camden consents to the TWA-1 permit application to be filed by Parkside Development LLC with the NJDEP; and

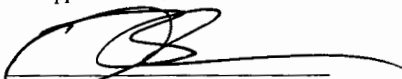
WHEREAS, the TWA-1 application has been reviewed and approved by the City Engineer; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Business Administrator, Timothy J. Cunningham, and the City Engineer, Anthony Morici, P.E., are hereby authorized to execute a New Jersey Department of Environmental Protection Form WQM003-T, and any and all related consent forms in connection with the TWA-1 permit application submitted by Parkside Development, LLC.

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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY ENGINEER AND BUSINESS ADMINISTRATOR TO EXECUTE A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER QUALITY STATEMENT OF CONSENT (WQM003-T) IN CONNECTION WITH PARKSIDE DEVELOPMENT, LLC'S TREATMENT WORKS APPROVAL (TWA-1) PERMIT APPLICATION FOR THE INSTALLATION/CONNECTION OF A SEWER LINE LOCATED AT BLOCK 1297, LOTS 85-89 AND THE INSTALLATION/CONNECTION OF A SEWER LINE AT BLOCK 1300, LOTS 68-71, 94, 95 & 99 FOR PARKSIDE DEVELOPMENT, LLC.

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	Anthony.morici@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			12/17	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		A.P.	12/12/25	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
3. Addition supporting documents.

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY ENGINEER AND BUSINESS ADMINISTRATOR TO EXECUTE A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER QUALITY STATEMENT OF CONSENT (WQM003-T) IN CONNECTION WITH PARKSIDE DEVELOPMENT, LLC'S TREATMENT WORKS APPROVAL (TWA-1) PERMIT APPLICATION FOR THE INSTALLATION/CONNECTION OF A SEWER LINE LOCATED AT BLOCK 1297, LOTS 85-89 AND THE INSTALLATION/CONNECTION OF A SEWER LINE AT BLOCK 1300, LOTS 68-71, 94, 95 & 99 FOR PARKSIDE DEVELOPMENT, LLC.

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

- A TWA is required for the applicant to facilitate the proposed improvements.
- The proposed improvements will benefit residents of the City.
- Improvements include the demolition of the existing building & construction of a new 4-story mixed use commercial and residential building.
- The TWA-1 Permit application has been reviewed and approved by Anthony Morici, Acting City Engineer, and it is in the best interest of the City that City Council authorizes Anthony Morici, Acting City Engineer and Timothy Cunningham, Business Administrator to execute the Statements of Consent on behalf of the City.

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

IMPACT STATEMENT:

- The building will be built within the City of Camden.
- 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

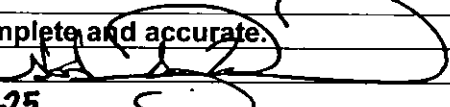
Prepared by: Anthony Morici (856) 757-7680 anthony.morici@camdennj.gov

Name

Phone/Email

APPENDIX XV

CITY OF CAMDEN DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT 1056 WRIGHT AVE., 3RD FLOOR, CAMDEN, N.J. 08103 TWA/SAFE DRINKING WATER REVIEW FEE TEL.NO: (856) 757-7680 FAX NO: (856) 757-7620		
DATE: February 4, 2025		
APPLICANT INFORMATION		
NAME: Parkside Development, LLC		TEL.NO: 856-964-0440
CONTACT PERSON: Azeez Weeks		CELL NO: 302-354-8941
ADDRESS: 1487 Kenwood Avenue Camden, NJ 08103		FAX NO: 856-964-3664
E-MAIL ADDRESS: aweeks@cinnaiare.com		
PROJECT/BUILDING INFORMATION		
NAME: Parkside Redevelopment	Block: 1297	Lot: 85-89
LOCATION: Haddon Avenue, Camden, NJ	BLOCK: 1300	LOT: 68-71, 94, 95, & 99
DESCRIPTION: Existing buildings to be demolished. Construct new 4-story and 3-story mixed use (commercial and residential) buildings. Buildings contain 1,879 SF commercial/retail space, 25,218 SF medical office, 2,614 SF office, 6 one-bedroom apartment, 18 two-bedroom apartment, and 6 three-bedroom apartment. Sewer: Block 1297: Connection is 21 LF 4-inch PVC pipe off Haddon Ave (CR 561). Block 1300: Connection is 25 LF 6-inch PVC pipe off Haddon Ave (CR 561).		
That the following fee shall be imposed for the review, processing and administrative expenses of each Treatment Works Approval (TWA).		
RESIDENTIAL PROJECTS:		FEE:
		(circle appropriate amount)
1-4	Equivalent Dwelling Units	\$100.00
5-10	Equivalent Dwelling Units	\$150.00
11-25	Equivalent Dwelling Units	\$200.00
26-50	Equivalent Dwelling Units	\$250.00
Over 50	Equivalent Dwelling Units	\$500.00
COMMERCIAL PROJECTS:		
10,000 Square Feet and Less		\$200.00
> 10,000 Square Feet and < 100,000 Square Feet		\$500.00
> 100,000 Square Feet and < 500,000 Square Feet		\$750.00
Greater than 500,000 Square feet		\$1,000.00
Note: Area calculations include all impervious area including parking lots, roofs and other paved landscape. The total area should also include the total of the commercial space on each floor of a multi-story building. In the case of a project combining commercial and residential units, the fees for considering the project, the commercial fee and the residential fee should be calculated separately and the applicable fee will be the greater of those two (2) separate values.		
TWA REVIEW FEE: \$750.00		
Payment must be in the form of a bank check, certified check or money order made payable to the City of Camden.		
APPLICANT'S CERTIFICATON:		

I certify that the information contained in this application is complete and accurate.	
NAME: Azeez Weeks	SIGNATURE: 
TITLE: Project Manager	DATE: 10-23-25
Payment for the TWA Review Fee for the above application has been received in full by the City.	
ON BEHALF OF CITY:	DATE:

AV:dh
01-13-26

R-28

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EARLE ASPHALT
COMPANY FOR THE FY 2024 NEW JERSEY DEPARTMENT OF TRANSPORTATION
LOCAL FREIGHT IMPACT FUND FOR THE IMPROVEMENTS TO HOLTEC
BOULEVARD/MORGAN STREET PROJECT**

WHEREAS, there exists a need for improvements to Holtec Boulevard from Broadway to Master Street, and Morgan Boulevard from Master Street to Fairview Street in the City of Camden; and

WHEREAS, pursuant to Bid No. 25-20 seven (7) bids were received on December 4, 2025; and

WHEREAS, upon review of the proposals received, Earle Asphalt Company was determined to be the lowest responsible bidder; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended that the City Council of the City of Camden award a contract to Earle Asphalt Company for the provision of labor, materials, equipment, and all related services necessary to perform roadway improvements along Holtec Boulevard and Morgan Street, in an amount not to exceed One Million Four Hundred Seventy-Six Thousand Ninety-Seven Dollars and Thirteen Cents (\$1,476,097.13); and

WHEREAS, the award to Earle Asphalt Company, in the amount of \$1,476,097.13, representing \$836,800.33 items 1 through 52 of the Base Bid, \$444,331.20, items 6A thru 52A of alternate Bid No. 1, and \$194,965.60, items 6B through 52B of Alternate Bid No. 2; 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 account of the City of Camden under line item "4-01-09-930-\$74", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council award a contract to Earle Asphalt Company for an amount not to exceed ONE MILLION FOUR HUNDRED SEVENTY-SIX THOUSAND NINETY-SEVEN DOLLARS AND THIRTEEN CENTS (\$1,476,097.13), for roadway improvements to Holtec Boulevard/Morgan Street in the City of Camden pursuant to Public Contracts Law, P.L. 1971, Chapter 198; and

BE IT FURTHER RESOLVED that the proper officials of the City of Camden are hereby authorized and directed to execute all contracts and documents necessary to effectuate the award of this contract and to take all actions necessary to carry out the purpose of this Resolution.

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: January 13, 2026

The above has been reviewed
and approved as to form


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EARLE ASPHALT COMPANY FOR THE FY 2024 NJDOT LFIF-IMPROVEMENTS TO HOLTEC BOULEVARD/MORGAN STREET IN THE AMOUNT OF \$1,476,097.13, REPRESENTING \$836,800.33, ITEMS 1 THROUGH 52 OF THE BASE BID; \$444,331.20; ITEMS 6A THROUGH 52A OF ALTERNATE BID NO.1 & \$194,965.50 AND ITEMS 6B THROUGH 52B OF ALTERNATE BID NO. 2 FOR THE FY 2024 NJDOT LFIF-IMPROVEMENTS TO HOLTEC BOULEVARD/MORGAN STREET IN THE CITY OF CAMDEN.

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	anthony.morici@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			

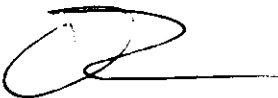
Approved by:
Business Administrator


Signature

Date

Attachments (list and attach all available):

- 1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
- 2. Certification of Funds²
- 3. Addition supporting documents.



¹ 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
² Mandatory for any financial commitment to the City or expenditure of City Funds.

“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 AWARD OF A CONTRACT TO EARLE ASPHALT COMPANY FOR THE FY 2024 NJDOT LFIF-IMPROVEMENTS TO HOLTEC BOULEVARD/MORGAN STREET IN THE AMOUNT OF \$1,476,097.13, REPRESENTING \$836,800.33, ITEMS 1 THROUGH 52 OF THE BASE BID; \$444,331.20; ITEMS 6A THROUGH 52A OF ALTERNATE BID NO.1 & \$194,965.50 AND ITEMS 6B THROUGH 52B OF ALTERNATE BID NO. 2 FOR THE FY 2024 NJDOT LFIF-IMPROVEMENTS TO HOLTEC BOULEVARD/MORGAN STREET IN THE CITY OF CAMDEN.

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

- Improvements include milling & pavement repair
- Removal & replacement of curb, driveway, sidewalk
- Improvements include installation of new inlets, curb pieces, bicycle safe grates, ADA compliant curb ramps

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$1,476,097.13

IMPACT STATEMENT:

- Sidewalk reconstruction is needed along various locations throughout the City specifically along Morgan Street (from Broadway to Fairview Avenue) and Holtec Boulevard (from Holtec Boulevard to Broadway)
- City Council approval of this legislation will improve sidewalks and roadways in the City of Camden
- If not approved by Council corrective and preventive action to City streets and sidewalks will not be properly addressed

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

**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	Earle Asphalt Company
Purpose or Need for service:	Improvements to Holtec Boulevard/Morgan Street
Contract Award Amount	\$1,476,097.13
Term of Contract	120 Calendar Days
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES FY 2024 NJDOT Local Freight Impact Fund (LFIF)
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Bid No. 25-20
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES South State, Inc. (\$1,526,015.42); Think Pavers (\$1,564,043.00); Lexa Concrete (\$1,606,762.00); Paving Plus (\$1,684,876.00); RE Pierson (\$1,758,048.45); AP Construction (\$4,362,192.75)

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_____



**REMINGTON
& VERNICK
ENGINEERS**

RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

December 8, 2025

Lateefah Chandler, City Purchasing Agent
City of Camden
520 Market Street
City Hall, Room 409
Camden, NJ 08101-5120

**Re: City of Camden
Bid 25-20 FY 2024 NJDOT Local Freight Impact Fund (LFIF): Improvements to Holtec
Boulevard/Morgan Street
Recommendation to Award
Our File #04-08-T-202**

Dear Ms. Chandler:

We have received the bids tabulated by the City on December 4, 2025, regarding the above-referenced project.

The project consists of improvements to Holtec Boulevard (from Broadway [C.R. 551] to Master Street) and Morgan Street (from Master Street to Fairview Street) to include milling of the existing asphalt surface, overlay of milled bituminous asphalt surface, hot mix asphalt pavement repair, removal and replacement of concrete vertical curb, concrete driveway, and concrete sidewalk, installation of new inlets, curb pieces, bicycle safe grates, ADA compliant curb ramps, pavement markings, and pavement striping, resetting of manholes/inlets and vents/valve boxes, traffic control, dust control, soil erosion control, clearing, cleaning, and restoration.

A copy of the bid tabulation is enclosed for your review.

Our recommendation to award is as follows:

- Should the City decide to award the Base Bid, Alternate Bid No. 1, & Alternate Bid No. 2 improvements, the resolution should indicate award to Earle Asphalt Company, 1800 Route 34, Building 2, Suite 205, Wall, New Jersey 07719, in the amount of \$1,476,097.13, representing \$836,800.33, items 1 through 52 of the Base Bid, \$444,331.20, items 6A thru 52A of Alternate Bid No. 1, and \$194,965.60, items 6B through 52B of Alternate Bid No. 2.

In accordance with Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq, the contract should be awarded to the lowest responsible bidder, which appears to be Earle Asphalt Company, 1800 Route 34, Building 2, Suite 205, Wall, New Jersey 07719. Any award should be contingent upon review and approval of the City Solicitor, NJDOT, and monies being available.

Also, enclosed you will find form SA-22 to be signed and sealed and returned to our office along with two (2) original signed and sealed Resolution of Award documents. The bid tabulation must also be signed and sealed and returned to our office (see the certification paragraph on the memo page). It is imperative that this information is forwarded to our office as soon as possible as it is needed to submit to the New Jersey Department of Transportation in order for the municipality to receive their 75% "up-front" monies from the State.

If you have any questions, please feel free to call me at (609) 828-4220.

Sincerely,

REMINGTON & VERNICK ENGINEERS



Douglas M. Johnson, P.E., C.M.E.
Asst. Department Head | Senior Associate

DMJ/AJM/mcb

Enclosures

cc: Timothy Cunningham, Business Administrator
Scott Parker, Chief Financial Officer
Dr. Edward C. Williams, Dir. of Planning & Development
Tytanya Ray, Contract Administrator
Stephanie Walker, Assistant to City Engineer
Keith Walker, City DPW Director
Adriane McKendry, Comptroller
Anthony Morici, RVE
Nolan Berzanski, RVE

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID
AND ECONOMIC DEVELOPMENT
RECOMMENDATION OF AWARD
STATE AID PROJECT**

BE IT RESOLVED

that the City of Camden

hereby recommends to the New Jersey Department of Transportation that the contract for

FY 2024 NJDOT Local Freight Impact Fund (LFIF): Improvements to Holtec Boulevard/Morgan Street
(Name of Project)

in the City of Camden County of Camden
(Name of Municipality)

be awarded to Earle Asphalt Company

whose bid amounted to \$1,476,097.13 subject to the approval of the Department.

That the presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction.

That the clerk of this body be and is hereby directed to seal said contract
with the corporate seal of this body and to attest to the same.

Approved by the City of Camden on _____
(Name of Local Government) (Date of Award)

(Presiding Officer)

(Date)

(Clerk)

(Date)

(Affix Seal)

BID 75-20 - FY 2024 NIDOT LOCAL FREIGHT IMPACT FUND (LFI): IMPROVEMENTS TO HOLTEC BOULEVARD / MORGAN STREET
 Bid Opening: Thursday, December 4, 2025

Date 12/8/25

Anthony J. Miller, PE, City Engineer

Item	Est. Qty	Units	Description	Certe Asphalt Company			South State, Inc.			Think Powers Hardtopping			Lena Concrete, LLC		
				Submission 1			Submission 1			Submission 1			Submission 1		
				Unit Price in Numerals	Total		Unit Price in Numerals	Total		Unit Price in Numerals	Total		Unit Price in Numerals	Total	
1	25	UN	BREAKAWAY BARRICADES IF & WHERE DIRECTED	\$ 0.0100	\$0.25		\$ 0.0100	\$0.25		\$ 1.0000	\$100.00		\$ 1.0000	\$100.00	
2	120	UN	DRUMS IF & WHERE DIRECTED	\$ 0.0100	\$1.20		\$ 0.0100	\$1.20		\$ 1.0000	\$120.00		\$ 1.0000	\$120.00	
3	150	UN	TRAFFIC CONE IF & WHERE DIRECTED	\$ 0.0100	\$1.50		\$ 0.0100	\$1.50		\$ 1.0000	\$150.00		\$ 1.0000	\$150.00	
4	1000	SP	CONSTRUCTION SIGN # 8 WHERE DIRECTED	\$ 0.0100	\$10.00		\$ 0.0100	\$10.00		\$ 1.0000	\$1000.00		\$ 1.0000	\$1000.00	
5	2	UN	PORTABLE VARIABLE MESSAGE SIGN # 8 WHERE DIRECTED	\$ 5.0000	\$10.00		\$ 5.0000	\$10.00		\$ 8.0000	\$16.00		\$ 8.0000	\$16.00	
11	25000	SY	HMA MILLING 3" OR LESS	\$ 4.4000	\$110,000.00		\$ 4.4000	\$110,000.00		\$ 4.0000	\$100,000.00		\$ 4.0000	\$100,000.00	
12	550	SY	HOT MIX ASPHALT PAVEMENT REPAIR	\$ 8.5000	\$4,675.00		\$ 8.5000	\$4,675.00		\$ 6.5000	\$3,575.00		\$ 6.5000	\$3,575.00	
13	3900	TON	TACK COAT	\$ 0.0100	\$39.00		\$ 0.0100	\$39.00		\$ 0.0100	\$39.00		\$ 0.0100	\$39.00	
14	3030	TON	HOT MIX ASPHALT 12.5 M 64 SURFACE COURSE 2" THICK	\$ 109.0000	\$330,090.00		\$ 109.0000	\$330,090.00		\$ 115.0000	\$348,450.00		\$ 115.0000	\$348,450.00	
15	150	SY	CONCRETE SURFACE COURSE 9.5" THICK	\$ 170.0000	\$25,500.00		\$ 170.0000	\$25,500.00		\$ 160.0000	\$24,000.00		\$ 160.0000	\$24,000.00	
16	100	LF	24" x 32" CONCRETE BARRIER CURB DOWNWELLED	\$ 350.0000	\$35,000.00		\$ 350.0000	\$35,000.00		\$ 300.0000	\$30,000.00		\$ 300.0000	\$30,000.00	
17	25	SY	HOT MIX ASPHALT DRIVEWAY 4" THICK	\$ 75.0000	\$1,875.00		\$ 75.0000	\$1,875.00		\$ 70.0000	\$1,750.00		\$ 70.0000	\$1,750.00	
18	2	UN	TREE REMOVAL OVER 24" TO 36" DIAMETER	\$ 3,150.0000	\$6,300.00		\$ 3,150.0000	\$6,300.00		\$ 1,000.0000	\$2,000.00		\$ 1,000.0000	\$2,000.00	
19	2	UN	RESET JUNCTION BOX	\$ 2,500.0000	\$5,000.00		\$ 2,500.0000	\$5,000.00		\$ 2,500.0000	\$5,000.00		\$ 2,500.0000	\$5,000.00	
21	200	LF	CURB PAINTING (YELLOW)	\$ 1.5000	\$300.00		\$ 1.5000	\$300.00		\$ 1.6000	\$320.00		\$ 1.6000	\$320.00	
23	2	UN	WILET TYPE A WITH TRAP	\$ 10,000.0000	\$20,000.00		\$ 10,000.0000	\$20,000.00		\$ 25,000.0000	\$50,000.00		\$ 25,000.0000	\$50,000.00	
24	3	UN	RESET INLET TYPE A USING EXISTING CASTING	\$ 450.0000	\$1,350.00		\$ 450.0000	\$1,350.00		\$ 100.0000	\$300.00		\$ 100.0000	\$300.00	
25	34	UN	CURB PIECE	\$ 600.0000	\$20,400.00		\$ 600.0000	\$20,400.00		\$ 340.0000	\$11,560.00		\$ 340.0000	\$11,560.00	
26	10	UN	BICYCLE SAFE GRATE	\$ 400.0000	\$4,000.00		\$ 400.0000	\$4,000.00		\$ 375.0000	\$3,750.00		\$ 375.0000	\$3,750.00	
27	31	UN	RESET MANHOLE USING NEW CASTING	\$ 1,000.0000	\$31,000.00		\$ 1,000.0000	\$31,000.00		\$ 1,500.0000	\$46,500.00		\$ 1,500.0000	\$46,500.00	
28	3	UN	RESET MANHOLE USING EXISTING CASTING	\$ 600.0000	\$1,800.00		\$ 600.0000	\$1,800.00		\$ 100.0000	\$300.00		\$ 100.0000	\$300.00	
29	370	SY	CONCRETE SIDEWALK 5" THICK	\$ 125.0000	\$46,250.00		\$ 125.0000	\$46,250.00		\$ 100.0000	\$37,000.00		\$ 100.0000	\$37,000.00	
30	8	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2436)	\$ 220.0000	\$1,760.00		\$ 220.0000	\$1,760.00		\$ 1,000.0000	\$8,000.00		\$ 1,000.0000	\$8,000.00	
31	9	SY	COLOR "SAFETY RED" OR APPROVED EQUAL	\$ 220.0000	\$1,980.00		\$ 220.0000	\$1,980.00		\$ 1,000.0000	\$9,000.00		\$ 1,000.0000	\$9,000.00	
32	10	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2448)	\$ 220.0000	\$2,200.00		\$ 220.0000	\$2,200.00		\$ 1,000.0000	\$10,000.00		\$ 1,000.0000	\$10,000.00	
33	60	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK	\$ 120.0000	\$7,200.00		\$ 120.0000	\$7,200.00		\$ 200.0000	\$12,000.00		\$ 200.0000	\$12,000.00	
34	170	SY	CONCRETE DRIVEWAY REINFORCED 8" THICK	\$ 140.0000	\$23,800.00		\$ 140.0000	\$23,800.00		\$ 150.0000	\$25,500.00		\$ 150.0000	\$25,500.00	
35	3	UN	MONUMENT	\$ 530.2700	\$1,590.81		\$ 530.2700	\$1,590.81		\$ 390.0000	\$1,170.00		\$ 390.0000	\$1,170.00	
36	900	LF	7" x 11" CONCRETE VERTICAL CURB	\$ 60.0000	\$54,000.00		\$ 60.0000	\$54,000.00		\$ 59.0000	\$53,100.00		\$ 59.0000	\$53,100.00	
37	7800	LF	TRAFFIC STRIPES 4"	\$ 0.5500	\$4,290.00		\$ 0.5500	\$4,290.00		\$ 1.0000	\$7,800.00		\$ 1.0000	\$7,800.00	
38	3450	LF	TRAFFIC MARKING LINES 6"	\$ 1.3000	\$4,485.00		\$ 1.3000	\$4,485.00		\$ 1.2000	\$4,140.00		\$ 1.2000	\$4,140.00	
39	4100	LF	TRAFFIC MARKING LINES 8"	\$ 1.7000	\$6,970.00		\$ 1.7000	\$6,970.00		\$ 1.6000	\$6,560.00		\$ 1.6000	\$6,560.00	
40	3000	LF	TRAFFIC MARKING LINES 24"	\$ 5.5000	\$16,500.00		\$ 5.5000	\$16,500.00		\$ 5.0000	\$15,000.00		\$ 5.0000	\$15,000.00	
41	1350	SF	TRAFFIC MARKING SYMBOLS	\$ 4.5000	\$6,075.00		\$ 4.5000	\$6,075.00		\$ 4.0000	\$5,400.00		\$ 4.0000	\$5,400.00	
42	80	SF	REGULATORY AND WARNING SIGNS	\$ 45.0000	\$3,600.00		\$ 45.0000	\$3,600.00		\$ 42.0000	\$3,360.00		\$ 42.0000	\$3,360.00	
43	16	UN	RESET WATER VALVE BOX	\$ 50.16	\$802.56		\$ 50.16	\$802.56		\$ 300.0000	\$4,800.00		\$ 300.0000	\$4,800.00	
44	4	UN	RESET GAS VALVE BOX	\$ 200.0000	\$800.00		\$ 200.0000	\$800.00		\$ 300.0000	\$1,200.00		\$ 300.0000	\$1,200.00	
45	4	UN	RESET GAS VALVE BOX	\$ 0.0100	\$0.04		\$ 0.0100	\$0.04		\$ 1.0000	\$4.00		\$ 1.0000	\$4.00	

Item	Est. Qty	Units	Description	MAIN BID		Early Asphalt Company		South State, Inc.		Think Pavers Hardscaping		Sigma Concrete, LLC	
				Subtotal	Unit Price in Numerals	Subtotal	Unit Price in Numerals	Subtotal	Unit Price in Numerals	Subtotal	Unit Price in Numerals	Subtotal	Unit Price in Numerals
46	12	LN	REMOVAL OF RPM		\$0.17		\$0.17		\$0.17		\$0.17		\$0.17
47	12	LN	RPM MONO-DIRECTIONAL WHITE LENS		\$1,380.00		\$1,380.00		\$1,380.00		\$1,380.00		\$1,380.00
48	5	LN	RPM DUAL-DIRECTIONAL AMBER LENS		\$825.00		\$825.00		\$825.00		\$825.00		\$825.00
49	22	CY	BORROW TOPSOIL		\$50.00		\$1,100.00		\$50.00		\$1,100.00		\$50.00
50	150	SY	TOPSOIL SPREADING 5" THICK		\$1.50		\$225.00		\$1.50		\$225.00		\$1.50
51	150	SY	FERTILIZING & SEEDING TYPE A-3		\$1.50		\$225.00		\$1.50		\$225.00		\$1.50
52	3	LN	RESET SIGN		\$150.00		\$450.00		\$150.00		\$450.00		\$150.00
6	120	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED		\$10,893.60		\$1,307,232.00		\$10,893.60		\$1,307,232.00		\$10,893.60
7	120	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED		\$10,893.60		\$1,307,232.00		\$10,893.60		\$1,307,232.00		\$10,893.60
8	1	DOLL	FUEL PRICE ADJUSTMENT		\$2,500.00		\$2,500.00		\$2,500.00		\$2,500.00		\$2,500.00
9	1	DOLL	FUEL PRICE ADJUSTMENT		\$4,500.00		\$4,500.00		\$4,500.00		\$4,500.00		\$4,500.00
10	1	ALLO	CONTRACTOR NIGHT OF ENTRY PERMIT CERTIFICATE OF INSURANCE AND RAILROAD PROTECTION COVERAGE ALL INCLUSIVE		\$10,000.00		\$10,000.00		\$10,000.00		\$10,000.00		\$10,000.00
Subtotal:					\$836,800.33		\$836,800.33		\$913,146.32		\$1,003,453.20		\$960,393.20
ALTERNATE BID NO. 1													
17A	50	SY	HOT MIX ASPHALT DRIVEWAY 6" THICK		\$3,750.00		\$3,750.00		\$5,000.00		\$40,320.00		\$80,000.00
18A	2	LN	TREE REMOVAL OVER 24" TO 36" DIAMETER		\$6,300.00		\$6,300.00		\$5,900.00		\$5,000.00		\$3,000.00
20A	1	LN	18"X 30" JUNCTION BOX		\$4,406.91		\$4,406.91		\$3,500.00		\$1,000.00		\$1,000.00
22A	200	LF	CURB PAINTING (YELLOW)		\$300.00		\$60,000.00		\$500.00		\$1,000.00		\$1,000.00
22A	85	LF	CURB PAINTING (BLUE)		\$170.00		\$14,350.00		\$212.50		\$18,062.50		\$3,000.00
29A	1660	SY	CONCRETE SIDEWALK 5" THICK		\$225,760.00		\$373,671.60		\$187,920.00		\$317,000.00		\$215,800.00
30A	6.5	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2436 COLOR 'SAFETY RED' OR APPROVED EQUAL)		\$1,430.00		\$9,395.00		\$1,950.00		\$12,675.00		\$2,145.00
31A	5.4	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2448 COLOR 'SAFETY RED' OR APPROVED EQUAL)		\$1,188.00		\$6,403.20		\$1,670.00		\$9,078.00		\$1,782.00
33A	150	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK		\$18,000.00		\$2,700.00		\$18,000.00		\$122,000.00		\$24,000.00
36A	2800	LF	7"X8"X18" CONCRETE VERTICAL CURB		\$188,000.00		\$528,400.00		\$182,000.00		\$512,000.00		\$168,000.00
39A	100	LF	TRAFFIC MARKING LINES 8"		\$170.00		\$17,000.00		\$1,600.00		\$16,000.00		\$2,000.00
42A	30	SF	REGULATORY AND WARNING SIGNS		\$1,350.00		\$40,500.00		\$1,320.00		\$39,600.00		\$55,000.00
43A	6	LN	RESET WATER VALVE BOX		\$50.00		\$300.00		\$6.00		\$36.00		\$300.00
45A	3	LN	RESET GAS VALVE BOX		\$60.00		\$180.00		\$3.00		\$9.00		\$150.00
49A	180	CY	BORROW TOPSOIL		\$9,000.00		\$1,620.00		\$9,000.00		\$100,000.00		\$18,000.00
50A	1250	SY	TOPSOIL SPREADING 5" THICK		\$12,500.00		\$1,562.50		\$12,500.00		\$156,250.00		\$2,500.00
51A	1250	SY	FERTILIZING & SEEDING TYPE A-3		\$12,500.00		\$1,562.50		\$12,500.00		\$156,250.00		\$2,500.00
52A	5	LN	RESET SIGN		\$750.00		\$3,750.00		\$1,875.00		\$9,375.00		\$1,875.00
6A	20	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED		\$1,815.60		\$36,312.00		\$875.00		\$17,500.00		\$3,500.00
7A	20	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED		\$1,815.60		\$36,312.00		\$875.00		\$17,500.00		\$3,500.00
8A	1	DOLL	FUEL PRICE ADJUSTMENT		\$100.00		\$100.00		\$100.00		\$100,000.00		\$100.00
Subtotal:					\$444,331.20		\$444,331.20		\$421,535.20		\$583,303.20		\$444,043.20

Anthony J. Morici, P.E., City Engineer
 Date 12/04/25

Item	Est. Qty	Units	MAIN BID Description	Eerie Asphalt Company		South State, Inc.		Think Pavers Hardscaping		Lexa Concrete, LLC	
				Submission 1 Unit Price In Numerals	Total	Submission 1 Unit Price In Numerals	Total	Submission 1 Unit Price In Numerals	Total	Submission 1 Unit Price In Numerals	Total
ALTERNATE BID NO. 2											
178	10	SY	HOT MIX ASPHALT DRIVEWAY 4" THICK	\$ 75.0000	\$750.00						
218	80	LF	CURB PAINTING (YELLOW)	\$ 1.5000	\$120.00	\$ 100.0000	\$1,000.00	\$ 41.0000	\$410.00	\$ 80.0000	\$800.00
268	1	UN	RESET MANHOLE USING EXISTING CASTING IF & WHERE DIRECTED	\$ 581.1300	\$581.13	\$ 2.5000	\$200.00	\$ 5.0000	\$400.00	\$ 3.0000	\$240.00
						\$ 600.0000	\$600.00	\$ 1.0000	\$1.00	\$ 400.0000	\$400.00
298	780	SY	CONCRETE SIDEWALK 5" THICK	\$ 126.8000	\$98,904.00	\$ 112.0000	\$87,360.00	\$ 115.0000	\$89,700.00	\$ 130.0000	\$101,400.00
318	2	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2448) COLOR "SAFETY RED" OR APPROVED EQUAL	\$ 220.0000	\$440.00	\$ 300.0000	\$600.00	\$ 300.0000	\$600.00	\$ 330.0000	\$660.00
338	55	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK	\$ 120.0000	\$6,600.00	\$ 120.0000	\$6,600.00	\$ 125.0000	\$6,875.00	\$ 160.0000	\$8,800.00
368	1330	LF	7"X18" CONCRETE VERTICAL CURB	\$ 60.0000	\$79,800.00	\$ 65.0000	\$86,450.00	\$ 65.0000	\$66,500.00	\$ 60.0000	\$79,800.00
398	90	LF	TRAFFIC MARKING LINES 8"	\$ 1.7000	\$153.00	\$ 1.6000	\$144.00	\$ 1.6000	\$144.00	\$ 2.0000	\$180.00
408	65	LF	TRAFFIC MARKING LINES 24"	\$ 5.2500	\$341.25	\$ 4.8000	\$312.00	\$ 4.8000	\$312.00	\$ 5.0000	\$325.00
428	30	SF	REGULATORY AND WARNING SIGNS	\$ 45.0000	\$1,350.00	\$ 44.0000	\$1,320.00	\$ 44.0000	\$1,320.00	\$ 55.0000	\$1,650.00
458	2	UN	RESET GAS VALVE BOX	\$ 0.0100	\$0.02	\$ 1.0000	\$1.00	\$ 1.0000	\$1.00	\$ 50.0000	\$100.00
498	75	CY	BORROW TOPSOIL	\$ 50.0000	\$3,750.00	\$ 50.0000	\$3,750.00	\$ 51.0000	\$7,125.00	\$ 50.0000	\$7,500.00
508	530	SY	TOPSOIL SPREADING 5" THICK	\$ 0.0100	\$5.30	\$ 0.0100	\$5.30	\$ 15.0000	\$795.00	\$ 10.0000	\$530.00
518	530	SY	FERTILIZING & SEEDING TYPE A-3	\$ 0.0100	\$5.30	\$ 1.5000	\$795.00	\$ 1.0000	\$530.00	\$ 1.0000	\$530.00
528	2	UN	RESET SIGN IF & WHERE DIRECTED	\$ 150.0000	\$300.00	\$ 165.0000	\$330.00	\$ 1.0000	\$1.00	\$ 100.0000	\$200.00
68	10	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80
78	10	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80
88	1	DOCL	FUEL PRICE ADJUSTMENT	\$ 50.0000	\$50.00	\$ 50.0000	\$50.00	\$ 50.0000	\$50.00	\$ 50.0000	\$50.00
Subtotal:					\$194,965.60		\$191,333.90		\$176,686.60		\$207,325.60
ALTERNATE BID NO. 1											
ALTERNATE NO. 2											
TOTAL											
				FAIRLE	\$836,800.33	SOUTH STATE	\$913,146.32	THINK PAVERS	\$960,393.20	LEXA CONCRETE	\$941,979.30
				MAIN BID	\$836,800.33		\$913,146.32		\$960,393.20		\$1,084,977.65
				ALTERNATE NO. 1	\$444,331.20		\$471,535.20		\$444,043.20		\$1,289,778.70
				ALTERNATE NO. 2	\$194,965.60		\$191,333.90		\$176,686.60		\$566,469.35
				TOTAL	\$1,476,097.13		\$1,576,015.42		\$1,606,762.00		\$1,841,192.25
											\$4,382,192.75

Date 12/8/25

Anthony J. Morici, P.E., City Engineer

Item	Est. Qty	Unit	Description	Paving Plus, LLC		Richard E. Peterson Construction Co., Inc.		A.P. Construction Inc	
				Submission 1	Total	Submission 1	Total	Submission 1	Total
1	75	UN	BREAKAWAY BARRICADES IF & WHERE DIRECTED	\$ 1,000.00	\$75.00	\$ 0.00	\$0.25	\$ 0.00	\$15,000.00
2	120	UN	DUMPS IF & WHERE DIRECTED	\$ 1,000.00	\$120.00	\$ 0.00	\$1.20	\$ 0.00	\$9,000.00
3	150	UN	TRAFFIC CONE IF & WHERE DIRECTED	\$ 1,000.00	\$150.00	\$ 0.00	\$1.50	\$ 0.00	\$3,750.00
4	1000	SF	CONSTRUCTION SIGN IF & WHERE DIRECTED	\$ 1,000.00	\$4,000.00	\$ 0.00	\$10.00	\$ 0.00	\$45,000.00
5	2	UN	PORTABLE VARIABLE MESSAGE SIGN IF & WHERE DIRECTED	\$ 2,000.00	\$4,000.00	\$ 10,000.00	\$20,000.00	\$ 0.00	\$12,400.00
11	25000	SY	HMA MILLING 3" OR LESS	\$ 3,100.00	\$77,500.00	\$ 5,790.00	\$148,382.00	\$ 5,000.00	\$129,000.00
12	550	SY	HOT MIX ASPHALT PAVEMENT REPAIR	\$ 10,000.00	\$5,500.00	\$ 0.00	\$5.50	\$ 0.00	\$176,000.00
13	3900	GAL	TRUCK COAT	\$ 1,000.00	\$3,900.00	\$ 6,100.00	\$23,790.00	\$ 1,000.00	\$176,000.00
14	3000	TON	HOT MIX ASPHALT 12.5 M 64 SURFACE COURSE 2" THICK	\$ 135,000.00	\$405,000.00	\$ 130,000.00	\$393,000.00	\$ 180,000.00	\$545,400.00
15	150	SY	CONCRETE SURFACE COURSE 9.5" THICK	\$ 190,000.00	\$28,500.00	\$ 471,000.00	\$70,650.00	\$ 575,000.00	\$86,250.00
16	100	LF	24" x 32" CONCRETE BARRIER CURB DOWELLED	\$ 150,000.00	\$15,000.00	\$ 520,000.00	\$52,000.00	\$ 540,000.00	\$54,000.00
17	25	SY	HOT MIX ASPHALT DRIVEWAY 4" THICK	\$ 50,000.00	\$1,250.00	\$ 231,000.00	\$5,775.00	\$ 405,000.00	\$10,125.00
18	2	UN	TREE REMOVAL OVER 24" TO 36" DIAMETER	\$ 5,000.00	\$10,000.00	\$ 2,000.00	\$4,000.00	\$ 8,000.00	\$16,000.00
19	2	UN	RESET JUNCTION BOX	\$ 1,000.00	\$2,000.00	\$ 2,500.00	\$5,000.00	\$ 8,400.00	\$16,800.00
21	200	LF	CURB PAINTING (YELLOW)	\$ 2,000.00	\$400.00	\$ 1,500.00	\$300.00	\$ 3,000.00	\$720.00
23	2	UN	INLET TYPE A WITH TRAP	\$ 12,000.00	\$24,000.00	\$ 9,458,000.00	\$18,916.00	\$ 12,500.00	\$25,000.00
24	3	UN	RESET INLET TYPE A USING EXISTING CASTING	\$ 1,000.00	\$3,000.00	\$ 1,524,000.00	\$4,572.00	\$ 5,500.00	\$16,500.00
25	14	UN	CLUB PIECE	\$ 500,000.00	\$7,000.00	\$ 595,000.00	\$7,070.00	\$ 125,000.00	\$1,750.00
26	10	UN	BICYCLE SAFE GRATE	\$ 500,000.00	\$6,000.00	\$ 570,000.00	\$5,700.00	\$ 2,000.00	\$20,000.00
27	31	UN	RESET MANHOLE USING NEW CASTING	\$ 2,000,000.00	\$62,000.00	\$ 1,520,000.00	\$47,120.00	\$ 11,500.00	\$356,500.00
28	3	UN	RESET MANHOLE USING EXISTING CASTING	\$ 1,000,000.00	\$3,000.00	\$ 1,520,000.00	\$4,560.00	\$ 9,000.00	\$27,000.00
29	370	SY	CONCRETE SIDEWALK 5" THICK	\$ 160,000.00	\$59,200.00	\$ 128,000.00	\$47,360.00	\$ 560,000.00	\$207,200.00
30	8	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2436 COLOR "SAFETY RED" OR APPROVED EQUAL)	\$ 500,000.00	\$4,000.00	\$ 500,000.00	\$4,000.00	\$ 500,000.00	\$4,000.00
31	9	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2448 COLOR "SAFETY RED" OR APPROVED EQUAL)	\$ 500,000.00	\$4,500.00	\$ 500,000.00	\$4,500.00	\$ 500,000.00	\$4,500.00
32	10	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2460 COLOR "SAFETY RED" OR APPROVED EQUAL)	\$ 500,000.00	\$5,000.00	\$ 500,000.00	\$5,000.00	\$ 500,000.00	\$5,000.00
33	60	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK	\$ 160,000.00	\$9,600.00	\$ 155,000.00	\$9,300.00	\$ 260,000.00	\$15,600.00
34	170	SY	CONCRETE DRIVEWAY REINFORCED 8" THICK	\$ 180,000.00	\$30,600.00	\$ 206,000.00	\$35,020.00	\$ 260,000.00	\$44,760.00
35	3	UN	MONUMENT	\$ 2,000,000.00	\$6,000.00	\$ 1,556,000.00	\$4,668.00	\$ 4,100,000.00	\$12,300.00
36	900	LF	7" x 8" CONCRETE VERTICAL CURB	\$ 60,000.00	\$54,000.00	\$ 70,000.00	\$63,000.00	\$ 272,000.00	\$244,800.00
37	7800	LF	TRAFFIC STRIPES 4"	\$ 0.6000	\$4,680.00	\$ 0.5500	\$4,290.00	\$ 1,000.00	\$7,800.00
38	3450	LF	TRAFFIC MARKING LINES 6"	\$ 1,500.00	\$5,175.00	\$ 1,200.00	\$4,140.00	\$ 1,750.00	\$6,037.50
39	4000	LF	TRAFFIC MARKING LINES 8"	\$ 2,000.00	\$8,000.00	\$ 1,600.00	\$6,400.00	\$ 2,300.00	\$9,200.00
40	3000	LF	TRAFFIC MARKING LINES 24"	\$ 6,000.00	\$18,000.00	\$ 4,800.00	\$14,400.00	\$ 7,000.00	\$21,000.00
41	1350	SF	TRAFFIC MARKING SYMBOLS	\$ 10,000.00	\$13,500.00	\$ 7,600.00	\$10,260.00	\$ 11,000.00	\$14,850.00
42	80	SF	REGULATORY AND WARNING SIGNS	\$ 55,000.00	\$4,400.00	\$ 42,000.00	\$3,360.00	\$ 65,000.00	\$5,200.00
43	16	UN	RESET WATER VALVE BOX	\$ 10,000.00	\$160.00	\$ 64,000.00	\$1,024.00	\$ 8,000.00	\$128,000.00
44	4	UN	RESET WATER VALVE BOX NEW CASTING	\$ 10,000.00	\$40.00	\$ 64,000.00	\$1,668.00	\$ 10,800.00	\$43,200.00
45	4	UN	RESET GAS VALVE BOX	\$ 10,000.00	\$40.00	\$ 467,000.00	\$3,868.00	\$ 14,800.00	\$59,200.00

Date 12/6/25

Anthony J. Nettle
 Anthony J. Nettle, P.E., C.E. Engineer

Item	Est. Qty	Units	Description	Paving Plus, LLC			Richard E. Peterson Construction Co., Inc.			A.P. Construction Inc.		
				Submission 1			Submission 1			Submission 1		
				Unit Price in Numerals	Total	Unit Price in Numerals	Unit Price in Numerals	Total	Unit Price in Numerals	Unit Price in Numerals	Total	Unit Price in Numerals
46	17	UN	REMOVAL OF RPM	\$1,700.00	\$28,900.00							
47	32	UN	RPM MONO-DIRECTIONAL WHITE LENS	\$2,400.00	\$76,800.00							
48	5	UN	RPM DUAL-DIRECTIONAL AMBER LENS	\$1,000.00	\$5,000.00							
49	22	CY	BORROW TOPSOIL	\$1,000.00	\$22,000.00							
50	150	SY	TOPSOIL SPREADING 5" THICK	\$150.00	\$22,500.00							
51	150	SY	FERTILIZING & SEEDING TYPE A-3	\$150.00	\$22,500.00							
52	3	UN	RESET SIGN	\$5,000.00	\$15,000.00							
53	320	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED	\$90.7800	\$29,051.36							
54	120	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED	\$90.7800	\$10,893.60							
55	1	DOLL	FUEL PRICE ADJUSTMENT	\$2,500.00	\$2,500.00							
56	1	DOLL	ASPHALT PRICE ADJUSTMENT	\$4,500.00	\$4,500.00							
57	1	ALLO	CONCRETE RIGHT OF ENTRY PERMIT CERTIFICATE OF INSURANCE AND	\$10,000.00	\$10,000.00							
58	1	W	ROADSIDE PROTECTION COVERAGE ALL INCLUSIVE									
Subtotal:					\$941,979.20			\$1,084,977.65			\$3,505,944.70	
ALTERNATE BID NO. 1												
17A	50	SY	HOT MIX ASPHALT DRIVEWAY 4" THICK	\$50.0000	\$2,500.00			\$7,350.00			\$7,350.00	
18A	2	UN	TREE REMOVAL OVER 24" TO 36" DIAMETER	\$10,000.00	\$20,000.00			\$4,000.00			\$4,000.00	
20A	1	UN	18"X 36" JUNCTION BOX	\$1,000.00	\$1,000.00			\$6,000.00			\$6,000.00	
21A	200	LF	CURB PAINTING (YELLOW)	\$4.0000	\$800.00			\$500.00			\$500.00	
22A	85	LF	CURB PAINTING (BLUE)	\$2.5000	\$212.50			\$212.50			\$212.50	
29A	1660	SY	CONCRETE SIDEWALK 5" THICK	\$160.0000	\$265,600.00			\$170,960.00			\$170,960.00	
30A	6.5	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2436	\$500.0000	\$3,250.00			\$3,250.00			\$3,250.00	
31A	5.4	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL #2448	\$500.0000	\$2,700.00			\$2,700.00			\$2,700.00	
33A	150	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK	\$160.0000	\$24,000.00			\$19,350.00			\$19,350.00	
36A	2800	LF	7"X18"X18" CONCRETE VERTICAL CURB	\$60.0000	\$168,000.00			\$182,700.00			\$182,700.00	
39A	100	LF	TRAFFIC MARKING LINES 8"	\$2.0000	\$200.00			\$160.00			\$160.00	
42A	30	SY	REGULATORY AND WARNING SIGNS	\$55.0000	\$1,650.00			\$1,260.00			\$1,260.00	
43A	6	UN	RESET WATER VALVE BOX	\$10.0000	\$60.00			\$540.00			\$540.00	
45A	3	UN	RESET GAS VALVE BOX	\$10.0000	\$30.00			\$270.00			\$270.00	
49A	180	CY	BORROW TOPSOIL	\$1,000.00	\$180,000.00			\$9,900.00			\$9,900.00	
50A	1250	SY	TOPSOIL SPREADING 5" THICK	\$10.0000	\$12,500.00			\$48,187.50			\$48,187.50	
51A	1250	SY	FERTILIZING & SEEDING TYPE A-3	\$10.0000	\$12,500.00			\$20,875.00			\$20,875.00	
52A	5	UN	RESET SIGN	\$500.0000	\$2,500.00			\$1,990.00			\$1,990.00	
54A	20	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED	\$90.7800	\$1,815.60			\$1,815.60			\$1,815.60	
55A	20	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED	\$90.7800	\$1,815.60			\$1,815.60			\$1,815.60	
56A	1	DOLL	FUEL PRICE ADJUSTMENT	\$100.0000	\$100.00			\$100.00			\$100.00	
Subtotal:					\$511,056.20			\$489,956.20			\$1,289,778.70	

BID 35-20 - FY 2024 NUDOT LOCAL FREIGHT IMPACT FUND (FFIF): IMPROVEMENTS TO HOLTEC BOULEVARD / MORGAN STREET
 Bid Opening: Thursday, December 4, 2025

Date 12/8/25

Anthony J. Morici, P.E., City Engineer

Item	Est. Qty	Units	MAIN BID Description	Paving Plus, LLC Submission 1		Richard E. Pierson Construction Co., Inc. Submission 1		A.P. Construction Inc. Submission 1	
				Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total
			ALTERNATE BID NO. 2						
17B	10	SY	HOT MIX ASPHALT DRIVEWAY 4" THICK	\$ 50.0000	\$500.00	\$ 160.0000	\$1,600.00	\$ 430.0000	\$4,300.00
21B	80	LF	CURB PAINTING (YELLOW)	\$ 2.0000	\$160.00	\$ 2,500	\$200.00	\$ 4,000	\$320.00
28B	1	UN	RESET MANHOLE USING EXISTING CASTING IF & WHERE DIRECTED	\$ 1,000.0000	\$1,000.00	\$ 1,570.0000	\$1,570.00	\$ 12,000.0000	\$12,000.0000
29B	780	SY	CONCRETE SIDEWALK 5" THICK	\$ 160.0000	\$124,800.00	\$ 103.0000	\$80,340.00	\$ 315.0000	\$245,200.00
31B	2	SY	DETECTABLE WARNING SURFACES (ADA SOLUTIONS MODEL R2448 COLOR "SAFETY RED" OR APPROVED EQUAL)	\$ 500.0000	\$1,000.00	\$ 500.0000	\$1,000.00	\$ 500.0000	\$1,000.00
33B	55	SY	CONCRETE DRIVEWAY REINFORCED 6" THICK	\$ 160.0000	\$8,800.00	\$ 129.0000	\$7,095.00	\$ 260.0000	\$14,300.00
36B	1330	LF	7"x8"x18" CONCRETE VERTICAL CURB	\$ 60.0000	\$79,800.00	\$ 63.0000	\$83,790.00	\$ 160.0000	\$212,800.00
39B	90	LF	TRAFFIC MARKING LINES 6"	\$ 2.0000	\$180.00	\$ 1.6000	\$144.00	\$ 2,5000	\$225.00
40B	65	LF	TRAFFIC MARKING LINES 24"	\$ 6.0000	\$390.00	\$ 4.8000	\$312.00	\$ 2,5000	\$162.50
42B	30	SF	REGULATORY AND WARNING SIGNS	\$ 55.0000	\$1,650.00	\$ 42.0000	\$1,260.00	\$ 8.0000	\$240.00
45B	2	UN	RESET GAS VALVE BOX	\$ 10.0000	\$20.00	\$ 99.0000	\$198.00	\$ 16,200.0000	\$32,400.00
49B	75	CY	BORROW TOPSOIL	\$ 1.0000	\$75.00	\$ 60.0000	\$4,500.00	\$ 23.7500	\$1,781.25
50B	530	SY	TOPSOIL SPREADING 5" THICK	\$ 10.0000	\$5,300.00	\$ 28.0000	\$14,840.00	\$ 33.7500	\$17,812.50
51B	530	SY	FERTILIZING & SEEDING TYPE A-3	\$ 10.0000	\$5,300.00	\$ 18.0000	\$9,540.00	\$ 23.7500	\$12,587.50
52B	2	UN	RESET SIGN IF & WHERE DIRECTED	\$ 500.0000	\$1,000.00	\$ 430.0000	\$860.00	\$ 7,100.0000	\$14,200.00
68	10	HR	TRAFFIC SAFETY SERVICES IF & WHERE DIRECTED	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80
78	10	HR	TRAFFIC DIRECTOR FLAGGER IF & WHERE DIRECTED	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80	\$ 90.7800	\$907.80
8B	1	DOLL	FUEL PRICE ADJUSTMENT	\$ 50.0000	\$50.00	\$ 50.0000	\$50.00	\$ 50.0000	\$50.00
Subtotal:				\$231,840.60			\$209,114.60		\$566,469.35

**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	Earle Asphalt Company
Purpose or Need for service:	Improvements to Holtec Boulevard/Morgan Street
Contract Award Amount	\$1,476,097.13
Term of Contract	120 Calendar Days
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES FY 2024 NJDOT Local Freight Impact Fund (LFIF)
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Bid No. 25-20
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES South State, Inc. (\$1,526,015.42); Think Pavers (\$1,564,043.00); Lexa Concrete (\$1,606,762.00); Paving Plus (\$1,684,876.00); RE Pierson (\$1,758,048.45); AP Construction (\$4,362,192.75)

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 _____

SE:dh
01-13-26

R-29
revised

**RESOLUTION AUTHORIZING A CONTRACT TO REMINGTON & VERNICK ENGINEERS,
INC. TO PROVIDE MUNICIPAL AND CONSULTING ENGINEERING SERVICES**

WHEREAS, the City of Camden has a need for a licensed engineering firm to provide municipal and consulting engineering services to provide general civil engineering services, permitting and preparing and/or reviewing federal/state grants included but not limited to engineering, designing and analyzing City projects, conducting required reviews and/or provide approvals, contract administration, construction management, assisting City Engineer, and other related duties; and

WHEREAS, pursuant to a Request for Quotes ("RFQ") 25-14 engineers list, a proposal was submitted by REMINGTON & VERNICK ENGINEERS, for an amount not to exceed, THREE HUNDRED FIFTY-FIVE THOUSAND TWO HUNDRED DOLLARS (\$355,200.00) for period of One (1) year; and

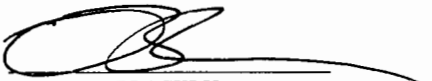
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "6-01-E5-661-906", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper officers of the City of Camden are hereby authorized to execute a contract with REMINGTON & VERNICK ENGINEERS, for an amount not to exceed THREE HUNDRED FIFTY-FIVE THOUSAND TWO HUNDRED DOLLARS (\$355,200.00) to provide municipal and consulting engineering services, according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the Municipal 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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: REMINGTON AND VERNICK ENGINEERS II, INC

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

- BUDGET APPROPRIATION: 6-01-E5-661-906

AMOUNT :\$ 355,200.00

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT:

- CAPITAL ORDINANCE:

AMOUNT: \$

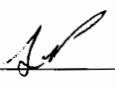
- TRUST ACCOUNT:

AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 355,200.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AWARDING A CONTRACT TO REMINGTON AND VERNICK ENGINEERS II, INC TO PROVIDE MUNICIPAL AND CONSULTING ENGINEERING SERVICES.



Scott Z. Parker
Chief Financial Officer

Date: 1/5/25



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 01/13/2026

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO REMINGTON & VERNICK ENGINEERS II, INC TO PROVIDE MUNICIPAL AND CONSULTING ENGINEERING SERVICES

Point of Contact:	Stephanie Walker	Capital Improvement	856-757-7680	Stephanie.Walker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	<i>Dr. Edward C. Williams</i>	12/15/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y	<i>Salimah C. A.T.</i>	12/15/2025	
Director of Finance	Y			

Approved by:
Business Administrator

	Signature	Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO REMINGTON & VERNICK ENGINEERS II, INC TO PROVIDE MUNICIPAL AND CONSULTING ENGINEERING SERVICES

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

- Remington & Vernick Engineers II, Inc, 2059 Springdale Road, Cherry Hill NJ 08003 will provide a staffed Professional Engineer (PE) to perform as the City's Acting Engineer for services such as, but not limited to: general civil engineering services, permitting and preparing and/or reviewing federal/state grants included but not limited to engineering, designing and analyzing city projects, conducting required reviews and/or provide approvals, contract administration, construction management, and other services listed in proposal
- Remington & Vernick will also provide additional support engineers to assist in consulting and engineering services due to staffing concerns in Planning & Development – Capital Improvement.
- Contract to run from February 1, 2026 – January 31, 2027

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$350,000.00

APPROPRIATION NUMBER: 6-01-E5-661-906

PROCUREMENT: RFQ 25-14 engineers list

IMPACT STATEMENT:

- Professional Engineer Services needed to effectively and efficiently direct and oversee capital improvement projects

SUBJECT MATTER EXPERTS/ADVOCATES:

- Dr. Edward C. Williams, Director of Planning & Development

COORDINATION:

- Ultimately, City of Camden residents will be impacted by approval of this Council request
-

Prepared by: LATEEAH CHANDLER

856-757-7475

Name

Phone/Email

ATTACHMENT D

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

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

Municipality	CITY OF CAMDEN

Professional Service or EUS Type	N/A
Name of Vendor	REMINGTON & VERNICK
Purpose or Need for service:	PROVIDE MUNIHCAL AND CONSULTING ENGINEERING SERVICES
Contract Award Amount	\$350,000
Term of Contract	12 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFQ 25-14
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO USED ENGINEERS LIST

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.

Certifying Officer

Date

For LGS use only:

☐ Approved ☐ Denied

Director or Designee,
Division of Local Government Services

Date

Number Assigned _____

DB:dh
01-13-26

R-30

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PAVING PLUS, LLC
FOR FY 2024 NJDOT TRUST FUND-RESURFACING OF VARIOUS STREETS IN THE
AMOUNT OF \$770,812.80, REPRESENTING \$565,051.50, THE BASE BID, \$51,358.15,
ALTERNATE A AND \$154,393.15, ALTERNATE B FOR THE FY 2024 NJDOT TRUST
FUND-RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN**

WHEREAS, there exists a need for a paving contractor to perform milling and resurfacing of various City streets; and

WHEREAS, pursuant to Bid No. 25-21 four (4) bids were received on December 4, 2025; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to Paving Plus, LLC, for the resurfacing of various streets in the City of Camden for the total sum of SEVEN HUNDRED SEVENTY THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND EIGHTY CENTS (\$770,812.80); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget account of the City of Camden under line item "G-02-SE-559-240", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that the City Council awards a contract to the lowest responsible bidder Paving Plus, LLC for an amount not to exceed SEVEN HUNDRED SEVENTY THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND EIGHTY CENTS (\$770,812.80), for the resurfacing of various streets in the City of Camden, according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

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

Date: January 13, 2026

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

BID 25-21 - 2024 NJDOT ROAD PROGRAM PROJECT NO.: 115.CY00604.C01 This project is funded by FY2024 NJ DOT Municipal Aid

		BID OPENING: THURSDAY, DECEMBER 4, 2025 @ 11AM													
				Paving Plus, LLC				Eagle Asphalt Company				South State, Inc.		Think Pavers Hardscaping	
Item	Est. Qty	Units	Description	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total
1	10	UN	Breakaway Barricades	\$ 1.0000	\$10.00	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$139.130	\$ 0.0100	\$139.130
2	20	UN	Drums	\$ 1.0000	\$20.00	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$1,500.000	\$ 0.0100	\$1,500.000
3	50	UN	Traffic Cones	\$ 1.0000	\$50.00	\$ 0.0100	\$0.50	\$ 0.0100	\$0.50	\$ 0.0100	\$0.50	\$ 0.0100	\$25.000	\$ 0.0100	\$25.000
4	120	SF	Construction Signs	\$ 1.0000	\$120.00	\$ 20.0000	\$2,400.00	\$ 0.0100	\$1.20	\$ 0.0100	\$1.20	\$ 0.0100	\$600.000	\$ 0.0100	\$600.000
8	1	LS	Cleaning Site (Maximum Bid Price 25000.00)	\$ 25,000.0000	\$25,000.00	\$24,691.9100	\$24,691.91	\$ 25,000.0000	\$25,000.00	\$ 25,000.0000	\$25,000.00	\$ 24,999.4000	\$24,999.40	\$ 24,999.4000	\$24,999.40
9	630	LF	Remove Existing Curb or Gutter	\$ 10.0000	\$6,300.00	\$ 15.0000	\$9,450.00	\$ 6.5000	\$4,095.00	\$ 6.5000	\$4,095.00	\$ 15.0000	\$9,450.00	\$ 15.0000	\$9,450.00
10	380	SF	Remove Existing Walks	\$ 10.0000	\$3,800.00	\$ 30.0000	\$11,400.00	\$ 5.5000	\$2,090.00	\$ 5.5000	\$2,090.00	\$ 11.0000	\$4,180.00	\$ 11.0000	\$4,180.00
11	100	CV	Excavation Underlaid Text Pit (If and Where Ordered)	\$ 1.0000	\$100.00	\$ 0.0100	\$1.00	\$ 0.0100	\$1.00	\$ 0.0100	\$1.00	\$ 0.0100	\$1.000	\$ 0.0100	\$1.000
12	930	CV	Excavation Unclassified	\$ 1.0000	\$930.00	\$ 0.0100	\$9.30	\$ 0.0100	\$9.30	\$ 0.0100	\$9.30	\$ 0.0100	\$930.000	\$ 0.0100	\$930.000
13	1690	TN	Disposal of Regulated Material (If and Where Ordered)	\$ 1.0000	\$1,690.00	\$ 0.0100	\$16.90	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$16.900.000	\$ 0.0100	\$16,900.000
14	315	CV	Dense Graded Aggregate Base Course 6" Thick	\$ 1.0000	\$315.00	\$ 0.0100	\$3.15	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$31.500.000	\$ 0.0100	\$31,500.000
15	685	TN	Hot Mix Asphalt 19M4 Base Course 4" Thick	\$ 25.0000	\$17,125.00	\$ 50.0000	\$34,250.00	\$ 50.0000	\$34,250.00	\$ 50.0000	\$34,250.00	\$ 80.0000	\$54,800.00	\$ 12.7500	\$8,812.500
16	8300	TN	Hot Mix Asphalt Milling 3" or Less	\$ 5.9500	\$49,385.00	\$ 15.0000	\$124,500.00	\$ 6.0000	\$49,800.00	\$ 6.0000	\$49,800.00	\$ 17.7500	\$147,325.00	\$ 17.7500	\$147,325.00
17	1140	SF	Hot Mix Asphalt 9.5M64 Surface Course 2" Thick	\$ 138.0000	\$157,320.00	\$ 185.0000	\$212,610.00	\$ 150.0000	\$170,000.00	\$ 150.0000	\$170,000.00	\$ 140.0000	\$159,000.00	\$ 140.0000	\$159,000.00
18	50	LF	15" Ductile Iron Pipe Class III including Dewatering Excavation and Backfill (If and Where Ordered)	\$ 100.0000	\$5,000.00	\$ 150.0000	\$7,500.00	\$ 100.0000	\$5,000.00	\$ 100.0000	\$5,000.00	\$ 10.0000	\$500.000	\$ 10.0000	\$500.000
19	9	UN	Inlet Type A	\$ 10,500.0000	\$94,500.00	\$ 5,500.0000	\$49,500.00	\$ 20,250.0000	\$1,867.50.00	\$ 14,000.0000	\$126,000.00	\$ 14,000.0000	\$126,000.00	\$ 14,000.0000	\$126,000.00
20	2	UN	Reset Inlet Type B Casing	\$ 100.0000	\$200.00	\$ 700.0000	\$1,400.00	\$ 400.0000	\$800.00	\$ 500.0000	\$1,000.00	\$500.000	\$1,000.00	\$500.000	\$1,000.00
21	1	UN	Reconstructed Inlet Type B Using New Casing	\$ 2,900.0000	\$2,900.00	\$ 2,200.0000	\$2,200.00	\$ 1,000.0000	\$1,000.00	\$ 3,300.0000	\$3,300.00	\$ 3,300.0000	\$3,300.00	\$ 3,300.0000	\$3,300.00
22	1	UN	Reconstructed Inlet Type E Using New Casing	\$ 2,900.0000	\$2,900.00	\$ 2,400.0000	\$2,400.00	\$ 1,000.0000	\$1,000.00	\$ 3,500.0000	\$3,500.00	\$ 3,500.0000	\$3,500.00	\$ 3,500.0000	\$3,500.00
23	14	UN	Bicycle Safe Gate	\$ 600.0000	\$8,400.00	\$ 500.0000	\$7,000.00	\$ 1,0000	\$14.00	\$ 375.0000	\$5,250.00	\$ 375.0000	\$5,250.00	\$ 375.0000	\$5,250.00
24	3	UN	Curb Piece	\$ 500.0000	\$1,500.00	\$ 400.0000	\$1,600.00	\$ 1,0000	\$3.00	\$ 280.0000	\$2,800.00	\$ 280.0000	\$2,800.00	\$ 20.0000	\$2,000.00
25	125	LF	Chain Link Fence PVC-Coated Steel 4" High	\$ 5,000.00	\$5,000.00	\$ 40.0000	\$5,000.00	\$ 40.0000	\$5,000.00	\$ 40.0000	\$5,000.00	\$ 40.0000	\$5,000.00	\$ 40.0000	\$5,000.00
26	300	SF	Concrete Sidewalk 5" Thick (Including Bedding)	\$ 140.0000	\$42,000.00	\$ 160.0000	\$48,000.00	\$ 110.0000	\$33,000.00	\$ 125.0000	\$37,500.00	\$ 125.0000	\$37,500.00	\$ 125.0000	\$37,500.00
27	80	SF	Concrete Driveway Reinforced 6" Thick (Including Bedding)	\$ 160.0000	\$12,800.00	\$ 175.0000	\$14,000.00	\$ 175.0000	\$14,000.00	\$ 175.0000	\$14,000.00	\$ 175.0000	\$14,000.00	\$ 175.0000	\$14,000.00
28	15	SF	Detachable Warning Surface	\$ 500.0000	\$7,500.00	\$ 400.0000	\$6,000.00	\$ 300.0000	\$4,500.00	\$ 300.0000	\$4,500.00	\$ 300.0000	\$4,500.00	\$ 300.0000	\$4,500.00
29	630	LF	8"x18" Concrete Vertical Curb	\$ 60.0000	\$37,800.00	\$ 65.0000	\$40,950.00	\$ 42.0000	\$26,460.00	\$ 42.0000	\$26,460.00	\$ 75.0000	\$47,250.00	\$ 75.0000	\$47,250.00
30	360	SF	Traffic Markings Thermoplastic	\$ 7.0000	\$2,520.00	\$ 7.0000	\$2,520.00	\$ 10.0000	\$3,600.00	\$ 10.0000	\$3,600.00	\$ 10.1800	\$3,664.80	\$ 10.1800	\$3,664.80
31	15	SF	Regulatory and Warning Sign	\$ 25.0000	\$375.00	\$ 60.0000	\$900.00	\$ 45.0000	\$675.00	\$ 45.0000	\$675.00	\$ 45.0000	\$675.00	\$ 45.0000	\$675.00
32	7	UN	Reset Water Valve or Water Service Box	\$ 10.0000	\$70.00	\$ 0.0100	\$0.07	\$ 100.0000	\$700.00	\$ 100.0000	\$700.00	\$ 75.0000	\$525.000	\$ 75.0000	\$525.000
33	5	UN	Reset Manhole Casing	\$ 10.0000	\$50.00	\$ 0.0100	\$0.05	\$ 100.0000	\$500.00	\$ 100.0000	\$500.00	\$ 1.0000	\$5.000	\$ 1.0000	\$5.000
34	25	UN	Tree Removal 0" to 12" Diameter (If and Where Ordered)	\$ 10.0000	\$250.00	\$ 150.0000	\$3,750.00	\$ 50.0000	\$1,250.00	\$ 50.0000	\$1,250.00	\$ 50.0000	\$1,250.00	\$ 50.0000	\$1,250.00
35	2	UN	Tree Removal 12" to 36" Diameter (If and Where Ordered)	\$ 100.0000	\$200.00	\$ 200.0000	\$4,000.00	\$ 600.0000	\$1,200.00	\$ 600.0000	\$1,200.00	\$ 600.0000	\$1,200.00	\$ 600.0000	\$1,200.00
36	2	UN	Tree Removal 36" to 48" Diameter (If and Where Ordered)	\$ 3,000.0000	\$9,000.00	\$ 2,500.0000	\$7,500.00	\$ 1,000.0000	\$3,000.00	\$ 1,000.0000	\$3,000.00	\$ 1,000.0000	\$3,000.00	\$ 1,000.0000	\$3,000.00
37	3	UN	Topsoil, 4" Thick (Including fine grading)	\$ 1.0000	\$3.00	\$ 0.0100	\$0.03	\$ 0.0100	\$0.03	\$ 0.0100	\$0.03	\$ 0.0100	\$0.03	\$ 0.0100	\$0.03
38	2000	SF	Fertilizer and Seeding Type A-3	\$ 1.0000	\$2,000.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00
39	2000	SF	Straw Mulch	\$ 1.0000	\$2,000.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00
40	2000	SF	Straw Mulch	\$ 1.0000	\$2,000.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00	\$ 0.0100	\$20.00

BID 25-21 - 2024 NJDOT ROAD PROGRAM PROJECT NO.: 115.CV00604.C01 This project is funded by FY2024 NJ DOT Municipal Aid

			BID OPENING: THURSDAY, DECEMBER 4, 2025 @ 11AM											
						Paving Plus, LLC			Earle Asphalt Company			South State, Inc.		
						Submission 1			Submission 1			Submission 1		
Item	Est. Qty	Units	Description	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals
5	550	MM	Traffic Director Flagman	\$ 87.3300	\$48,031.50	\$ 87.3300	\$48,031.50	\$ 87.3300	\$48,031.50	\$ 87.3300	\$48,031.50	\$ 87.3300	\$48,031.50	\$ 87.3300
6	4600	DOT	Fuel Price Adjustment	\$ 1.0000	\$4,600.00	\$ 1.0000	\$4,600.00	\$ 1.0000	\$4,600.00	\$ 1.0000	\$4,600.00	\$ 1.0000	\$4,600.00	\$ 1.0000
7	12700	DOT	Asphalt Price Adjustment	\$ 1.0000	\$12,700.00	\$ 1.0000	\$12,700.00	\$ 1.0000	\$12,700.00	\$ 1.0000	\$12,700.00	\$ 1.0000	\$12,700.00	\$ 1.0000
Subtotal:					\$565,061.50		\$692,744.63		\$647,203.40		\$803,578.00			
ALTERNATE BID A														
Item	Est. Qty	Units	Description	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals
A1	10	UN	Breakaway Barricades	\$ 1.0000	\$10.00	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100
A2	20	UN	Drums	\$ 1.0000	\$20.00	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100
A3	50	UN	Traffic Cones	\$ 1.0000	\$50.00	\$ 0.0100	\$0.50	\$ 0.0100	\$0.50	\$ 0.0100	\$0.50	\$ 0.0100	\$0.50	\$ 0.0100
A4	120	SE	Construction Signs	\$ 1.0000	\$120.00	\$ 1.0000	\$120.00	\$ 0.0100	\$1.20	\$ 0.0100	\$1.20	\$ 0.0100	\$1.20	\$ 0.0100
A7	1	US	Clearing Site (Maximum Bid Price \$5000.00)	\$ 5,000.0000	\$5,000.00	\$ 4,987.0000	\$4,987.00	\$ 5,000.0000	\$5,000.00	\$ 4,999.9000	\$4,999.90	\$ 10.0000	\$200.00	\$ 10.0000
A8	20	CV	Excavation Unclassified Test Pit (If and Where Ordered)	\$ 1.0000	\$20.00	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100
A9	55	CV	Excavation Unclassified	\$ 1.0000	\$55.00	\$ 0.0100	\$0.55	\$ 10.0000	\$550.00	\$ 10.0000	\$550.00	\$ 10.0000	\$550.00	\$ 10.0000
A10	115	TN	Disposal of Regulated Material (If and Where Ordered)	\$ 1.0000	\$115.00	\$ 0.0100	\$1.15	\$ 0.0100	\$1.15	\$ 0.0100	\$1.15	\$ 0.0100	\$1.15	\$ 0.0100
A11	30	CV	Dense Graded Aggregate Base Course 6" Thick	\$ 1.0000	\$30.00	\$ 0.0100	\$0.30	\$ 25.0000	\$750.00	\$ 20.0000	\$600.00	\$ 20.0000	\$600.00	\$ 20.0000
A12	40	TN	Hot Mix Asphalt 19MGA Base Course 4" Thick	\$ 25.0000	\$1,000.00	\$ 50.0000	\$2,000.00	\$ 50.0000	\$2,000.00	\$ 106.0000	\$4,240.00	\$ 106.0000	\$4,240.00	\$ 106.0000
A13	880	SV	Hot Mix Asphalt Milling 3" or Less	\$ 15.0000	\$13,200.00	\$ 7.0000	\$6,160.00	\$ 18.0000	\$15,840.00	\$ 9.0000	\$7,920.00	\$ 9.0000	\$7,920.00	\$ 9.0000
A14	105	TN	Hot Mix Asphalt 9.5MGA Surface Course 2" Thick	\$ 195.0000	\$20,475.00	\$ 105.0000	\$11,025.00	\$ 175.0000	\$18,375.00	\$ 195.0000	\$20,475.00	\$ 195.0000	\$20,475.00	\$ 195.0000
A15	1	UN	Reconstructed Inlet Type B Using New Casting	\$ 2,900.0000	\$2,900.00	\$ 2,200.0000	\$2,200.00	\$ 4,000.0000	\$4,000.00	\$ 3,500.0000	\$3,500.00	\$ 3,500.0000	\$3,500.00	\$ 3,500.0000
A16	1	UN	Bicycle Safe Grate	\$ 600.0000	\$600.00	\$ 400.0000	\$400.00	\$ 1.0000	\$1.00	\$ 375.0000	\$375.00	\$ 375.0000	\$375.00	\$ 375.0000
A17	60	SE	Traffic Markings Thermoplastic	\$ 7.0000	\$420.00	\$ 6.5000	\$390.00	\$ 10.0000	\$600.00	\$ 10.0000	\$600.00	\$ 10.0000	\$600.00	\$ 10.0000
A18	4	UN	Repet Marking Casting	\$ 10.0000	\$40.00	\$ 50.0000	\$200.00	\$ 50.0000	\$200.00	\$ 140.0000	\$560.00	\$ 140.0000	\$560.00	\$ 140.0000
A19	500	SV	Topsoiling 4" Thick (including fine grading)	\$ 1.0000	\$500.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100
A20	500	SV	Fertilizer and Seeding Type A-3	\$ 1.0000	\$500.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100
A21	500	SV	Straw Mulch	\$ 1.0000	\$500.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100	\$5.00	\$ 0.0100
A5	55	MM	Traffic Director Flagman	\$ 87.3300	\$4,803.15	\$ 87.3300	\$4,803.15	\$ 87.3300	\$4,803.15	\$ 87.3300	\$4,803.15	\$ 87.3300	\$4,803.15	\$ 87.3300
A6	1000	DOT	Fuel Price Adjustment	\$ 1.0000	\$1,000.00	\$ 1.0000	\$1,000.00	\$ 1.0000	\$1,000.00	\$ 1.0000	\$1,000.00	\$ 1.0000	\$1,000.00	\$ 1.0000
Subtotal:					\$51,358.15		\$33,403.15		\$53,182.50		\$51,430.00			
ALTERNATE BID B														
Item	Est. Qty	Units	Description	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals	Total	Unit Price in Numerals
B1	10	UN	Breakaway Barricades	\$ 1.0000	\$10.00	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100	\$0.10	\$ 0.0100
B2	20	UN	Drums	\$ 1.0000	\$20.00	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100	\$0.20	\$ 0.0100

BID 25-21 - 2024 NJDOT ROAD PROGRAM PROJECT NO.: 115.CV00604.C01 This project is funded by FY2024 NJ DOT Municipal Aid

BID OPENING: THURSDAY, DECEMBER 4, 2025 @ 11AM									

BID 25-21 - 2024 NJDOT ROAD PROGRAM PROJECT NO.: 115.CY00604.C01 This project is funded by FY2024 NJ DOT Municipal Aid

[illegible]



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PAVING PLUS, LLC FOR THE FY 2024 NJDOT TRUST FUND-RESURFACING OF VARIOUS STREETS IN THE AMOUNT OF \$770,812.80, REPRESENTING \$565,051.50, THE BASE BID, \$51,358.15, ALTERNATE A AND \$154,393.15, ALTERNATE B FOR THE FY 2024 NJDOT TRUST FUND-RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN.

Point of Contact:	Anthony Morici	Capital Improvements	856-757-7680	anthony.morici@Camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director			1/4/26	
Supporting Department Director (if necessary)				
Director of Grants Management			12/16/25	
Qualified Purchasing Agent				
Director of Finance			12/17/25	

Approved by:
Business Administrator

Signature

Date

12/19/25

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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:

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PAVING PLUS, LLC FOR THE FY 2024 NJDOT TRUST FUND-RESURFACING OF VARIOUS STREETS IN THE AMOUNT OF \$770,812.80, REPRESENTING \$565,051.50, THE BASE BID, \$51,358.15, ALTERNATE A AND \$154,393.15, ALTERNATE B FOR THE FY 2024 NJDOT TRUST FUND-RESURFACING OF VARIOUS STREETS IN THE CITY OF CAMDEN.

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

- Resurfacing of Various Streets

Procurement Process: Received 4 proposals on 12/4/2025
AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$770,812.80
Appropriation # G-02-SE-559-240

IMPACT STATEMENT:

- The project will improve the overall condition of several roads in the City that are in serious or failing condition. Sidewalk reconstruction is needed along various locations throughout the City,
- City Council approval of this legislation will improve various streets in the City of Camden
- If not approved by Council corrective and preventive action to City roads will not be properly addressed

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

Initial Report ____ Revised Report X Closing Report ____
 Bureau of Grants Management Grant Summary Form
 Grant Status Code: G
 (green - g; yellow - y; red - r)

Department: Development & Planning – Capital Improvements

Grant Administrator: Tytanya Ray

Grant Administrator #: 757-7628

Project Name:		2024 Resurfacing of Various Projects			
Grant/Funding Agency Program:		NJDOT Transportation Trust Fund			
Grant Federal CFDA or State GIMS Number:					
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SE-559-240	
Funding Source:		NJDOT Transportation Trust Fund			
Pass Through: circle one	<u>Y</u> or N	Source:	NJDOT		
Amount of Grant:		\$1,118,533.00			
Local Match: circle one	Y or <u>N</u>	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:		Location of Activity:			
Date of Analysis:		Reviewed By:		Kelly Mobley	

Summary:

16-Dec-25: The Department of Planning and Development – Division of Capital Improvements is requesting council authorization to award a contract to Paving Plus for the resurfacing of various streets in an amount not to exceed \$770,812.80

3-Nov-25: The Department of Planning and Development – Division of Capital Improvements is processing requisition #R2501762 – 8th Street & Various Roadway Improvements Project for bids.

28-Jul-25: The Department of Planning and Development – Division of Capital Improvements is processing PO#24-05296 for CME in the amount of \$87,495.75 utilizing appropriation code #G-02-SE-559-240:

- Services rendered through 6/28/24 – Invoice#355741 - \$283.50
- Survey and Base Map Services/Design – Invoice#357111 - \$4,138.00
- Survey and Base Map Services/Design – Invoice#358460 - \$2,782.50
- Survey and Base Map Services/Design – Invoice#359528 - \$88.50
- Survey and Base Map Services/Design – Invoice#360293 - \$3,732.50
- Survey and Base Map Services/Design – Invoice#362042 - \$581.00
- Survey and Base Map Services/Design – Invoice#361506 - \$8,493.00
- Survey and Base Map Services/Design – Invoice#363564 - \$2,684.00
- Survey and Base Map Services/Design – Invoice#364013 - \$5,146.25
- Survey and Base Map Services/Design – Invoice#365535 - \$15,268.00
- Survey and Base Map Services/Design – Invoice#366089 - \$14,184.50
- Design Phase – Invoice#367026 - \$14,951.00
- Design Phase – Invoice#368363 - \$6,594.00
- Design Phase – Invoice#368937 - \$5,959.00
- Design Phase – Invoice#369740 - \$2,610.00

27-Jun-23: The Department of Planning and Development – Division of Capital Improvements is seeking council authorization to submit an application to NJDOT Transportation Trust Fund Authority (TTFA) Municipal

**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	
Purpose or Need for service:	FY 2024 NJDOT Trust Fund-Resurfacing of Various Streets
Contract Award Amount	~~\$770,812.80~~ \$770,812.80
Term of Contract	90 Calendar Days
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES FY 2024 NJDOT Trust Fund
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Bid No. 25-21
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES Earle Asphalt Company (\$806,050.93); South State, Inc. (\$859,777.45); Think Pavers Hardscaping (\$1,038,919.80)

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

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

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 _____



**Consulting & Municipal
ENGINEERS**

1460 Route 9 South
Howell, NJ 07731
732.462.7400 ☎
www.cmeusa1.com ⑈

December 11, 2025

Sent via Electronic Mail (Anthony.morici@rve.com)

Mr. Anthony Morici, PE
City of Camden, City Engineer
Division of Capital Improvements and Project Management
520 Market Street, Suite 325
Camden, New Jersey 08101

**Re: Bid Report & Recommendation of Award
FY2024 NJDOT Road Program
City of Camden, Camden County, New Jersey
CME File No.: 115.CY00604.C01**

Dear Mr. Morici:

Enclosed herewith please find a summary of bids received on December 4, 2025 for the above referenced project. Four (4) bids were submitted, ranging from a low base bid of \$565,051.50 by Paving Plus, LLC to a high base bid of \$803,578.00 by Think Pavers Hardscaping. The Engineer's Estimate for the Base Bid was \$865,538.03.

As you are aware, the City has received the following NJDOT Grant for this project:

- FY2024 Municipal Aid (MA) - \$1,118,533.00
- Design costs - \$93,400 (eligible for reimbursement through the grant)
- **Available for construction & CM/CI - \$1,025,133**

Please find enclosed the complete Summary of Bids provided by the City. We have reviewed the bid submitted by Paving Plus, LLC and Earle Asphalt Company and found no irregularities, therefore the outcome of the bid remains the same. The other bids submitted were not reviewed by our office and remain with the City.

Four (4) bids were received and summarized as follows:

	Bidder's Name	Base Bid	Alternate A	Alternate B	Alternate C	Total
1	Paving Plus, LLC	\$565,061.50	\$51,358.15	\$154,393.15	\$205,508.15	\$976,320.95
2	Earle Asphalt Company	\$692,744.63	\$33,303.15	\$143,003.15	\$189,703.15	\$1,058,754.08
3	South State, Inc.	\$647,203.40	\$53,182.50	\$159,391.55	\$224,792.55	\$1,084,570.00
4	Think Pavers Hardscaping	\$803,578.00	\$51,430.00	\$183,911.80	\$199,484.00	\$1,238,403.80



**Consulting & Municipal
ENGINEERS**

City of Camden
Re: Bid Report & Recommendation of Award
FY2024 NJDOT Road Program

December 11, 2025
CME File No.: 115.CY00604.C01
Page 2

Our office has worked with Paving Plus LLC in the past and have found their work to be generally satisfactory. As a matter of procedure, our office has contacted Paving Plus to discuss their bid. The representative we spoke to indicated they are comfortable with their bid and have no objection to completing the project based on the bid prices submitted and the contract time.

In order to award this project, and allow the City to reserve a portion of the grant allotment to fund CM/CI for this project, our recommendation below takes into account the fact that up to 15% of the final contract amount can be utilized for CM/CI services in accordance with NJDOT grant requirements.

Based on this information, we recommend the following actions:

1. Award of the contract to the low bidder, Paving Plus, LLC, PO Box 464, Glassboro, NJ 08028 on a unit price basis for Base Bid, Alternate Item A and Alternate Item B, for a total of **\$770,812.80** or as available funding permits. The award should be subject to review and approval by the City Attorney, including the review of the bid bond and surety from the low bidder relative to licensing to do business in the state of New Jersey and appearance on the current list of "Surety Companies Acceptable on Federal Bonds", U.S. Treasury Department, approval of the award by the NJDOT, submission of the required bonds and insurance certificates for the project.
2. Bid and bid security of the second and third lowest bidder are to be retained and held open, pending execution of the contract agreement by Paving Plus, LLC.
3. Return the bid security of the fourth bidder.

By copy of this letter, we are requesting the City Attorney prepare the necessary Resolution of Award. Upon execution, please have a one (1) copy of the resolution forwarded to our office for our files.



**Consulting & Municipal
ENGINEERS**

City of Camden
Re: Bid Report & Recommendation of Award
FY2024 NJDOT Road Program

December 11, 2025
CME File No.: 115.CY00604.C01
Page 3

We trust this is the information you require at this time. Should you have any questions or comments relative to this project, please do not hesitate to contact this office.

Very truly yours,

CME Associates

A handwritten signature in black ink, appearing to read 'Bennett A. Matlack'.

Bennett A. Matlack, PE, CME, CFM
For the Firm

BAM/PMK

Enclosures (to all via email)

cc: Timothy Cunningham – City Administrator (TiCunnin@camdennj.gov)
Tytanya Ray – City of Camden (TyRay@camdennj.gov)
Scott Parker – Director of Finance (ScParker@ci.camden.nj.us)
Daniel S. Blackburn, Esq – City Attorney (Law@camdennj.gov)

CAMDEN CITY

520 MARKET STREET

CAMDEN, NJ 08102

TEL (856)757-7000

CITY OF CAMDEN
PURCHASING BUREAU**REQUISITION**

NO.

R2501762

SHIP
TO

DIVISION OF CAPITAL IMPROVEMENTS

2025 NOV -6 AM 11:39

520 MARKET STREET

RM 325, CITY HALL

CAMDEN, NJ 08101

VENDOR

VENDOR #: UNK01

UNKNOWN VENDOR

, NJ

Pannig Plus

ORDER DATE: 10/27/25

DELIVERY DATE:

STATE CONTRACT:

F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	AWARD CONTRACT FY2024 MUNICIPAL AID PROGRAM NJDOT 8TH STREET & VARIOUS ROADWAYS IMPROVEMENTS PROJECT BIN 25-21 FY2024 NJDOT Road Program	G-02-SE-559-240	~~0.0000~~ 770,812.80 TOTAL	0.00 ~~0.00~~ 770,812.80

Approved:

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

Department Head

Date

Receiver of Goods

Date

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

Initial Report _____ Revised Report X Closing Report _____
 Bureau of Grants Management Grant Summary Form
 Grant Status Code: G
 (green - g; yellow - y; red - r)

Department: Development & Planning – Capital Improvements

Grant Administrator: Tytanya Ray

Grant Administrator #: 757-7628

Project Name:		2024 Resurfacing of Various Projects			
Grant/Funding Agency Program:		NJDOT Transportation Trust Fund			
Grant Federal CFDA or State GIMS Number:					
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code :		G-02-SE-559-240
Funding Source:		NJDOT Transportation Trust Fund			
Pass Through: circle one	<u>Y</u> or N	Source:	NJDOT		
Amount of Grant:		\$1,118,533.00			
Local Match: circle one	Y or <u>N</u>	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:		Location of Activity:			
Date of Analysis:		Reviewed By:		Kelly Mobley	

Summary:

3-Nov-25: The Department of Planning and Development – Division of Capital Improvements is processing requisition #R2501762 – 8th Street & Various Roadway Improvements Project for bids.

28-Jul-25: The Department of Planning and Development – Division of Capital Improvements is processing PO#24-05296 for CME in the amount of \$87,495.75 utilizing appropriation code #G-02-SE-559-240:

- Services rendered through 6/28/24 – Invoice#355741 - \$283.50
- Survey and Base Map Services/Design – Invoice#357111 - \$4,138.00
- Survey and Base Map Services/Design – Invoice#358460 - \$2,782.50
- Survey and Base Map Services/Design – Invoice#359528 - \$88.50
- Survey and Base Map Services/Design – Invoice#360293 - \$3,732.50
- Survey and Base Map Services/Design – Invoice#362042 - \$581.00
- Survey and Base Map Services/Design – Invoice#361506 - \$8,493.00
- Survey and Base Map Services/Design – Invoice#363564 - \$2,684.00
- Survey and Base Map Services/Design – Invoice#364013 - \$5,146.25
- Survey and Base Map Services/Design – Invoice#365535 - \$15,268.00
- Survey and Base Map Services/Design – Invoice#366089 - \$14,184.50
- Design Phase – Invoice#367026 - \$14,951.00
- Design Phase – Invoice#368363 - \$6,594.00
- Design Phase – Invoice#368937 - \$5,959.00
- Design Phase – Invoice#369740 - \$2,610.00

27-Jun-23: The Department of Planning and Development – Division of Capital Improvements is seeking council authorization to submit an application to NJDOT Transportation Trust Fund Authority (TTFA) Municipal Aid for Design, Construction and Inspection of a Roadway Improvement Project.

Typically no matching funds are required. This writer did not have an application package to review the

Initial Report ____ Revised Report X Closing Report ____
Bureau of Grants Management Grant Summary Form
Grant Status Code: G
(green - g; yellow - y; red - r)

project/budget.

Time Lines:

Problematic Areas/Recommendations: This resolution is needed for submission of the application and it is requested that resolution be placed on the July 11th Agenda.

NJDOT 2024 Resurfacing of Various



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

November 1, 2023

The Honorable Victor Carstarphen
Mayor, Camden City
520 Market Street
Camden City, New Jersey 08101

Dear Mayor Carstarphen,

I am pleased to inform you that Camden City has been selected to receive funding from the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2024 Municipal Aid Program for LA-2024 MA Camden City FY 2024 8th Street & Various Roadways Improvement Project 04 in the amount of \$1,118,533.00.

NJDOT's Municipal Aid Program is a very competitive program. This year the Department received 600 applications requesting more than \$384 million. There is \$161.25 million available in funds for this program from the Transportation Trust Fund (TTF) supported by the State gas tax.

As part of the Department's Commitment to Communities, NJDOT provides statewide assistance for local governments for improvements to and preservation of the local transportation network. This network makes up about 90 percent of New Jersey's roadways. The successful completion of your project will help achieve this goal and provide your constituents and everyone that uses local roads a transportation system that provides the mobility they deserve.

Should you have any questions regarding your grant, please contact the NJDOT Local Aid District Office in your area.

District 1 - Mt. Arlington - 973-810-9120 District 3 - Trenton - 609-963-2020
District 2 - Newark - 862-350-5730 District 4 - Cherry Hill - 856-414-8414

Again, thank you for your support of this program and good luck with your project.

Sincerely,

A handwritten signature in black ink, reading "Diane Gutierrez-Scaccetti".

Diane Gutierrez-Scaccetti
Commissioner

cc: Municipal Clerk; Municipal Engineer

Range of Accounts: G-02-SE-559-240 to G-02-SE-559-240 Include Cap Accounts: Yes As Of: 10/27/25
Current Period: 10/01/25 to 10/27/25 Skip Zero Activity: Yes
Audit Report Type: Standard
Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the As of Date
* Transaction is included in Previous and/or Begin Balance ** Transaction is not included in Balance
En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
G-02-SE-559-240	Transportation Trust Fund - 2024	0.00	1,118,533.00	0.00	1,118,533.00	1,025,133.00 8			
		88,629.75	4,770.25	0.00	0.00	1,029,903.25			
		504.00		0.00	93,400.00				
	Begin Balance: 10/01/25						En 09/27/24 BS	504.00-*	1,025,133.00
	10/24/25 PO 24-05296 28 Paid CK149044 INV#000000384330 9/26/25 CME01 CME ASSOCIATES								1,025,133.00 NHW
Department: 559	Total	0.00	1,118,533.00	0.00	1,118,533.00	1,025,133.00 8			
		88,629.75	4,770.25	0.00	0.00	1,029,903.25			
		504.00		0.00	93,400.00				
CAFR: SE	NJ Department of Transportation Total	0.00	1,118,533.00	0.00	1,118,533.00	1,025,133.00 8			
		88,629.75	4,770.25	0.00	0.00	1,029,903.25			
		504.00		0.00	93,400.00				
Fund: 02	Grant Fund Budgeted Total	0.00	1,118,533.00	0.00	1,118,533.00	1,025,133.00 8			
		88,629.75	4,770.25	0.00	0.00	1,029,903.25			
		504.00		0.00	93,400.00				
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	0.00				
Fund: 02	Grant Fund Total	0.00	1,118,533.00	0.00	1,118,533.00	1,025,133.00 8			
		88,629.75	4,770.25	0.00	0.00	1,029,903.25			
		504.00		0.00	93,400.00				

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr Vendor/Reference	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used Unexpended	Trans Amount	Trans Balance	User
Final Budgeted		0.00 88,629.75 504.00	1,118,533.00 4,770.25	0.00 0.00 0.00	1,118,533.00 0.00 93,400.00	1,025,133.00 1,029,903.25	8		
Final Non-Budgeted		0.00 0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00	0		
Final Total		0.00 88,629.75 504.00	1,118,533.00 4,770.25	0.00 0.00 0.00	1,118,533.00 0.00 93,400.00	1,025,133.00 1,029,903.25	8		

R-31

DB
01-13-26

RESOLUTION DESIGNATING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, OF THE CITY OF CAMDEN TAX MAP (IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY) A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" IN ACCORDANCE WITH 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 "Redevelopment Law") 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

WHEREAS, by Resolution No. MC-25:10236, adopted October 14, 2025, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation as to Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A.40A:12A-5 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the proposed redevelopment area and boundaries, and prepared a Redevelopment Study and Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Condemnation Area for the Former Knox Site dated December 11, 2025, through its Planner, BRS Inc. (the "Preliminary Investigation Report"); and

WHEREAS, on December 11, 2025, the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A.40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and to consider any public comments and objections thereto; and

WHEREAS, by Resolution adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility), for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025, be determined to be an "area in need of redevelopment"; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Planning Board and finds that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) meets the criteria for designating such property as a Condemnation Area in Need of Redevelopment; now, therefore

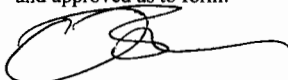
BE IT RESOLVED on this 13th day of January, 2026 by the Council that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) is designated as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) is a Condemnation Area in Need of Redevelopment that shall include the power of eminent domain.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

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

TITLE OF ORDINANCE/RESOLUTION: Resolution designating Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, and 73 of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) A "Condemnation Area in Need of Redevelopment" in accordance with the Local Redevelopment Law N.J.S.A. 40a121-1 Et Seq

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

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	[Signature]	1/13/26	
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

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

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

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	
Name of Vendor	
Purpose or Need for service:	A RESOLUTION DESIGNATING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, OF THE CITY OF CAMDEN TAX MAP (IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY) A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.
Contract Award Amount	N/A
Term of Contract	
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 _____

DB
01-13-26

RESOLUTION DESIGNATING 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, OF THE CITY OF CAMDEN TAX MAP (PART OF THE YAFFA & SONS SITE) A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" IN ACCORDANCE WITH 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 "Redevelopment Law") 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

WHEREAS, by Resolution No. MC-25:10237, adopted October 14, 2025 the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation as to 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, of the City of Camden Tax Map (Part of the Yaffa & Sons Site) (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A.40A:12A-5 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the proposed redevelopment area and boundaries, and prepared a Redevelopment Study and Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Condemnation Area for the Yaffa Site dated December 11, 2025 through its Planner, BRS Inc. (the "Preliminary Investigation Report"); and

WHEREAS, on December 11, 2025, the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A.40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and to consider any public comments and objections thereto; and

WHEREAS, by Resolution adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that 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, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025, be determined to be an "area in need of redevelopment"; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Camden Planning Board and finds that 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, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), meets the criteria for designating such property as a Condemnation Area in Need of Redevelopment; now therefore

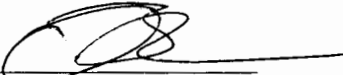
BE IT RESOLVED on this 13th day of January, 2026 by the Council that Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), is designated as a Condemnation 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 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, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), is a Condemnation Area in Need of Redevelopment that shall include the power of eminent domain.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

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

TITLE OF ORDINANCE/RESOLUTION: Resolution designating 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 and 120 of the City of Camden Tax Map (Part of the Yaffa and Sons Site) "A Condemnation Area in Need of Redevelopment in accordance with the Local Redevelopment Law N.J.S.A. 40a121-1 Et Seq

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

ENDORSEMENTS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

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

Received by:
City Attorney

Signature

Date

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

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

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	
Name of Vendor	
Purpose or Need for service:	A RESOLUTION DESIGNATING 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, OF THE CITY OF CAMDEN TAX MAP (PART OF THE YAFFA & SONS SITE) A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.
Contract Award Amount	N/A
Term of Contract	
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_____

RESOLUTION DESIGNATING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 24 & 25 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND DESIGNATING BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS AN "AREA IN NEED OF REHABILITATION" IN ACCORDANCE WITH 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 "Redevelopment Law") 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 specific procedures for designating an Area in Need of Redevelopment; and designating an Area in Need of Rehabilitation; and

WHEREAS, by Resolution No. MC-25:10235, adopted October 14, 2025, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation as to 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 of the City of Camden Tax Map (In the Federal Street Corridor) (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A.40A:12A-5 of the Redevelopment Law; and

WHEREAS, by Resolution No. MC-25:10235, adopted October 14, 2025, the City Council of the City of Camden further directed the City of Camden Planning Board to conduct a Preliminary Investigation as to Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) (the "Additional Study Area"), in order to determine whether all or any portion thereof satisfies the rehabilitation area criteria specified at N.J.S.A.40A:12A-14 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area and rehabilitation area and boundaries, and prepared a Redevelopment Study and Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Condemnation Area and Area in Need of Rehabilitation for the Federal Street Corridor dated December 11, 2025 through its Planner, BRS, Inc., (the "Preliminary Investigation Report"); and

WHEREAS, Block 1186, Lot 18 of the City of Camden Tax Map was excluded from the Preliminary Investigation Report because it was found not to be vacant as previously believed; and

WHEREAS, on December 11, 2025, the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A.40A:12A-6 and N.J.S.A.40A:12A-14 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and whether the Additional Study Area meets the criteria for an area in need of rehabilitation and to consider any public comments and objections thereto; and

WHEREAS, by Resolution, adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025, be determined to be an "area in need of redevelopment"; and

WHEREAS, also by Resolution adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor), for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025 be determined to be an "area in need of rehabilitation"; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Camden Planning Board and finds that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) meet the criteria for designating such property as a Condemnation Area in Need of Redevelopment; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Camden Planning Board and finds that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) meet the criteria for designating such property as an Area in Need of Rehabilitation; now, therefore

BE IT RESOLVED on this 13th day of January, 2026 by the Council that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) is designated 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 Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) is a Condemnation Area in Need of Redevelopment that shall include the power of eminent domain.

BE IT FURTHER RESOLVED, that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) is designated as an Area in Need of Rehabilitation.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council

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

TITLE OF ORDINANCE/RESOLUTION: Resolution designating Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 and 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) "A Condemnation Area in Need of Redevelopment and designating Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) as an Area in Need of Rehabilitation in accordance with the Local Redevelopment Law N.J.S.A. 40a121-1 Et Seq

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

ENDORSEMENTS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

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

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

Received by:
City Attorney

Signature

Date

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

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

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	
Name of Vendor	
Purpose or Need for service:	A RESOLUTION DESIGNATING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 24 & 25 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND DESIGNATING BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS AN "AREA IN NEED OF REHABILITATION" IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.
Contract Award Amount	N/A
Term of Contract	
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 _____

R-34

AV:dh
01-13-26

**RESOLUTION AUTHORIZING A SITE ACCESS AGREEMENT WITH
TRUST FOR PUBLIC LAND FOR DONATION, INSTALLATION AND MAINTENANCE
OF TREES AT VARIOUS LOCATIONS**

WHEREAS, Trust for Public Land ("TPL") has secured funding through the New Jersey Department of Environmental Protection's RGGI Natural Climate Solutions Grant to support tree planting and maintenance along major commercial and high-volume pedestrian corridors, within the Camden Business District and other commercial corridors and parks, and at public housing developments; and

WHEREAS, TPL has worked with the City's Department of Public have worked collaboratively to identify locations for tree planting and related project activities necessary to carry out the initiative; and

WHEREAS, TPL and the City desire to enter into a Site Access Agreement to permit TPL to access certain City-owned property to conduct tree planting, maintenance, and other project-related activities necessary to complete the Project at the following locations:

Parks

Alberta Woods
Dudley Grange Park
Farnham Park
Pyne Poynt Park
Reverend Evers Park
Stockton Park
Whitman Park

Medians

Park Blvd (between Haddon & Vesper)
Vesper Blvd (between Park & Haddon)

WHEREAS, the Council of the City of Camden has determined that it is in the best interest of the City to enter into an Site Access Agreement with TPL for donation, installation and maintenance of trees at the various locations; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, that the appropriate City Officials be and are hereby authorized to execute a Site Access Agreement with TPL to access City owned properties.

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: January 13, 2026

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2025

TO: City Council

FROM: Keith L. Walker, Department of Public Works

TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing site access agreement between the City of Camden and Trust for Public Land for donation, installation and maintenance of trees at various locations (see attached).

Point of Contact: Keith L. Walker DPW 856-757-7139 KeWalker@camdennj.gov

Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		12-10-25	
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 - (If applicable)¹
2. Additional supporting documents.

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

Received by:
City Attorney

Signature

Date

¹ 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 site access agreement between the City of Camden and Trust for Public Lands for donation, installation and maintenance of trees at various locations (see attached).

FACTS/BACKGROUND:

- Donation of trees, to include materials and tree installation.
- Maintenance plan included.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: Cost to City is \$0.

IMPACT STATEMENT:

- Approval of site access agreement would allow for tree installation and maintenance.
- Without City Council approval, TPL would not be able to donate and access parks for installation and maintenance of trees.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Keith L. Walker, DPW
 - Attendance: Y

COORDINATION:

- City of Camden and the Trust for Public Land

Prepared by: Amanda C. Fleming 856-757-7393

AmThomps@Camdennj.gov

Name

Phone/Email

We Grow Camden Tree Planting Initiative
NJDEP Natural Climate Solutions Grant Scope

1) Locations

<u>Parks</u>	<u>Medians</u>
Alberta Woods	Park Boulevard (Between Haddon and Vesper)
Dudley Grange Park	Vesper Boulevard (Between Park and Haddon)
Farnham Park	
Pyne Poynt Park	
Reverend Evers Park	
Stockton Park	
Whitman Park	

2) Funding Source

The funding, totaling just over \$1 million, was secured through the NJ Department of Environmental Protection’s RGGI Natural Climate Solutions Grant. The Regional Greenhouse Gas Initiative (RGGI) provides the State with proceeds to invest in programs and projects designed to help meet its climate, clean energy, and equity goals. The Natural Climate Solutions (NCS) Grant program funds on-the-ground implementation projects that create, restore, and enhance NJ’s natural carbon sinks, such as wetlands, forests, urban parks and woodlands, and street trees.

3) TPL is the Grant Recipient

TPL received and administers these funds. We are sub granting a portion of the funds to NJ Tree Foundation, Camden Community Partnership, NJ Conservation Foundation, and Delaware River Keeper Network to perform community planting days at 5 community parks.

4) City Commitments

To develop this application, which occurred in 2022 and was awarded in 2023, TPL worked with DPW to identify locations where this funding could support park enhancement. To deliver this work, TPL will work with DPW to secure License Access Agreements for the sites selected, and will use standard language to indemnify/hold the City harmless. I’ve attached the letter, signed by the mayor, stating the City’s commitment to this project.

5) Long-Term Compliance and Maintenance Obligations

Maintenance: This grant requires that TPL guarantee at least 90% survivorship of trees planted for two years after planting. TPL will contract with a forestry and landscaping firm to monitor and manage trees through 2028 as obligated in the grant agreement. Attached are the maintenance obligations for the trees, which TPL is committed to conducting on behalf of the city.

Deed Restriction: This grant requires that the City place a Deed of Conservation restriction on the property at the end of the grant term for what they term “Tree Conservation Area”. To make this easiest,

TPL worked with DPW to select sites that are already conservation restricted through Green Acres funding compliance and are listed on the City's Recreation and Open Space Inventory. TPL's attorneys will work with the City's attorneys to ensure compliance with this component of the project's delivery. I've attached draft language provided by the State of New Jersey for review and discussion.

Draft Maintenance Plan-Natural Climate Solutions-Camden

Description of Work	Timing	Comments	Responsible Person/ Department
Tree watering	Throughout	As needed, especially during dry periods. Continue until ground freezes	Contractor
Stake removal	After 1 year		Contractor
Mulching	Throughout	Refresh and replace as needed	Contractor
Inspect for disease or insect problems	Annually	Start approximately 1 year after planting	Contractor
Apply pesticides/herbicides		If needed	Contractor
Monitor health & vigor	Annually	Start approximately 1 year after planting	Contractor and Project Manager
Replace dead trees	After 1 year	At direction of Project Manager. Planting should take place within 3 weeks of annual inspection. Follow planting guidelines	Contractor
Prune	After 1 year	Remove no more than ¼ of foliage in one season. Retain lower branches.	Contractor
Fertilize	After 3 years	If needed	Contractor



OFFICE OF THE MAYOR
CITY OF CAMDEN
NEW JERSEY

VICTOR CARSTARPHEN
MAYOR

TEL: 856-757-7300
EMAIL: MAYOR@CLCAMDEN.NJ.US
WEBSITE: WWW.CLCAMDEN.NJ.US

September 13, 2022

Bureau of Climate Change and Clean Energy
New Jersey Department of Environmental Protection
401 East State Street
Trenton, NJ, 08619

RE: Letter of Intent for Grant Application: Enhancing Camden's Canopy for Climate & Community

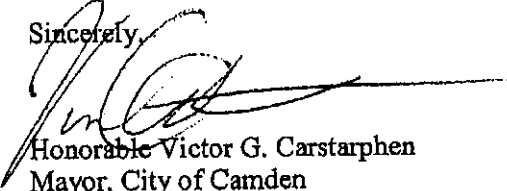
Dear Bureau of Climate Change and Clean Energy:

Please be advised that Camden City (the City) intends to contract with applicant Trust for Public Land ("TPL") for the management and installation of a forest restoration project on my property (the "Project"). The City can confirm that it:

1. Accepts the presented terms and agreements, known to the City as of the date of this letter from this applicant, subject to approval by the City's governing body, as may be required by applicable law.
2. Has reviewed the different Blue and Green Carbon Project Types.
3. Consents to the presented Conceptual Plan, as provided by TPL.
4. Understands that the Project will be held accountable for certain features and proposals on the conceptual plan, as presented by TPL to the City, given that they are technically feasible such as: Tree Plantings.
5. Has provided, or intends to provide, the Project team with any applicable information regarding the environmental history of the site, including any underground storage tanks, disturbances, or contamination.
6. Any agreement by the City may be subject to any required approvals by the governing body of the City, subject to applicable law.

Additionally, TPL, by agreeing and accepting, intends to enter into an agreement or agreements for use and access of the property(ies) with the City sufficient for TPL's use in the Project, on terms mutually agreeable to TPL and the City. If an agreement cannot be mutually agreed to, the above intentions of the City may be considered void.

Sincerely,


Honorable Victor G. Carstarphen
Mayor, City of Camden

AGREED AND ACCEPTED:
Trust for Public Land

By: 
Name: Owen Franklin
Title: State Director
Date: September 14, 2022

**TREE PLANTING DEED OF CONSERVATION RESTRICTION AND MAINTENANCE
AGREEMENT**

Grantor

TO

**THE STATE OF NEW JERSEY,
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Grantee

Dated: _____

Record and return to:

Department of Environmental Protection
Climate Change, Clean Energy and
Sustainability Program
Mail Code 401-02G
P. O. Box 420
Trenton, New Jersey 08625-0420

Prepared By:

DEED OF CONSERVATION RESTRICTION

This Deed of Conservation Restriction is made and entered into this _____ day of _____, 20____, between _____, a [define type of organization, i.e. municipality, non-profit, board of education], whose post office address is _____ ("Grantor"), and the State of New Jersey, Department of Environmental Protection ("DEP"), having its principal office located at 401 East State Street, Trenton, New Jersey 08625 ("Grantee").

TAX MAP REFERENCE. Grantor owns in fee simple certain lands in the _____ of _____, County of _____, State of New Jersey, which lands are known as Block _____, Lot _____, on the respective Tax Map of _____, _____ County, and which lands are more depicted on the map attached hereto as Schedule A ("Property").

PURPOSE. It is the purpose of this Deed of Conservation Restriction to ensure that Grantor, for a period of thirty (30) years, maintains the area of the Property designed for tree planting, as depicted on Schedule A, (Tree Conservation Area) in its natural condition as set forth in the Grantee-approved maintenance plan, attached hereto as Exhibit A, (Maintenance Plan) and prevents any use of the Tree Conservation Area in a manner that would impair or otherwise interfere with the planting, maintenance, or survival tree planting. Grantor expressly acknowledges that the tree planting was funded with through a grant agreement between Grantor and Sustainable Jersey, dated XXXX, (Grant Agreement) using proceeds from New Jersey's Regional Greenhouse Gas Initiative (RGGI) which are dedicated to achieving net sequestration and significantly contributing to the achievement of the New Jersey's greenhouse gas emission limits, as required by P.L. 2008, c. 340.

TERM: This Conservation Restriction shall remain in place for a period of thirty (30) years from the date of recording, at which time it shall automatically terminate without requiring further action or approval of the Parties.

TRANSFER OF CONSERVATION RESTRICTION. Grantor, for and in consideration of Grantee's receipt of RGGI funding under the Grant Agreement and pursuant to the New Jersey Conservation Restriction and Historic Preservation Restriction Act, *N.J.S.A. 13:8B-1 through 13:8B-9* ("Conservation Restriction Act"), hereby transfers, assigns, and grants to Grantee, its successors, and its assigns a conservation restriction on the Treen Conservation Area for the purposes set forth herein;

PROMISES BY GRANTOR. Grantor, for itself, its successors, and its assigns, agrees to maintain the Tree Conservation Area in accordance with the Maintenance Plan and prevent any use of the Tree Conservation Area in a manner that would impair or otherwise interfere with the planting, maintenance, or survival of the tree planting. Neither Grantor, its successors or its assigns shall damage, destroy or remove any of the tree planning without Grantee's written approval in accordance with this Conservation Restriction.

RIGHTS OF GRANTEE. To accomplish the purpose of this Deed of Conservation Restriction the Grantor transfers, assigns, and grants the following rights to Grantee:

- (1) To enter upon the Property at reasonable times in order to monitor Grantor's maintenance of the Property and compliance with the terms of this Deed of Conservation Restriction, provided that Grantee shall not unreasonably interfere with Grantor's use and enjoyment of the Property;

- (2) To take any other action necessary or convenient to enforce this Deed of Conservation Restriction.

MODIFICATION OF CONSERVATION RESTRICTION: With Grantee's written approval, Grantor may remove the trees subject to this restriction where necessary to meet the Grantor's core functions of public education and provide that Grantor: (1) replaces the trees elsewhere in a manner that satisfies the requirements of the [grant agreement?] and results in no net loss; and (2) records a conservation restriction in the replacement area. Such modification, or other de minimis modification, shall not be considered a release under the Conservation Restriction Act.

EXECUTION SIGNATURES. This Deed of Conservation Restriction is signed and attested to by Grantor's proper and authorized officers, directors, or representatives as of the date written at the top of the first page.

GRANTOR:

Attest:

By: _____
(signature)

By: _____
(signature)

Dated: _____, 20__

ACKNOWLEDGMENT

STATE OF NEW JERSEY)

ss.

COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 20__, before me personally appeared _____, who being duly sworn on his or her oath, deposes and makes proof to my satisfaction that he or she is the Secretary, or equivalent, of Grantor; that the execution and the making of this Deed of Conservation Restriction has been duly authorized by proper resolution of said Grantor; that the deponent knows the corporate seal of said Grantor, and the seal affixed to this instrument is such corporate seal; and that this Deed of Conservation Restriction was signed and delivered by _____, as and for the voluntary act and deed of said Grantor, in the presence of the deponent.

(signature)

SWORN TO AND SUBSCRIBED TO

before me this _____ day

of _____, 20__

(signature)

(print name and title)

SCHEDULE A

(tax map showing location of trees here)

Exhibit A Maintenance Plan

R-35

AV:dh
01-13-26

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE COUNTY OF CAMDEN AND TO ACCEPT A GRANT IN THE AMOUNT OF \$25,000.00 FROM THE CAMDEN COUNTY OPEN SPACE, FARMLAND, RECREATION, AND HISTORIC PRESERVATION TRUST FUND FOR RECREATION FACILITY IMPROVEMENTS AT THE 24TH AND HARRISON AVENUE BASEBALL FIELD

WHEREAS, the Camden County Open Space, Farmland, Recreation, and Historic Preservation Trust Fund Program has awarded the City of Camden a grant in the amount of Twenty-Five Thousand Dollars (\$25,000.00) to support recreation facility improvements; and

WHEREAS, the City desires to make certain enhancements to the 24th and Harrison Avenue Park using the grant funds; and

WHEREAS, N.J.S.A. 40A:65-1 *et seq* ("Uniform Shared Services and Consolidation Act") permits local units to enter into a Shared Services Agreement ("SSA") for the provision of any service to which any party of the agreement is empowered to perform within its jurisdiction; and

WHEREAS, the City desires to enter into a Shared Services Agreement with the County in order to accept the grant and fund recreation facility improvements at the 24th and Harrison Avenue Baseball Field; and

WHEREAS, the County and the City agree that their mutual public purposes and best interests will be served by the execution and delivery of this SSA pursuant to the powers conferred by the Uniform Shared Services and Consolidation Act; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept a grant in the amount of Twenty-Five Thousand Dollars (\$25,000.00) from the Camden County Open Space, Farmland, Recreation, and Historic Preservation Trust Fund Program, and, pursuant to N.J.S.A. 40A:65-1 *et seq.*, the proper City officials are hereby authorized to execute a Shared Services Agreement with the County of Camden for the purpose of receiving and administering said grant funds in connection with recreation facility improvements at the 24th and Harrison Avenue Baseball Field; and

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized to execute any and all documents necessary to effectuate the acceptance and use of said grant funds.

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: January 13, 2025

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 14, 2026

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

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ACCEPT A GRANT AND ENTER INTO SHARED SERVICES AGREEMENT WITH THE CAMDEN COUNTY OPEN SPACE, FARMLAND, RECREATION, AND HISTORIC PRESERVATION TRUST FUND GRANT FOR A RECREATION FACILITY ENHANCEMENT PROJECT – TO BE UTILIZED TO MAKE CRITICAL UPGRADES TO 24TH AND HARRISON AVE BASEBALL FIELD.

Point of Contact:	Keith L. Walker	Public Works	856-757-7139	KeWalker@camdennj.gov
	Name	Department-Division-Bureau	Phone	Email

ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		12-10-25	
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. Project Narratives
2. Application Copy

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

Received by: City Attorney

Signature	Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ACCEPT A GRANT AND ENTER INTO SHARED SERVICES AGREEMENT WITH THE CAMDEN COUNTY OPEN SPACE, FARMLAND, RECREATION, AND HISTORIC PRESERVATION TRUST FUND GRANT FOR A RECREATION FACILITY ENHANCEMENT PROJECT – TO BE UTILIZED TO MAKE CRITICAL UPGRADES TO 24TH AND HARRISON AVE BASEBALL FIELD.

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

- Grant is for \$25,000
- Grant use plans to include repairing and leveling the playing surface, replace and install new bases and purchase materials and install pitcher's mound and enhancing fencing for player safety.

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

IMPACT STATEMENT:

- This grant will allow for upgrades that will create a safer, more functional and inviting environment for the community.
- Grant has no match requirement
- Without a resolution, the City is not authorized to accept for this grant.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Keith L. Walker, Public Works
 - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
 - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

COORDINATION:

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

Prepared by: Amanda C. Fleming 856-757-7393

AmThomps@camdennj.gov

Name

Phone/Email



Making It Better, Together.

**OPEN SPACE, RECREATION, FARMLAND AND HISTORIC
PRESERVATION TRUST FUND**

**Camden City
24th and Harrison Avenue Park Improvements
(Round 25)**

Approved Work Plan

Task #1: Repair and level the field surface.

Task #2: Purchase and install new bases.

Task #3: Purchase materials and install pitcher's
mound and fencing.



Making It Better, Together.

Recreation Facility Enhancement Grant

Payment/Reimbursement Request Form

The following payments/reimbursements are requested relative to the project listed below:

Project Name: _____

Applicant: _____

Funding Round: _____

Please specify the **Task #**, as identified in the **Approved Work Plan** contained in your **Project Agreement**, for each item for which payment/reimbursement is requested, and documentation included.

Task #	Item (i.e. fencing, field regrading, lighting etc.)	Payment/Reimbursement Requested
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

TOTAL REQUESTED

\$

Signature _____ Title _____ Date _____

Print Name _____

**SHARED SERVICES AGREEMENT
BY AND BETWEEN THE
COUNTY OF CAMDEN
AND
CITY OF CAMDEN**

THIS DOCUMENT, authorized by Resolution adopted on November 13, 2025, constitutes an agreement made by and between the **COUNTY OF CAMDEN**, a body politic and corporate of the State of New Jersey, having its principal place of business at 520 Market Street, 6th Floor, Camden, New Jersey 08102 (the "County") and the **CITY OF CAMDEN**, a body politic and corporate of the State of New Jersey, having its principal place of business at City Hall, 520 Market Street, Camden, New Jersey 08102 (the "City").

WITNESSETH:

WHEREAS the need exists within Camden County and its municipalities for the development and/or enhancement of local recreation facilities; and

WHEREAS the City desires to make certain enhancements to the **24TH AND HARRISON AVENUE PARK**; and

WHEREAS the City desires to acquire funding which would permit it to make said enhancements to the subject facility; and

WHEREAS the County desires to fund in an amount not to exceed \$25,000.00, certain enhancements to the subject facility by the City, in accordance with the approved work in order that the citizens of the County may benefit from increased recreational opportunities within the County; and

WHEREAS, the City agrees to indemnify and hold harmless the County of Camden, its agents, servants, and employees from all liability relating to said enhancements to the subject facility, together with their ownership and use; and

WHEREAS, the Camden County Board of Commissioners authorized the execution of any necessary contractual documents to implement the recommendations of the Camden County Open Space Preservation Trust Fund Advisory Committee with respect to Round 25 - Recreation Facility Enhancement funding, now, therefore,

IN CONSIDERATION of the mutual promises set forth herein, the parties hereto agree as follows:

1. **TERM**

The term of this agreement shall be for the period of eighteen (18) months effective the date of the adoption of the Resolution.

2. **CITY'S RESPONSIBILITIES**

The City shall negotiate with contractors for all goods and services necessary to implement work at the subject facility as said goods and services relate to the approved work plan and shall provide the County with a copy of all agreements with contractors for said goods and services in addition to copies of all applicable invoices from said contractors. Upgrades to playground equipment and surfaces shall conform with standards set forth by the Consumer Products Safety Commission as required by New Jersey law.

The City may use any funds provided by the County only for the purposes stated within the Approved Work Plan. The City must provide the County with copies of all contracts and other documents identified above which relate to said Approved Work Plan.

The City agrees to allow the County to place a sign at the subject facility identifying the subject facility as a beneficiary of funds from the Camden County Open Space Preservation Trust Fund.

3. COUNTY'S RESPONSIBILITIES

Upon receipt of a contract(s) for work contained in the work plan, the County shall pay to the City the sum of said contract(s) or a percentage thereof, for the purpose of permitting the City to implement the work plan. The amount paid shall not exceed the amount for said work identified in the City's application submitted to the County for Round 25 - Recreation Facility Enhancement funding, nor shall it exceed \$25,000.00 in the aggregate. Any balance from the original appropriation of funds which remains after all work identified in the work plan has been completed, shall remain with the County.

4. ADHERENCE TO LOCAL PUBLIC CONTRACTS LAW

In accordance with N.J.S.A. 40A:65-9, if any party performing a service on behalf of another party or parties to this Agreement utilizes the services of a private contractor to perform all or most of such service, or all or most of a specific and separate segment of the services so contracted for, such party shall be required to award the Agreement for the work to be performed by a private

contractor under such Agreement in accordance with the "Local Public Contracts Law" (N.J.S.A. 40A: 11-1 et. seq.)

5. AUDIT

Pursuant to the Single Audit Act of 1984, the City agrees to permit the County and/or its agents to examine 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 relative to this Agreement.

6. RIGHT TO INSPECT

The City shall permit the County or its authorized representative to make visits to the site during implementation of the work plan to assure the City's compliance with the terms of this Agreement.

7. INDEMNIFICATION

The City shall indemnify, hold harmless and defend the County, its employees, officers, and agents, from and against all liability, claims, suits, losses, damages, costs and demands, on account of bodily injury, including death or property damage, arising out of, or connected with the work conducted pursuant to this Agreement.

8. INSURANCE

The City shall provide and maintain during the term of this Agreement adequate insurance coverage for the work to be performed pursuant to this Agreement. Said insurance shall include but not be limited to general liability and workers compensation insurance, which includes limits, which are the same as those, procured by the City for other types of activities.

9. NOTICE

All notice hereunder shall be in writing and mailed, postage paid, certified mail, return receipt requested to the County by directing the same to the Office of County Counsel, 6th Floor, 520 Market Street, Camden, New Jersey, 08102 and to the City by directing the same to the Office of the Mayor, City Hall, 520 Market Street, Camden, New Jersey 08102.

10. MISCELLANEOUS PROVISIONS

The following miscellaneous provisions shall apply to this Agreement:

a. 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.

b. Waiver

Failure to enforce any of the provisions of this Agreement by any of the parties shall not be construed as a waiver of the provisions.

c. Amendment for Modification

This Agreement may not be modified, altered, or amended in any manner, except in writing, signed by the parties hereto.

d. Heading

This section and any other headings contained in this Agreement are for reference purposes only and shall not affect meaning or interpretation of this agreement.

e. Invalid Clause

The invalidity of any clause contained herein shall not render any other provision invalid and the balance of this Agreement shall be binding upon all parties hereto.

f. Entire Agreement

This Agreement shall consist of the entire agreement of the parties and it is acknowledged that there is no side or oral agreements relating to the understandings set forth herein.

g. Assignability

This Agreement and all rights, duties and obligations contained herein may not be assigned without prior written consent from the County.

h. Audit

The City and the County shall permit its independent auditors to have access, at a reasonable time and place, to the records and financial statements as may be necessary to comply with audit requirements.

i. Funding

This contract is subject to the availability and appropriation of sufficient funds in each year in which it is in effect.

j. Governing Law

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of New Jersey.

k. Binding Agreement

This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors, or assigns.

- SIGNATURE PAGE AFFIXED HERETO -

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals
on the day and year first above written.

WITNESS:

CITY OF CAMDEN

ATTEST:

COUNTY OF CAMDEN

KARYN GILMORE, CLERK
BOARD OF COMMISSIONERS

ROSS G. ANGILELLA
COUNTY ADMINISTRATOR

LJP/hs
8436 - Farmland/Open Space
Z: County Counsel\Staff\Files-General\Farmland Preservation - Open Space\Round 25 Recreational
Enhancements\Camden City

R-36

SE:dh
01-13-26

**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 any 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
Chelton Street	12	\$176.40	Install New Light Fixtures
Kaighn Ave.	21		Removal

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: January 13, 2026

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: JANUARY 13, 2026

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		12/4/25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – Attachment D (Contracts)
2. PSEG Lighting Service Agreements (2)

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

Received by:
City Attorney

Signature

Date

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: *RESOLUTION AUTHORIZING THE ACCEPTANCE OF 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: \$176.40 – installation of 12 lights, removal of 21 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

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 twelve (12) lighting fixtures on Chelton St. and removal of twenty-one (21) fixtures on Kaighn Ave.
Contract Award Amount	Monthly install total: \$176.40
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 _____



Estimated Cost Summary - PSEG Confidential

Outdoor Lighting

Project Name: CAMDEN HOUSING CHELTON AVE
Customer Name: CAMDEN HOUSING
For Service at: CHELTON AVE CAMDEN
Address:

Contract Account # 6570854402

CostType	Product	Qty	Amount
Install	Luminaire	12	\$176.40
Monthly Install Totals		12	\$176.40
Remove	Luminaire	12	\$0.00
Monthly Removal Totals		12	\$0.00

This is Not an Invoice



We make things work for you.

Request for Lighting Service - PSEG Confidential

Project Name:

CAMDEN HOUSING CHELTON AVE

Project Status

Agreement

Presented Date:

11/21/2025

Customer Name:

CAMDEN HOUSING

BP# 1000074284

Contract Account # 6570854402

Service Address:

CHELTON AVE CAMDEN

Effective Date: 11/21/2025

Contract Term:

Contact Name:

KEITH WALKER

Contract Term:

Distribution:

Office Tel:

(609) 705-7482 ext

Cell Phone:

Email: kwalker@ci.camden.nj.us

Fax:

UG-BUD

STANDARD

SPECIAL

☐ OfficeRecord

Purchase Order #

Premise #	Installation #	Installation2 #	DWMS Customer #	DWMS LD #	DWMS EI #	CIAC EI #
5002488466	4003855754	4003855742	6764162	501169914		

Rates and Costs Details

Product	Amt	RefVal	Rate	New Pole or Pole #	Free Pole	Pole Pre-paid	Second Avail-able	Action Type	Sales Type	Order Type	Mthly Install Rate	Mthly Remove Rate	Upfront Rate	Access Product Qty	Access Product Code	Access Upfront Rate	Found Credit Qty	Found Credit Amt	II
Luminaire	12	ES053286BL	BPL		☐	☐	☒	Install	New	Set Exist	14.70	0.00	0.00			0.00		0.00	6073
Luminaire	12	ES050940BL	BPL		☐	☐	☒	Remove	Remove	Remove	0.00	0.00	0.00			0.00			6072

Rates and Costs Summary

Grand Total One Time Upfront Cost				One-Time Cost Totals			
\$0.00				Cost for Construction (CIAC)			
				Foundation Credit Total			
				\$0.00			
				Pole Upfront Cost Total			
				\$0.00			
				Bracket Upfront Cost Total			
				\$0.00			
				Accessory Upfront Cost Total			
				\$0.00			
				Lumin Upfront Cost Total			
				\$0.00			

Comments UPGRADE (12) 100WATT HPS COBRA STREET LIGHTS TO 56WATT LED COBRA LIGHTS ON POLES #20745, #20746, #20747, #20748, #20831, #20832, #20833, #20834, #63640, #64289, #64290, #64291.

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:
6072	WARE ST CAMDEN	1PW KOSSUTH ST	20745	Luminaire
6072	WARE ST CAMDEN	COR KOSSUTH ST	20746	Luminaire
6072	KOSSUTH ST CAMDEN	2PN WARE ST	20747	Luminaire
6072	WARE ST CAMDEN	1PE KOSSUTH ST	20748	Luminaire
6072	KOSSUTH ST CAMDEN	1PN JEFFERSON AVE	20831	Luminaire
6072	KOSSUTH ST CAMDEN	1PS JEFFERSON AVE	20832	Luminaire
6072	KOSSUTH ST CAMDEN	2PS JEFFERSON AVE	20833	Luminaire
6072	KOSSUTH ST CAMDEN	3PS JEFFERSON AVE	20834	Luminaire
6072	JEFFERSON ST CAMDEN	1PE KOSSUTH ST	63640	Luminaire
6072	CHELTON AVE CAMDEN	1PE KOSSUTH ST	64289	Luminaire
6072	CHELTON AVE CAMDEN	COR KOSSUTH ST	64290	Luminaire

6072	CHELTON AVE CAMDEN	1PE 7TH ST	64291	Luminaire
6073	WARE ST CAMDEN	1PW KOSSUTH ST	20745	Luminaire
6073	WARE ST CAMDEN	COR KOSSUTH ST	20746	Luminaire
6073	KOSSUTH ST CAMDEN	2PN WARE ST	20747	Luminaire
6073	WARE ST CAMDEN	1PE KOSSUTH ST	20748	Luminaire
6073	KOSSUTH ST CAMDEN	1PN JEFFERSON AVE	20831	Luminaire
6073	KOSSUTH ST CAMDEN	1PS JEFFERSON AVE	20832	Luminaire
6073	KOSSUTH ST CAMDEN	2PS JEFFERSON AVE	20833	Luminaire
6073	KOSSUTH ST CAMDEN	3PS JEFFERSON AVE	20834	Luminaire
6073	JEFFERSON ST CAMDEN	1PE KOSSUTH ST	63640	Luminaire
6073	CHELTON AVE CAMDEN	1PE KOSSUTH ST	64289	Luminaire
6073	CHELTON AVE CAMDEN	COR KOSSUTH ST	64290	Luminaire
6073	CHELTON AVE CAMDEN	1PE 7TH ST	64291	Luminaire

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 all 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)

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RecordID	Street:	Location:	Pole#:	Products:
8284	Kaighn Ave	2 PWOSS Bridge	20652	Luminaire
8284	Kaighn Ave	2 PWONS Bridge	20651	Luminaire
8284	Kaighn Ave	3 PWONS Bridge	20649	Luminaire
8284	Kaighn Ave	4 PWONS Bridge	20647	Luminaire
8284	Kaighn Ave	5 PWONS Bridge	20645	Luminaire
8284	Kaighn Ave	6 PWONS Bridge	20643	Luminaire
8284	Kaighn Ave	7 PWONS bridge	20641	Luminaire
8284	Kaighn Ave	8 PWONS Bridge	20639	Luminaire
8284	Kaighn Ave	9 PWONS Bridge	20637	Luminaire
8284	Kaighn Ave	1 PWONS Bridge	20653	Luminaire
8284	Kaighn Ave	1 PWOSS Bridge	20654	Luminaire

8284	Kaighn Ave	11 PWOSS Bridge	20634	Luminaire
8284	Kaighn Ave	3 PWOSS Bridge	20650	Luminaire
8284	Kaighn Ave	4 PWOSS Bridge	20648	Luminaire
8284	Kaighn Ave	5 PWOSS Bridge	20646	Luminaire
8284	Kaighn Ave	6 PWOSS Bridge	20644	Luminaire
8284	Kaighn Ave	7 PWOSS Bridge	20642	Luminaire
8284	Kaighn Ave	8 PWOSS Bridge	20640	Luminaire
8284	Kaighn Ave	9 PWOSS Bridge	20638	Luminaire
8284	Kaighn Ave	10 PWOSS Bridge	20636	Luminaire
8284	Kaighn Ave	10 PWONS Bridge	20635	Luminaire

AV:dh
01-13-26

R-37

**RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) FORD F450 4X4 CREW CABS
FROM WINNER FORD THROUGH BERGEN COUNTY COOPERATIVE PRICING SYSTEM**

WHEREAS, there exists a need to purchase four (4) Ford F450 4x4 Crew Cab from Winner Ford for the Department of Public Works ("DPW") fleet operations; and

WHEREAS, pursuant to N.J.A.C. 5:34-7.1 et seq., the City of Camden is a member of the Bergen County Cooperative Pricing System ("BCC") and is authorized to make purchases from contracts awarded by BCC; and

WHEREAS, the Purchasing Agent has determined that purchasing four (4) Ford F450 4x4 Crew Cab from Winner Ford through BCC Contract #BC-BID-24-06 will result in a cost savings to the City and has recommended that the City utilize BCC Contract #BC-BID-24-06 for the purchase; and

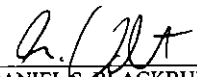
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the approved budget of the City of Camden under line item "G-02-SB-730-260" and said certification 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 purchase of four (4) Ford F450 4x4 Crew Cab is authorized and awarded to Winner Ford, 250 Haddonfield-Berlin Road, Cherry Hill, NJ 08034 through Bergen County Cooperative Contract #BC-BID-24-06 in the amount of THREE HUNDRED SIXTY-ONE THOUSAND FOUR HUNDRED EIGHT DOLLARS AND SIXTY-TWO CENTS (\$361,408.62), pursuant to Public Contracts Law, P.L. 1971, Chapter 198, and that the appropriate City Officials are hereby authorized to execute all documents to effectuate the purchase.

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

Dated: January 13, 2026

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: WINNER FORD AND FRANKS TRUCK CENTER

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

- BUDGET APPROPRIATION: 6-01-E6-700-901

AMOUNT :\$ (\$68,616.50)

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB-730-260

AMOUNT (\$ 292,792.12) GO GREEN-LEGISLATIVE GRANT

- 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 \$ 361,408.62

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF FIVE(5) FORD F450 4X4 CREW CAB FROM WINNER FORD VIA COUNTY COOPERATIVE CONTRACT

Scott Z. Parker

Scott Z. Parker

Chief Financial Officer

Date: _____



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE 01/13/2026

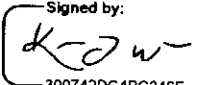
TO: City Council
FROM: Keith Walker, Department of Public Works

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) CREW CAB PICKUPS FROM VARIOUS COUNTY COOPERATIVE CONTRACTS

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

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) CREW CAB PICKUPS FROM VARIOUS COUNTY COOPERATIVE CONTRACTS

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

- The City will purchase for DPW fleet operations:
 - One (1) 2026 Ford F450 4x4 Crew Cab from Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034 via Bergen County Cooperative BC-BID 24-06
 - Three (3) 2025 GMC 3500 Sierra 4x4 Crew Cab pickup from Frank's Truck Center 325 Orient Way, Lyndhurst NJ 07071 via Educational Services Commission of NJ (ESCNJ-Morris County) Bid #23/24-11
- Vehicles will replace 2009-2012 F450 which has too many miles and various damages to the body & mechanical parts
- Vehicles are dual purpose and will assist in plowing & salting of roadways during inclement weather and trash pickup throughout the year

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$361,408.62

APPROPRIATION NUMBER: G-02-SB-730-260 (\$292,792.12) Go Green Legislative Grant & 6-01-E6-700-901 (\$68,616.50)

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

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

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	WINNER FORD & FRANKS TRUCK CENTER
Purpose or Need for service:	PURCHASE OF FOUR (4) 4X4 CREW CABS
Contract Award Amount	\$361,408.62
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:11-11(5) – Bergen Cooperative & ESCNJ
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.

Scott Z. Parker
Financial Officer Signature

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

Abulhak O Date 12/23/2025
Certifying Officer

For LGS use only:

☐ Approved

☐ Denied

Director or Designee,
Division of Local Government Services

Number Assigned _____

**ESCNJ PARTICIPANT**

The City of Camden
Melvin Primas City Hall
520 Market Street
Camden, New Jersey 08101
Lateefah Chandler
lchandler@camdennj.gov Lateefah.Chandler@camdennj.gov
Office (856)757-7475

ESCNJ VENDOR

Frank's Truck Center Inc.
325 Orient Way
Lyndhurst, NJ 07071
(201)939-7708 Cell 201-206-0836
Guy Montaina
gmontaina@frankstruckcenter.com

NJ State Approved ESCNJ Co-Op #65 MCESCCPS – Cars, Crossovers, Class 1-3 Trucks/Chassis/SUV and Vans
Bid – ESCNJ# 23/24-11

2025 GMC TK30943 – 3500 Sierra Crew Cab Pick Up 4x4 – 1SA PRO Package – 8 Foot Pickup Bed – 172 Inch Wheelbase

Date of Request – December 17, 2025 - Vehicles in Stock – VIN – SEE BELOW

	MSRP
Base Price	\$54,200.00
Destination Charge	\$ 2,195.00
Total Base Plus Destination	\$56,395.00
Discount – 5.0%	\$ 2,819.76
Base Adjusted	\$53,575.24
Options	\$ 4,875.00
Discount – 9.5%	\$ 463.14
Options Adjusted	\$ 4,411.86
Unpublished Additional Options	\$30,268.00
Strobe Package Eight (8) Foot Boss Plow	
Electric Slide In Salt Spreader	
Dumper Insert	
Base Adjusted	\$53,575.24
Options Adjusted	\$ 4,411.86
Unpublished Additional Options	\$30,268.00
Delivery to Camden County	\$ 305.00
Total Delivered Contract Price	\$88,560.10 Per Unit
Total Delivered Quantity – Three (3)	\$265,680.30 Total

Vehicle in Stock – VIN – 1GT4USE78SF352332 – Stock Number - 10265
Vehicle in Stock – VIN – 1GT4USE74SF352294 – Stock Number – 10200
Vehicle in Stock – VIN – 1GT4USE75SF352398 – Stock Number - 10201



QUOTE 251114CC2

250 Berlin Road
Cherry Hill, NJ 08034

Customer	CAMDEN COUNTY
Name	Lateefah Chandler
Address	
City	
Phone	<LaChandl@camdennj.gov>

Date	11/21/2025
Vehicle	26 F450
Quantity	5
Prepared By	MH

Quantity	Description	List	Discount	Total
1	Bergen County Co-Op BC-BID-24-06 2026 F450 4X4 CREW CAB 7.3L GAS	\$65,240.00	10.20%	\$58,585.52
	OPTIONS			
1	18B - CAB STEPS	\$445.00	6.00%	\$418.30
1	473 - SNOW PLOW PREP	\$350.00	6.00%	\$329.00
1	86M - DUAL BATTERIES	\$210.00	6.00%	\$197.40
1	872 - REAR VIEW CAMERA PREP KIT	\$515.00	6.00%	\$484.10
1	512 - SPARE TIRE AND WHEEL	\$350.00	6.00%	\$329.00
	EQUIPMENT			
1	9' 3-4 CU YD DUMP			\$11,995.00
1	MANUAL TARP			\$395.00
1	FULL PLATE COMBO HITCH W/ 2" BALL			\$725.00
1	TRAILER PLUG FLAT 7 WAY			\$195.00
1	BEACON W/ LEVELING BRACKET			\$895.00
1	AMBER LEDS - 2 GRILLE / 2 REAR CORNER POST			\$1,295.00
1	TAIL GATE SPREADER			\$10,995.00
1	RELOCATE REAR VIEW CAMERA			\$395.00
1	9' BOSS PLOW			\$8,295.00
1	Delivery			\$200.00

SUB TOTAL \$95,728.32
TOTAL X \$ ~~\$478,641.60~~

95,728.32

Signature:

WITH SPREADER

Office Use Only



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

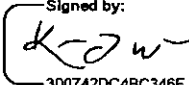
COUNCIL MEETING DATE 01/13/2026

TO: City Council
FROM: Keith Walker, Department of Public Works

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) CREW CAB PICKUPS FROM VARIOUS COUNTY COOPERATIVE CONTRACTS

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

Approved by:
Business Administrator

Signature	Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
3. Addition supporting documents.

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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: WINNER FORD AND FRANKS TRUCK CENTER

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

- BUDGET APPROPRIATION: 6-01-E6-700-901

AMOUNT :\$ (\$68,616.50)

APPROPRIATION RESERVE:

AMOUNT: \$

- DEDICATED BY RIDER:

AMOUNT: \$

- RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB-730-260

AMOUNT (\$ 292,792.12) GO GREEN LEGISLATIVE GRANT

- 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 \$ 361,408.62

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF FIVE(5) FORD F450 4X4 CREW CAB FROM WINNER FORD VIA COUNTY COOPERATIVE CONTRACT

Scott Z. Parker

Scott Z. Parker

Chief Financial Officer

Date: _____

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) CREW CAB PICKUPS FROM VARIOUS COUNTY COOPERATIVE CONTRACTS

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

- The City will purchase for DPW fleet operations:
 - One (1) 2026 Ford F450 4x4 Crew Cab from Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034 via Bergen County Cooperative BC-BID 24-06
 - Three (3) 2025 GMC 3500 Sierra 4x4 Crew Cab pickup from Frank's Truck Center 325 Orient Way, Lyndhurst NJ 07071 via Educational Services Commission of NJ (ESCNJ-Morris County) Bid #23/24-11
- Vehicles will replace 2009-2012 F450 which has too many miles and various damages to the body & mechanical parts
- Vehicles are dual purpose and will assist in plowing & salting of roadways during inclement weather and trash pickup throughout the year

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$361,408.62

APPROPRIATION NUMBER: G-02-SB-730-260 (\$292,792.12) Go Green Legislative Grant & 6-01-E6-700-901 (\$68,616.50)

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

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

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	WINNER FORD & FRANKS TRUCK CENTER
Purpose or Need for service:	PURCHASE OF FOUR (4) 4X4 CREW CABS
Contract Award Amount	\$361,408.62
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:11-11(5) – Bergen Cooperative & ESCNJ
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.

Scott Z. Parker
Financial Officer Signature

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

Rafael O.
Certifying Officer

Date 12/23/2025

For LGS use only:

☐ Approved

☐ Denied

Date _____
Director or Designee,
Division of Local Government Services

Number Assigned _____

**ESCNJ PARTICIPANT****The City of Camden****Melvin Primas City Hall****520 Market Street****Camden, New Jersey 08101****Lateefah Chandler****lchandl@camdennj.gov Lateefah.Chandler@camdennj.gov****Office (856)757-7475****ESCNJ VENDOR****Frank's Truck Center Inc.****325 Orient Way****Lyndhurst, NJ 07071****(201)939-7708 Cell 201-206-0836****Guy Montaina****gmontaina@frankstruckcenter.com****NJ State Approved ESCNJ Co-Op #65 MCESCCPS – Cars, Crossovers, Class 1-3 Trucks/Chassis/SUV and Vans
Bid – ESCNJ# 23/24-11****2025 GMC TK30943 – 3500 Sierra Crew Cab Pick Up 4x4 – 1SA PRO Package – 8 Foot Pickup Bed – 172 Inch
Wheelbase****Date of Request – December 17, 2025 - Vehicles in Stock – VIN – SEE BELOW**

	MSRP
Base Price	\$54,200.00
Destination Charge	\$ 2,195.00
Total Base Plus Destination	\$56,395.00
Discount -- 5.0%	\$ 2,819.76
Base Adjusted	\$53,575.24
Options	\$ 4,875.00
Discount – 9.5%	\$ 463.14
Options Adjusted	\$ 4,411.86
Unpublished Additional Options	\$30,268.00
Strobe Package Eight (8) Foot Boss Plow	
Electric Slide In Salt Spreader	
Dumper Insert	
Base Adjusted	\$53,575.24
Options Adjusted	\$ 4,411.86
Unpublished Additional Options	\$30,268.00
Delivery to Camden County	\$ 305.00
Total Delivered Contract Price	\$88,560.10 Per Unit
Total Delivered Quantity – Three (3)	\$265,680.30 Total

Vehicle in Stock – VIN – 1GT4USE78SF352332 – Stock Number - 10265**Vehicle in Stock – VIN – 1GT4USE74SF352294 – Stock Number – 10200****Vehicle in Stock – VIN – 1GT4USE75SF352398 – Stock Number - 10201**



QUOTE 251114CC2

250 Berlin Road
Cherry Hill, NJ 08034

Customer CAMDEN COUNTY
Name Lateefah Chandler
Address _____
City _____
Phone <LaChandl@camdennj.gov>

Date 11/21/2025
Vehicle 26 F450
Quantity 5
Prepared By MH

Quantity	Description	List	Discount	Total
1	Bergen County Co-Op BC-BID-24-06 2026 F450 4X4 CREW CAB 7.3L GAS	\$65,240.00	10.20%	\$58,585.52
	OPTIONS			
1	18B - CAB STEPS	\$445.00	6.00%	\$418.30
1	473 - SNOW PLOW PREP	\$350.00	6.00%	\$329.00
1	86M - DUAL BATTERIES	\$210.00	6.00%	\$197.40
1	872 - REAR VIEW CAMERA PREP KIT	\$515.00	6.00%	\$484.10
1	512 - SPARE TIRE AND WHEEL	\$350.00	6.00%	\$329.00
	EQUIPMENT			
1	9' 3-4 CU YD DUMP			\$11,995.00
1	MANUAL TARP			\$395.00
1	FULL PLATE COMBO HITCH W/ 2" BALL			\$725.00
1	TRAILER PLUG FLAT 7 WAY			\$195.00
1	BEACON W/ LEVELING BRACKET			\$895.00
1	AMBER LEDS - 2 GRILLE / 2 REAR CORNER POST			\$1,295.00
1	TAIL GATE SPREADER			\$10,995.00
1	RELOCATE REAR VIEW CAMERA			\$395.00
1	9' BOSS PLOW			\$8,295.00
1	Delivery			\$200.00

SUB TOTAL \$95,728.32
TOTAL X \$ ~~\$478,641.60~~
95,728.32

Signature:

WITH SPREADER

Office Use Only

AV:dh
01-13-26

R-38

**RESOLUTION AUTHORIZING A CONTRACT TO MULTI-TEMP MECHANICAL
FOR BOILER REPLACEMENT AT THE DEPARTMENT OF
PUBLIC WORKS BUILDING**

WHEREAS, the City of Camden Department of Public Works building is in need of replacement boilers; and

WHEREAS, on November 25, 2025, the City received seven (7) proposals in response to Bid #25-18 entitled "Boiler Replacement"; and

WHEREAS, upon review of the proposals received, Multi-Temp Mechanical was determined to be the lowest responsible bidder; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended that the Council of the City of Camden award a contract to Multi-Temp Mechanical for the provision of labor, materials, equipment and related services necessary to replace the two (2) boilers at the Department of Public Works building, in an amount not to exceed ONE MILLION NINETY-THREE THOUSAND DOLLARS (\$1,093,000.00); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget account of the City of Camden under line item(s) "5-01-09-930-872", respectively, and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

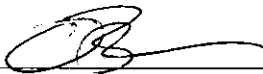
BE IT RESOLVED, by the City Council of the City of Camden that the City Council award a contract to Multi-Temp Mechanical for an amount not to exceed ONE MILLION NINETY-THREE THOUSAND DOLLARS (\$1,093,000.00) for the replacement of two (2) boilers at the Department of Public Works building, pursuant to Public Contracts Law, P.L. 1971, Chapter 198; and

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized and directed to execute all contracts and documents necessary to effectuate the award of this contract and to take all actions necessary to carry out the purposes of this Resolution.

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: January 13, 2026

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: MULTITEMP MECHANICAL

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

- BUDGET APPROPRIATION: 5-01-09-930-872
AMOUNT :\$ 1,093,000.00
APPROPRIATION RESERVE:
AMOUNT: \$
- DEDICATED BY RIDER:
AMOUNT: \$
- RESERVE FOR STATE AND FEDERAL GRANT:
AMOUNT :\$
- CAPITAL ORDINANCE:
AMOUNT: \$
- TRUST ACCOUNT:
AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE \$ 1,093,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING A CONGTRACT TO MULTITEMP MECHANICAL FOR BOILER REPLACEMENT AT THE PUBLIC WORKS BUILDING



Scott Z. Parker
Chief Financial Officer
Date: 12/14/2020



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

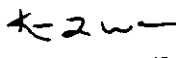
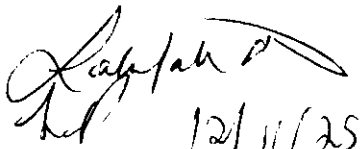
COUNCIL MEETING DATE: 01/13/2026

TO: City Council
FROM: Keith Walker, Department of Public Works

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO MULTI-TEMP MECHANICAL FOR BOILER REPLACEMENT AT THE PUBLIC WORKS BUILDING

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	Y			
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance	Y		12/11/25	

Approved by:
Business Administrator

Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO MULTI-TEMP MECHANICAL FOR BOILER REPLACEMENT AT THE PUBLIC WORKS BUILDING

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

- Multi-Temp Mechanical, 1000 Delsea Drive, Suite B-1, Westville, NJ 08093 will supply labor, materials, etc. to replace the boiler at Public Works.
 - Demo of two steam fuel oil piping boilers & associated concrete pads and pertinent equipment/accessories, then replace with two new cast iron section steam fuel gas piping boilers with concrete pads and natural gas burners, along with two combustion air fans and associated equipment/accessories, new electrical panels and master controls
- This project will replace the two boilers at DPW. One boiler is completely defunct and parts were used to keep the 2nd boiler running. Parts are hard to source and current boilers use oil to operate. New boilers will use gas, which is more economical.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$1,093,000

APPROPRIATION NUMBER: 5-01-09-930-872 SUPPLEMENTAL TRANSITIONAL AID

PROCUREMENT: BID 25-18 Received 7 proposals on 11/25/25

IMPACT STATEMENT:

- One boiler is completely defunct and parts were used to keep the 2nd boiler running. Replacement will improve working conditions during the winter months and reduce heating costs (oil vs gas).

SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

COORDINATION:

- N/A

Prepared by: LATEEAH CHANDLER

856-757-7159

Name

Phone/Email

ATTACHMENT D

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

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

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	MULTITEMP MECHANICAL
Purpose or Need for service:	BOILER REPLACEMENT AT DPW
Contract Award Amount	\$1,093,000
Term of Contract	~260 CALENDAR DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	5-01-09-930-872
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	BID 25-18
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*

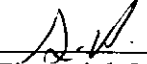
Date

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.

Certifying Officer

Date _____

For LGS use only:

☐ Approved ☐ Denied

Director or Designee,
Division of Local Government Services

Date _____

Number Assigned _____

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

REQUISITION	
NO.	R2501773

SHIP TO	CITY HALL - PURCHASING 520 MARKET ST, ROOM 213 CAMDEN, NJ 08102
	VENDOR #: UNK01
VENDOR	UNKNOWN VENDOR
	, NJ

ORDER DATE: 10/28/25
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:

FYI

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	BOILER BID 25-18 CONSTRUCTION ESTIMATE \$910,000 BID OPENING: NOV 13, 2025	5-01-09-930-872	910,000.0000	910,000.00
			TOTAL	910,000.00

Approved:

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

Department Head

Date

Receiver of Goods

Date

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



**REMINGTON
& VERNICK
ENGINEERS**

RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

December 4, 2025

Lateefah Chandler, City Purchasing Agent
City of Camden
520 Market Street
City Hall, Room 409
Camden, NJ 08101-5120

**Re: City of Camden
Bid 25-18 Boiler Replacement at the Camden City Department of Public Works 101 Newton
Ave., Camden NJ 08103
Recommendation to Award
Our File #04-08-G-011**

Dear Ms. Chandler:

We have received the bids tabulated by the City on November 25, 2025, regarding the above-referenced project.

The project will consist of demolition of two (2) steam boilers and associated concrete pads, boiler breeching, steam/condensate piping, steam traps & accessories, fuel oil piping and accessories, boiler feed unit, condensate vacuum pump, combustion air fans, supporting electrical circuiting and infrastructure; inspection of existing chimney; provision of two (2) new cast iron section steam boilers with concrete pads and natural gas burners, new boiler breeching, new steam/condensate piping, steam traps, and supporting infrastructure, new fuel gas piping, regulators, and equipment, boiler feed unit and controller, vacuum condensate pump and associated controls, two (2) combustion air fans and associated controls and accessories, new electrical panel and electrical circuiting/infrastructure, new master boiler control panel and associated wiring and control devices, installation of all equipment, ductwork, piping, valving and insulation.

A copy of the City's bid tabulation is enclosed for your review.

Our recommendation to award is as follows:

- Should the City decide to award the Base Bid improvements only, the resolution should indicate award to Multitemp Mechanical, 1000 Delsea Drive, Suite B-1, Westville, New Jersey 08093, in the amount of \$1,093,000.00, representing Items 1 through 30 of the Base Bid.

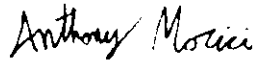
In accordance with Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq, the contract should be awarded to the lowest responsible bidder, which appears to be Multitemp Mechanical, 1000 Delsea Drive, Suite B-1, Westville, New Jersey 08093. Any award should be contingent upon review and approval of the City Solicitor, and monies being available.

Bid 25-18 Boiler Replacement at the Camden City Department of Public Works 101 Newton Ave., Camden NJ
08103
City of Camden
Page 2 of 2

If you have any questions, please feel free to call me at (856) 239-0892.

Sincerely,

REMINGTON & VERNICK ENGINEERS



Anthony J. Morici, P.E.
Project Manager/Engineer

AJM/mcb

Enclosures

cc: Timothy Cunningham, Business Administrator
Scott Parker, Chief Financial Officer
Dr. Edward C. Williams, Dir. of Planning & Development
Stephanie Walker, Contract Administrator
Keith Walker, City DPW Director
Adriane McKendry, Comptroller
Timothy Kolody, RVE

BID 25-18 - BOILER REPLACEMENT AT THE CAMDEN CITY DEPARTMENT OF PUBLIC WORKS 101 NEWTON AVE, CAMDEN NJ 08103

Opening Date: October 31, 2025 11:50 AM

Closing Date: November 25, 2025 11:00 AM

Vendor Details

Company Name: Multitemp Mechanical
Does your company conduct
business under any other name? If NO
yes, please state:
Address: 1000 Delsea Drive
Suite B-1
Westville, NJ 08093
Contact: John Coraluzzi
Email: johnc@multitempmech.com
Phone: 856-384-9900 305
Fax: 856-384-9905
HST#: [REDACTED]

Submission Details

Created On: Thursday November 20, 2025 13:01:39
Submitted On: Monday November 24, 2025 17:55:44
Submitted By: Laura Cuneo
Email: lc@multitempmech.com
Transaction #: a4352517-38da-4bac-8e24-3f135158aaf7
Submitter's IP Address: [REDACTED]

BASE BID

The undersigned hereby declare(s) that he (it, they) has (have) carefully examined the Advertisement, Proposal, Information for Bidders, General Conditions, Construction Specifications, Supplementary Specifications, Appendix, Drawings, Plans and Form of Contract and Bond for the Project named above; that he/she they has/have carefully examined the site of the project; the undersigned hereby offers to furnish all plant, labor, materials, supplies, equipment and other facilities and things necessary for, or proper for, or incidental to the **Boiler Replacement at the Camden City Department of Public Works**, as required by, and in strict accordance with the applicable provisions of plans and specifications and all addenda issued by The City of Camden or its Engineer prior to the date of opening the bids whether received by the undersigned or not for the amount bid based on the following unit and/or lump sum prices:

It is understood that the Total Price for the entire contract stated by the undersigned in the Schedule is based on the estimated quantities and will control in the awarding of the contract. It is further understood that the quantities stated in this Schedule of Prices for the various items are estimated only and may be increased or decreased. Payment will be made only for the actual quantity of authorized work done under each scheduled item.

It is further understood that the following procedure will be used to correct numerical discrepancies found in the Schedule of Prices following:

1. All Unit Prices and the Total Price for the entire contract shall be expressed in both words and figures, and in case of discrepancy, the written price shall govern over the price stated in figures.
2. If based on the above, it is found that the written Total Price for the entire contract is found to have been incorrectly computed, then changes will be made in any or all unit prices so as to attain conformity with said Total Price before the contract is executed.

The undersigned proposes to furnish all labor, materials and equipment required to construct and complete the pool repair and rehabilitation work and do other work complete in every detail, in accordance with plans, specifications and other contract documents prepared by Ramington & Vernick, at and for the following Lump Sum Prices and Unit Prices:

NOTE: Extension of Unit Prices must be exact.

Bids will be compared on the basis of the TOTAL AMOUNT OF BID. The TOTAL AMOUNT OF BID is defined as the sum of the Total Price Bid for Each Item. Please note the City may award the construction work on the basis of the Main (Base) Bid, combined with any such Alternate(s) as selected, until a net amount is reached which is within the funds available.

Where the price in figures differs from the price in words, the price in words will be accepted as the amount bid and amounts computed and adjusted accordingly.

The Owner reserves the right to omit or add to the construction of any portion or portions of the work heretofore enumerated or shown on the plans.

Furthermore, the Owner reserves the right to omit in its entirety any one or more items of this Contract without forfeiture of Contract or claims for loss of anticipated profits or any other claims by the Contractor on account of such omissions.

The undersigned hereby agrees to complete all work within the number of calendar days listed below from the date of notice to begin work, which will be forwarded to the Contractor by the ENGINEER. Contractor further agrees that the OWNER may, without recourse or other legal action, retain from the monies that are or may become due the amount stipulated below for each and every calendar day (Sundays and legal holidays excepted) that the completion of the work may be delayed beyond the time stipulated below. Such amount is hereby mutually agreed, not as a penalty, but as liquidated damages accruing to the OWNER due to such delay for extra costs due to engineering or other expenses. The schedule of completion dates and amount for liquidated damages are as follows:

Base Bid (Boiler Replacement at DPW) within Contract Time: Three Hundred Sixty (260) Calendar Days. The new steam boiler system must be fully operational by October 1, 2026.

THE BUILDING SHALL NOT BE WITHOUT HEATING BETWEEN OCTOBER 1 THROUGH MAY 16. THE EXISTING BOILER PLANT MUST REMAIN OPERATIONAL FOR THE 2025/2026 HEATING SEASON. DEMOLITION OF THE EXISTING BOILER PLANT SHALL OCCUR AFTER MAY 16, 2026. IT IS ANTICIPATED THAT ALL WORK WILL OCCUR DURING SUMMER 2026. THE NEW BOILER PLANT SHALL BE FULLY OPERATIONAL AND CAPABLE OF HEATING THE BUILDING BY OCTOBER 1, 2026.

THE CONTRACTOR SHALL INCLUDE ALL NECESSARY COSTS TO ENSURE THAT THE BUILDING IS PROVIDED WITH ADEQUATE HEATING BETWEEN OCTOBER 1 TO MAY 16, INCLUDING THE PROVISION OF TEMPORARY FACILITIES IF REQUIRED.

Schedule of Liquidated Damages:

One (1) to Fifteen (15) Days: **\$500 per calendar day**
 Sixteen (16) to Thirty (30) Days: **\$1,000.00 per calendar day**
 Greater Than Thirty (30) Days: **\$2,000.00 per calendar day**

And such amount so to be retained is hereby agreed to be for the costs of the Inspection and Engineering as liquidated damages accruing to the City of Camden incident to such delay. Also, refer to the General Conditions.

Unless otherwise directed, **the Contractor shall be prepared to mobilize and commence construction activities within thirty (30) days of the notice to proceed date.** Requests for mobilization dates contrary to the above-referenced instruction must be provided to the City Engineer or designee in writing for review/approval within three (3) days of the notice to proceed date.

Accompanying this proposal is a certification of bidder regarding non-discrimination, a non-collusion affidavit, a duly executed consent from an approved surety company, licensed to conduct business in the State of New Jersey, agreeing to furnish the required bond(s) upon the award of contract; and a certified check, cashier's check, paper bid or digital bid bond to the order of the City of Camden, in amount equal to ten percent (10%) of the sum of the bid but not in excess of twenty thousand dollars (\$20,000.00) which the undersigned agrees to be forfeited as liquidated damages and not a penalty if the contract is awarded to the undersigned, and the undersigned shall fail to execute the contract, furnish the bond(s), and complete the work within the stipulated time.

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE *	AMOUNT
1	Mobilization/Demobilization	1	LUMP SUM	\$7,500.0000	\$ 7,500.00
2	As-Built Drawings	1	LUMP SUM	\$2,800.0000	\$ 2,800.00
3	Demolition	1	LUMP SUM	\$28,000.0000	\$ 28,000.00
4	Temporary Facilities	1	LUMP SUM	\$3,000.0000	\$ 3,000.00
5	Cast-In-Place Concrete	1	LUMP SUM	\$23,000.0000	\$ 23,000.00
6	Steam Boilers, Controls & Accessories, complete	1	LUMP SUM	\$170,000.0000	\$ 170,000.00
7	Steam & Condensate Piping, Accessories	1	LUMP SUM	\$190,000.0000	\$ 190,000.00
8	Steam & Condensate Piping Insulation	1	LUMP SUM	\$13,000.0000	\$ 13,000.00
9	Boiler Breeching, Venting, & accessories	1	LUMP SUM	\$54,000.0000	\$ 54,000.00
10	Domestic Water Piping, Insulation, & Accessories	1	LUMP SUM	\$8,000.0000	\$ 8,000.00
11	Boiler Feed Unit and Accessories	1	LUMP SUM	\$70,000.0000	\$ 70,000.00
12	Vacuum Condensate Pump and Accessories	1	LUMP SUM	\$86,000.0000	\$ 86,000.00
13	Fuel Gas Piping & Accessories	1	LUMP SUM	\$58,000.0000	\$ 58,000.00
14	Power Ventilators & Related accessories and controls	1	LUMP SUM	\$15,000.0000	\$ 15,000.00
15	Water Treatment	1	LUMP SUM	\$10,000.0000	\$ 10,000.00
16	Asbestos Testing & Abatement, complete	1	LUMP SUM	\$80,000.0000	\$ 80,000.00
17	Testing, Adjusting, & Balancing	1	LUMP SUM	\$5,000.0000	\$ 5,000.00
18	Basic Electrical Materials & Methods	1	LUMP SUM	\$10,000.0000	\$ 10,000.00
19	Grounding & Bonding	1	LUMP SUM	\$2,000.0000	\$ 2,000.00
20	Electrical Identification	1	LUMP SUM	\$1,000.0000	\$ 1,000.00
21	Conductors & Cables	1	LUMP SUM	\$5,000.0000	\$ 5,000.00
22	Raceways & Bases	1	LUMP SUM	\$10,000.0000	\$ 10,000.00
23	Panels & Switchboards	1	LUMP SUM	\$10,000.0000	\$ 10,000.00
24	Enclosed Switches & Circuit Breakers	1	LUMP SUM	\$5,000.0000	\$ 5,000.00
25	Wiring Devices	1	LUMP SUM	\$1,000.0000	\$ 1,000.00
26	Fuses	1	LUMP SUM	\$3,000.0000	\$ 3,000.00
27	Site Restoration & Paving	1	LUMP SUM	\$30,000.0000	\$ 30,000.00
28	Chimney Inspection & Report	1	LUMP SUM	\$2,000.0000	\$ 2,000.00
				Subtotal:	\$ 903,000.00

BASE BID - (Allowances)

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
29	Unforeseen Condition Allowance For Use If & Where Directed by the Engineer	1	LUMP SUM	\$40,000.0000	\$ 40,000.00
30	Allowance For Chimney Liner/Repairs as Directed by the Engineer	1	LUMP SUM	\$150,000.0000	\$ 150,000.00
Subtotal:					\$ 190,000.00

Summary Table

Bid Item	Amount
BASE BID	\$ 903,000.00
BASE BID - (Allowances)	\$ 190,000.00
Subtotal Contract Amount:	\$ 1,093,000.00

Bid Questions

Please ensure you have fully read the bid document and addenda (if applicable) prior to submitting your question(s) through bids& tenders. Upon submitting your question(s) you will receive an onscreen confirmation message which acknowledges receipt of your question(s). Your question(s) may be responded to through an upcoming addendum.

The Owner shall not be responsible for responding to questions that are sent other than this method. The Owner may not respond to questions received after the Deadline for Questions, as defined in the bid document. No such communications are to be directed to anyone other than the Procurement Representative. The Owner is under no obligation to provide additional information, and the Owner is not responsible for any information provided by or obtained from any source other than the Procurement Representative.

All questions must be answered and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets that you can upload in the documents section of this platform. The bidder may submit any additional information he/she desires. The City may contact the job references provided.

If Bidder is incorporated, provide State of Incorporation; Date of Incorporation and address of Principal Office if different than registration address.	Incorporated in NJ on August 4, 2008 1000 Delsea Drive, Suite B1 Westville, NJ 08093
Provide name, title, address and telephone number/email of Office of Agent in Charge of said office, and with the appointing authority, upon whom notice(s) may be legally served.	Laura Cuneo- President 856-384-9900 ext 304 LC@multitempmech.com 1000 Delsea Drive, Suite B1 Westville, NJ 08093
If not incorporated, provide State where registered, name of owner, address and telephone	N/A
Provide proof of all licenses, permits, and similar authorizations issued by federal, state, and local government agencies to Bidder and all its subcontractors, which will be used in performing the obligations under the Contract	Licenses uploaded in licenses section
How many years have you been engaged in the work requested in this contract under your present firm or trade name.	17 years
General character of work performed by you.	Commercial and Industrial HVAC
Have you ever failed to complete any work awarded to you? If so, where and why?	no
Have you ever defaulted on a contract? If so, where and why?	no
Confirm you listed your major equipment for the use of this contract and whether leased or owned. You may upload this paperwork in the "Other" upload section. (Yes/No)	yes
Provide name, address, description, dollar amount and dates of the last three (3) jobs in similar scope and scale as these bid specifications. Job Reference #1	See in upload additional documents
Provide name, address, description, dollar amount and dates of the last three (3) jobs in similar scope and scale as these bid specifications. Job Reference #2	See in upload additional documents
Provide name, address, description, dollar amount and dates of the last three (3) jobs in similar scope and scale as these bid specifications. Job Reference #3	See in upload additional documents
Pursuant to N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127) & N.J.A.C. 17:27 All successful construction contractors must submit within three (3) days of the signing of the contract an Initial Project Manning Report (AA201) for this project. Contractor agrees to comply with the Affirmative Action Regulation of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. (Yes or No)	yes
Per Section VIII.N, vendor has checked and can confirm that vendor's company nor subcontractors are on the New Jersey Prevailing Wage Debarment List (Yes/No)	Yes confirmed Multitemp Mechanical, Inc. nor any of the subcontractors are on the Wage Debarment list
Per Section VIII.O, vendor has checked and can confirm that vendor's company nor subcontractors are on the Workplace Accountability in Labor List (W.A.L.L.) (Yes/No)	Yes confirmed Multitemp Mechanical, Inc. nor any of the subcontractors are on the WALL list

EXHIBIT B MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

EXHIBIT B
MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L.1975, c.127)
N.J.A.C. 17:27-1.1 et seq.
CONSTRUCTION CONTRACTS ONLY

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status,

Certificate Number
666323

Registration Date: 10/03/2025
Expiration Date: 10/02/2027



State of New Jersey

Department of Labor and Workforce Development Division of Wage and Hour Compliance

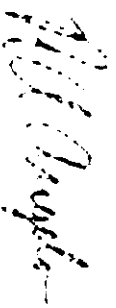
Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Responsible Representative(s):

Laura A Cuneo President

MULTI TEN
2025
MECHANICAL, INC



Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

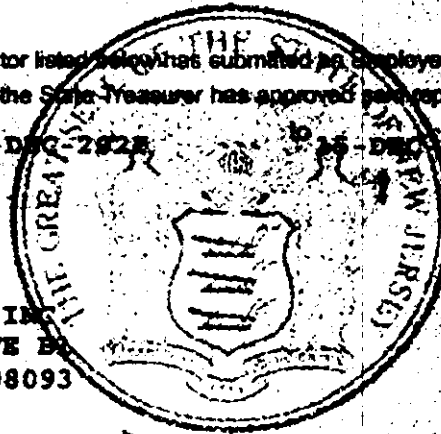
This certificate may not be transferred or assigned
and may be revoked for cause by the Commissioner
of Labor and Workforce Development

Certification 566

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

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 have effect for the period of 15-DEC-2028 to 15-DEC-2029.



MULTI-TEMP MECHANICAL, INC.
2000 DELSEA DRIVE, SUITE B
WESTVILLE NJ 08093

[Signature]
State Treasurer



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: ROOT 24 HR'S PLUMBING INC

Trade Name:

Address: 130 FERRY AVE STE B
CAMDEN, NJ 08104-1998

Certificate Number: 0939720

Effective Date: September 30, 2002

Date of Issuance: December 11, 2025

For Office Use Only:

20251211131327156

Return



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: MULTI- TEMP MECHANICAL, INC.

Trade Name:

Address: 1000 DELSEA DRIVE SUITE B-1
WESTVILLE, NJ 08093-1506

Certificate Number: 1430726

Effective Date: August 14, 2008

Date of Issuance: December 11, 2025

For Office Use Only:

20251211131340813

Return

BID 25-18 - BOILER REPLACEMENT AT THE CAMDEN CITY DEPARTMENT OF PUBLIC WORKS 101 NEWTON AVE, CAMDEN NJ 08103

Bid Opening Date: November 25, 2025

ITEM	DESCRIPTION	QUANTITY	UNITS	Multiturn Mechanical		Kaiser Mechanical, LLC		Ertco Piping Co LLC		Gaudin Bros. Inc.		Falcata Mechanical, Inc.		DOLAN MECHANICAL INC.		LGB Mechanical, Inc.	
				Submission 1	AMOUNT	Submission 1	AMOUNT	Submission 1	AMOUNT	Submission 1	AMOUNT	Submission 1	AMOUNT	Submission 1	AMOUNT	Submission 1	AMOUNT
1	Mobile/Demolition	1	LUMP SUM	\$7,500.00	\$7,500.00	\$25,000.00	\$25,000.00	\$51,314.00	\$51,314.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	As-Built Drawings	1	LUMP SUM	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$1,700.00	\$1,700.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00
3	Demolition	1	LUMP SUM	\$28,000.00	\$28,000.00	\$40,000.00	\$40,000.00	\$3,300.00	\$3,300.00	\$100,000.00	\$100,000.00	\$57,600.00	\$57,600.00	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00
4	Temporary Facilities	1	LUMP SUM	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00
5	Cast-In-Place Concrete	1	LUMP SUM	\$23,000.00	\$23,000.00	\$20,500.00	\$20,500.00	\$4,200.00	\$4,200.00	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$36,000.00	\$36,000.00
6	Steam Boilers Controls & Accessories complete	1	LUMP SUM	\$170,000.00	\$170,000.00	\$218,672.00	\$218,672.00	\$325,483.00	\$325,483.00	\$170,000.00	\$170,000.00	\$225,000.00	\$225,000.00	\$180,000.00	\$180,000.00	\$525,000.00	\$525,000.00
7	Steam & Condensate Piping Accessories	1	LUMP SUM	\$180,000.00	\$180,000.00	\$205,000.00	\$205,000.00	\$197,600.00	\$197,600.00	\$50,000.00	\$50,000.00	\$55,000.00	\$55,000.00	\$180,000.00	\$180,000.00	\$250,000.00	\$250,000.00
8	Steam & Condensate Piping Insulation	1	LUMP SUM	\$13,000.00	\$13,000.00	\$16,900.00	\$16,900.00	\$15,495.00	\$15,495.00	\$170,000.00	\$170,000.00	\$200,000.00	\$200,000.00	\$20,000.00	\$20,000.00	\$75,000.00	\$75,000.00
9	Boiler Breaching Venting & accessories	1	LUMP SUM	\$54,000.00	\$54,000.00	\$70,000.00	\$70,000.00	\$26,880.00	\$26,880.00	\$50,000.00	\$50,000.00	\$75,000.00	\$75,000.00	\$105,000.00	\$105,000.00	\$40,000.00	\$40,000.00
10	Domestic Water Piping Insulation & Accessories	1	LUMP SUM	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00	\$4,800.00	\$4,800.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$12,500.00	\$12,500.00
11	Boiler Feed Unit and Accessories	1	LUMP SUM	\$70,000.00	\$70,000.00	\$22,200.00	\$22,200.00	\$22,714.00	\$22,714.00	\$80,000.00	\$80,000.00	\$60,000.00	\$60,000.00	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00
12	Vacuum Condensate Pump and Accessories	1	LUMP SUM	\$86,000.00	\$86,000.00	\$36,000.00	\$36,000.00	\$36,674.00	\$36,674.00	\$50,000.00	\$50,000.00	\$60,000.00	\$60,000.00	\$80,000.00	\$80,000.00	\$45,000.00	\$45,000.00
13	Fuel Gas Piping & Accessories	1	LUMP SUM	\$58,000.00	\$58,000.00	\$57,400.00	\$57,400.00	\$63,256.00	\$63,256.00	\$61,420.00	\$61,420.00	\$25,000.00	\$25,000.00	\$70,000.00	\$70,000.00	\$180,000.00	\$180,000.00
14	Power Ventilators & Related accessories and controls	1	LUMP SUM	\$15,000.00	\$15,000.00	\$7,400.00	\$7,400.00	\$5,488.00	\$5,488.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$175,000.00	\$175,000.00	\$8,000.00	\$8,000.00
15	Water Treatment	1	LUMP SUM	\$10,000.00	\$10,000.00	\$6,500.00	\$6,500.00	\$3,136.00	\$3,136.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
16	Auehstos Testing & Abatement complete	1	LUMP SUM	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$83,944.00	\$83,944.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
17	Testing Adjusting & Balancing	1	LUMP SUM	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$1,344.00	\$1,344.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00
18	Basic Electrical Materials & Methods	1	LUMP SUM	\$10,000.00	\$10,000.00	\$1,100.00	\$1,100.00	\$19,000.00	\$19,000.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$520.00	\$520.00
19	Grounding & Bonding	1	LUMP SUM	\$2,000.00	\$2,000.00	\$275.00	\$275.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00
20	Electrical Identification	1	LUMP SUM	\$1,000.00	\$1,000.00	\$363.00	\$363.00	\$400.00	\$400.00	\$300.00	\$300.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$330.00	\$330.00
21	Conductors & Cables	1	LUMP SUM	\$5,000.00	\$5,000.00	\$20,255.00	\$20,255.00	\$15,000.00	\$15,000.00	\$18,450.00	\$18,450.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$18,450.00	\$18,450.00
22	Raceways & Boxes	1	LUMP SUM	\$10,000.00	\$10,000.00	\$24,200.00	\$24,200.00	\$15,000.00	\$15,000.00	\$22,000.00	\$22,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$22,000.00	\$22,000.00
23	Enclosed Switches & Circuit Breakers	1	LUMP SUM	\$10,000.00	\$10,000.00	\$16,500.00	\$16,500.00	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
24	Wiring Devices	1	LUMP SUM	\$5,000.00	\$5,000.00	\$1,300.00	\$1,300.00	\$500.00	\$500.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$1,200.00	\$1,200.00
25	Fuses	1	LUMP SUM	\$1,000.00	\$1,000.00	\$275.00	\$275.00	\$500.00	\$500.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$250.00	\$250.00
26	Site Restoration & Paving	1	LUMP SUM	\$30,000.00	\$30,000.00	\$22,000.00	\$22,000.00	\$38,080.00	\$38,080.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$50,000.00	\$50,000.00	\$32,825.00	\$32,825.00
27	Chimney Inspection & Report	1	LUMP SUM	\$2,000.00	\$2,000.00	\$9,400.00	\$9,400.00	\$7,700.00	\$7,700.00	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$13,000.00	\$13,000.00
28	Unforeseen Condition Allowance For Use If & Where Directed by the Engineer	1	LUMP SUM	\$40,000.00	\$40,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
29	Where Directed by the Engineer	1	LUMP SUM	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
30	Allowance For Chimney Uner/Repairs as Directed by the Engineer	1	LUMP SUM	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
Subtotal:				\$1,093,000.00	\$1,093,000.00	\$1,110,000.00	\$1,110,000.00	\$1,144,208.00	\$1,144,208.00	\$1,172,400.00	\$1,172,400.00	\$1,192,600.00	\$1,192,600.00	\$1,395,000.00	\$1,395,000.00	\$1,609,825.00	\$1,609,825.00

AV:dh
01-13-26

R-39
revised

**RESOLUTION AUTHORIZING THE PURCHASE OF A ER STAR SERIES SQUAD PUMPER
FROM SPARTAN FIRE LLC VIA SOURCEWELL COOPERATIVE**

WHEREAS, the City of Camden Fire Department is in need of a Squad Pumper to be assigned to 1115 Kaighn Avenue to replace an out of service rescue apparatus; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(3) authorizes contracting units to make purchases from nationally-recognized cooperative purchasing agreements developed thorough a competitive bidding process provided that the contracting unit determines use of such cooperative purchasing agreement will result in cost savings after consideration of all factors, including price, service, materials, and delivery; and

WHEREAS, the Purchasing Agent has determined that the purchase of a ER Star Series Squad Pumper from Spartan Fire LLC through the Sourcewell National Cooperative Agreement #113021-RVG-04, will result in cost savings to the City, and has recommended that the City authorize said purchase in an amount not to exceed ONE MILLION THREE HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED FORTY-NINE DOLLARS AND FIFTY-THREE CENTS (\$1,323,649.53); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "H-25-BG-108-025" 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 purchase of a ER Star Series Squad Pumper is hereby authorized and awarded to Spartan Fire LLC through Sourcewell Contract No. 113021-RVG-04, in an amount not to exceed ONE MILLION THREE HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED FORTY-NINE DOLLARS AND FIFTY-THREE CENTS (\$1,323,649.53), in accordance with the Local Public Contracts Law, P.L. 1971, c.198, and that the appropriate City officials are hereby authorized to execute all documents necessary to effectuate this purchase.

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: January 13, 2026

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

AV:dh
01-13-26

R-39
revised

**RESOLUTION AUTHORIZING THE PURCHASE OF A ER STAR SERIES SQUAD PUMPER
FROM SPARTAN FIRE LLC VIA SOURCEWELL COOPERATIVE**

WHEREAS, the City of Camden Fire Department is in need of a Squad Pumper to be assigned to 1115 Kaighn Avenue to replace an out of service rescue apparatus; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(3) authorizes contracting units to make purchases from nationally-recognized cooperative purchasing agreements developed through a competitive bidding process provided that the contracting unit determines use of such cooperative purchasing agreement will result in cost savings after consideration of all factors, including price, service, materials, and delivery; and

WHEREAS, the Purchasing Agent has determined that the purchase of a ER Star Series Squad Pumper from Spartan Fire LLC through the Sourcewell National Cooperative Agreement #113021-RVG-04, will result in cost savings to the City, and has recommended that the City authorize said purchase in an amount not to exceed ONE MILLION THREE HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED FORTY-NINE DOLLARS AND FIFTY-THREE CENTS (\$1,323,649.53); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "H-25-BG-108-025" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

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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: January 13, 2026

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: CAMPBELL SUPPLY COMPANY

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

- BUDGET APPROPRIATION:
AMOUNT :\$
 APPROPRIATION RESERVE:
AMOUNT: \$
- DEDICATED BY RIDER:
AMOUNT: \$
- RESERVE FOR STATE AND FEDERAL GRANT: H-25-BG-108-025
AMOUNT :\$ 1,323,649.53
- 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 \$ 1,323,649.53

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING THE PURCHASE OF A SPARTAN ER STAR SERIES SQUAD PUMPER FROM CAMPBELL SUPPLY COMPANY VIA A NATIONAL COOPERATIVE

Scott Z. Parker

Scott Z. Parker
Chief Financial Officer

Date: _____



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 01/13/2026

TO: City Council
FROM: Jesse Flax, Fire Chief

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF A SPARTAN ER STAR SERIES SQUAD PUMPER FROM CAMPBELL SUPPLY COMPANY VIA A NATIONAL COOPERATIVE

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			12-22-25	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y		12/22/2025	
Director of Finance		Scott Z. Parker		

Approved by:
Business Administrator

Signature	Date
Attachments (list and attach all available):	
1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable) ¹	
2. Certification of Funds ²	
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

¹ 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

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF A SPARTAN ER STAR SERIES SQUAD PUMPER FROM CAMPBELL SUPPLY COMPANY VIA A NATIONAL COOPERATIVE

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

- Campbell Supply, 1015 Cranbury South River Road, South Brunswick NJ 08331 will provide a Spartan ER Star series Squad Pumper for 1115 Kaighn Avenue
- Estimated completion date:
- Purchase based on pricing from the Source well national co-operative #113021-RVG-04
- Will replace outdated Squad 7 2003 Seagrave Squad Pumper

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$1,323,649.53

APPROPRIATION NUMBER: H-25-BG-108-025

PROCUREMENT: NJSC NJSA 52:34-6.2(b)(3)

IMPACT STATEMENT:

- The purchase of this truck will replace a Out of Service Rescue apparatus
- This ladder truck will slowly increase the aged frontline vehicles currently in the City's fleet.

SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

COORDINATION:

- Camden Fire Chief- Jesse Flax

Prepared by: LATEEAH CHANDLER

856-757-7159

Name

Phone/Email

ATTACHMENT D

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

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

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	CAMPBELL SUPPLY COMPANY
Purpose or Need for service:	PURCHASE OF A SPARTAN ER STAR SSQUAD PUMPER
Contract Award Amount	\$1,323,649.00
Term of Contract	TBD
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES H-25-BG-108-025
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 52:34-6.2(b)(3)
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES - TBD

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

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

Mayor's Signature•

Date

Business Administrator/Manager Signature

Date

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

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

Scott Z. Parker
Financial Officer Signature

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

Ashyah CA
Certifying Officer

Date 12/22/2025

For LGS use only:

☐ Approved

☐ Denied

Director or Designee,
Division of Local Government Services

Number Assigned _____

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

IDIS ACTIVITY #: TBD

REQUISITION

NO. R2501501

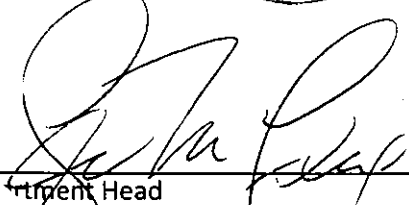
SHIP TO	JESSE FLAX, FIRE CHIEF FIRE ADMINISTRATION 4 N 3RD STREET CAMDEN, NJ 08102	CITY OF CAMDEN PURCHASING BUREAU 2025 DEC 10 PM 3:13
	VENDOR UNKNOWN VENDOR , NJ	VENDOR #: UNK01

ORDER DATE: 09/05/25
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:

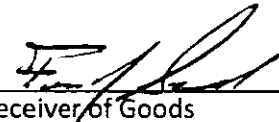
QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00 EA	REPLACE OUTDATED SQD 7 APPARAT REPLACEMENT OF OUTDATED FIRE RESCUE APPARATUS Catalog #: ATTACHED SPECS	H-25-BG-108-025	1,400,000.0000	1,400,000.00
1.00	DESCRIPTION REPLACE OUTDATED/OUT OF SERVICE SQUAD 7 APPARATUS	H-25-BG-108-025	0.0000	0.00
1.00	RECOMMENDED VENDOR CAMPBELL SUPPLY COMPANY 1015 CRANBURY SOUTH RIVER ROAD SOUTH BRUNSWICK, NEW JERSEY 08831	H-25-BG-022-008	0.0000	0.00
			TOTAL	1,400,000.00

Approved:

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



Fire Chief
11-17-25
Date



Receiver of Goods
11-17-25
Date

FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU



REV GROUP

EMERGENCY RESPONSE

Brandon, SD | Charlotte, MI | Ephrata, PA | Snyder, NE
SPARTANER.COM



Sourcewell

Awarded Contract

Quote #10021-0004

Vendor Contract #113021-RVG-4

November 20, 2025

City of Camden Fire Department
Fire Administration
4 N. 3rd Street
Camden, NJ 08101
Account # 27921

We are pleased to offer to you a Spartan ER Star series Squad Pumper on a Metro Star Chassis with a 1500 Gallon per minute fire pump through the Sourcewell® Contract, based on the provided specifications and drawings. Build time of 800 days.

MSRP	\$ 1,403,148.00
Sourcewell Discount	\$ 79,499.00
Discount Percentage	5.67%
Total Contract Price	\$ 1,323,649.00

Prices above do not include any Federal, State or local taxes.

We look forward to providing your agency with an industry leading apparatus. Our legacy of expertise means we build your apparatus from the ground up on a foundation ready to handle your specific response equipment and route needs. We strategically configure your apparatus design to represent the best possible mix of safety, speed, agility, ergonomics, and serviceability.

CAMPBELL **Supply Company**



Washington Twp Fire District #1



CAB & CHASSIS

Gladiator LFD 10" Raised Roof
Cummins L9 450hp
Allison 3000 EVS Transmission
24" Severe Duty Front Bumper
Seating Capacity: 6
189" Wheelbase
FireTech Front Brow Light

PUMP & PLUMBING

Side Operators Control Panel
Hale DSD 1500 gpm
750 Water
6" Left & Right Side Inlet
(1) 1.75" Crosslay
Left & Right Auxiliary Inlets
Front Intakes
Front Bumper Discharge
(1) Each Side 2.5" Discharges
(1) 4" Right Side Master Discharge
(4) 2.5" Rear Discharges
Deck Gun Monitor
Booster Reel

BODY

Star Pumper Style Body
Aluminum Construction
Ladder Storage Right Side through the tank
Flat Back w/ Tailboard
Smart Storage Wheel Wells
Roll up & Pan Style Doors
Coffin Compartments
Aluminum Hose Bed Cover
Internal Suction Tube Storage
Whelen Emergency Lighting
FRC LED Scene Lighting

1015 Cranbury South River Road, South Brunswick, NJ 08831

1-800-800-3959

www.campbellsupply.com

Campbell Supply



[campbellsupply](https://www.instagram.com/campbellsupply)



[@CampbellSupply](https://twitter.com/CampbellSupply)



Range of Accounts: H-25-BG-108-025 to H-25-BG-108-025 Include Cap Accounts: Yes As Of: 10/10/25
Current Period: 09/01/25 to 10/10/25 Skip Zero Activity: Yes

Audit Report Type: Standard

Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the As of Date

Note: Requisitions charged to Existing Blanket PO's are not included in Requested YTD.

* Transaction is included in Previous and/or Begin Balance ** Transaction is not included in Balance

En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD Requested YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used unexpended	Trans Amount	Trans Balance	User
H-25-BG-108-025	Fire - Section 108 Loan	0.00 0.00 0.00	6,462,000.00 0.00 2,800,000.00	0.00 0.00 0.00	6,462,000.00 0.00 0.00	3,662,000.00 6,462,000.00	0		
Begin Balance: 09/01/25									
09/05/25 RQ R2501501	1 REPLACE OUTDATED SQD 7 APPARAT	App1: BA	UNK01	UNKNOWN VENDOR			1,400,000.00-	6,462,000.00	BA
09/05/25 RQ R2501501	3 DEESCRPTION	App1: BA	UNK01	UNKNOWN VENDOR			0.00	5,062,000.00	BA
09/17/25 RQ R2501555	1 FERRARA INFERNO WALK IN RESCUE	App1: BA	FFI01	FFI PROFESSIONAL SAFETY SRV			1,400,000.00-	3,662,000.00	BA
09/17/25 RQ R2501555	2 DESCRIPTION	App1: BA	FFI01	FFI PROFESSIONAL SAFETY SRV			0.00	3,662,000.00	BA
Department: 108	Total	0.00 0.00 0.00	6,462,000.00 0.00 2,800,000.00	0.00 0.00 0.00	6,462,000.00 0.00 0.00	3,662,000.00 6,462,000.00	0		
CAFR: BG	Total	0.00 0.00 0.00	6,462,000.00 0.00 2,800,000.00	0.00 0.00 0.00	6,462,000.00 0.00 0.00	3,662,000.00 6,462,000.00	0		



February 22, 2022

RE: Sourcewell Contract #113021-RVG-04

Spartan Emergency Response was awarded a contract with Sourcewell for Firefighting Apparatus and Fire Service Vehicles. This contract includes all Spartan Emergency Response brands and offers aerials, pumpers, tankers, and special service units. The contract is currently in effect under the above contract number and expires on February 10, 2026.

Campbell Supply is the Spartan Emergency Response authorized dealer for New Jersey and has full access to this contract and products.

Per New Jersey State Statutes, cooperative purchasing is a valid method of purchase. Please reference state statute 52:34-6.2 which has been attached for your convenience.

Frank Sandroock

From: Tony D'Onofrio <tdonofrio@campbellsupply.com>
Sent: Wednesday, October 29, 2025 11:01 AM
To: Frank Sandroock
Subject: (EXTERNAL) squad truck

[EXTERNAL EMAIL] This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. City of Camden Employees should forward Messages That May Be Cyber Security Risks to PhishReport@camdennj.gov

Chief,

I will have a completed spec for you by Tuesday, the current cost of truck is \$1,323,649.00

Tony D'Onofrio
District Manager
Campbell Supply Company
1015 Cranbury South River Road
South Brunswick, NJ 08831
Office 732-287-8884
Cell 609-209-6750



QUOTATION

Campbell Supply Company, LLC

CITY OF CAMDEN
4 NORTH THIRD STREET
CAMDEN, NJ 08101

CITY OF CAMDEN
4 NORTH THIRD STREET
CAMDEN, NJ 08101

Exp. Date:	10/31/2025	
Quote No:	10021-0004	
PUMPER:	CF-PMP-MDL	TOP/SIDE CONTROL MIDSHIP PUMPER
BLRPLATE:	CF-PMP-BPT	Top/Side Control Midship Pumper - Boiler Plate
CHASSIS:	CF-PMP-CHS	Top/Side Control Midship Pumper - Chassis
PUMP CNTRL:	CF-PMP-PCT	Top/Side Control Midship Pumper - Pump Control
PLUMBING:	CF-PMP-PLM	Top/Side Control Midship Pumper - Plumbing
BODY:	CF-PMP-BDY	Top/Side Control Midship Pumper - Body
ELECTRICAL:	CF-PMP-ELC	Top/Side Control Midship Pumper - Electrical
EXTRAS:	CF-PMP-EXT	Top/Side Control Midship Pumper - Extras

11/18/2025

Page 1

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
	== Top/Side Control Midship Pumper - Boiler Plate - 10.331 07/24/25 ==		ERVS		
00-00-0050	STAR QW Data Book v10.34 Release: 10.1.2025 / Expires: 2.15.2026	1	ERVS	0.00	0.00
	BOILERPLATE		ERVS		
00-00-1550	BOILER PLATE - Star Pumper - (Generic Specs for BP-NO Brand)	1	ERVS	0.00	0.00
00-01-1000	- General Specifications (Generic Specs), Pumper	1	ERVS	0.00	0.00
00-01-2500	- Engine Availability	1	ERVS	0.00	0.00
00-01-3000	- NO Dealer BIO Details- Use Drop Down to add a 'Dealer' section adds	1	ERVS	0.00	0.00
00-03-1110	- Bid (Generic Specs) Drawing	1	ERVS	115.00	115.00
00-03-1212	- Pre-Con (Generic Specs) Drawing WITH Pump Panel Approval	1	ERVS	1844.00	1844.00
00-05-2500	- NO Bid Security/Bid Bond	1	ERVS	0.00	0.00
00-06-1000	- Performance Bond (Generic Specs)	1	ERVS	0.00	0.00
00-07-2500	- NO Warranty Bond	1	ERVS	0.00	0.00
00-08-3100	- Single Source Manufacturer (Generic Specs)	1	ERVS	0.00	0.00
00-08-4110	- Tag On Order/Cooperative Purchasing Agreement (Generic)	1	ERVS	0.00	0.00
00-10-4000	- Finite Element Analysis (Generic specs)	1	ERVS	104.00	104.00
00-13-1000	- 2 Hard Copy Sets Supplied Component Info, Pumper/Tanker (Generic Specs)-English	1	ERVS	473.00	473.00
00-13-2510	- {Qty} Electronic - Electrical Schematics-English {custom chassis ONLY}	2	ERVS	115.00	230.00
00-13-9000	- Warning and Information Labels - English	1	ERVS	0.00	0.00
00-30-5000	- Online Customer Interaction with pump & plumbing (Generic Specs)	1	ERVS	576.00	576.00
00-40-0100	- Liability Insurance, \$10 mill (Generic Specs)	1	ERVS	0.00	0.00
00-60-1000	- General Warranty - 2 Year (Generic Specs)	1	ERVS	0.00	0.00
00-90-8200	- 10 Year Plumbing Warranty, (Generic Specs)	1	ERVS	0.00	0.00
	PUMP CERTIFICATION AND TESTING		ERVS		
00-10-0100	Third Party Pump & Low-Voltage Electrical Certification Test (NFPA)-Full Specs	1	ERVS	2797.00	2797.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
INSPECTIONS			ERVS		
00-30-0550	Apparatus Inspections, Pumper	1	ERVS	0.00	0.00
00-30-1400	- Video Conference Pre-Construction with Factory Personnel Remote Location	1	ERVS	0.00	0.00
00-30-2005	- NO Mid-Construction Inspection Conference	1	ERVS	0.00	0.00
00-30-4000	- Final Inspection	4	ERVS	0.00	0.00
APPARATUS TRAINING			ERVS		
APPARATUS TRAINING			ERVS		
00-38-1000	- Apparatus Operation Training - {qty} hour session	4	ERVS	0.00	0.00
00-38-1200	- Apparatus Operation Training to cover {qty} shift(s)	1	ERVS	0.00	0.00
00-38-1400	- Apparatus Operation Training provided for {qty} consecutive day(s)	1	ERVS	0.00	0.00
DIMENSIONAL REQUIREMENTS			ERVS		
00-95-0000	Apparatus Requirements - Pumper/RM Pumper/Dryside Tanker	1	ERVS	0.00	0.00
00-95-1E50	- NO Maximum Overall Length Requirement (Max OAL)	1	ERVS	0.00	0.00
00-95-2E50	- NO Maximum Overall Height Requirement (Max OAH)	1	ERVS	0.00	0.00
00-95-3E00	- Maximum Overall Width, (OAW) = 99" (Apparatus Body)	1	ERVS	0.00	0.00
00-95-5E50	- NO Maximum Wheelbase	1	ERVS	0.00	0.00
00-95-9E00	- NO Altitude Performance Requirement	1	ERVS	0.00	0.00
== Top/Side Control Midship Pumper - Chassis - 10.331 07/24/25 ==			ERVS		
CHASSIS			ERVS		
01-01-1100	SPARTAN CUSTOM CHASSIS, Pumper ***MAKE SELECTIONS IN FTBuilder***	1	ERVS	0.00	0.00
01-01-1015	- ***Gladiator** CUSTOM CHASSIS	1	ERVS	0.00	0.00
04-00-4550	- Jackshaft for pump mount (1/2 chassis provided jackshaft selected in FTBuilder)	1	ERVS	3047.00	3047.00
04-00-4600	- Drill Frame for Body Installation- DO NOT DEFETE< REQUIRED LINE ITEM-READ NOTE	1	ERVS	1653.00	1653.00
06-25-0500	- Horizontal Exhaust, Spartan Provided	1	ERVS	0.00	0.00
06-26-0105	- Exhaust Heat Shield, Front Compartment	1	ERVS	526.00	526.00
04-12-1500	- Back up alarm (Chassis Provided)	1	ERVS	0.00	0.00
04-18-1200	- Hazard light/ in cab (Chassis Provided)	1	ERVS	0.00	0.00
04-20-0300	- NO Cab Exterior Spotlights	1	ERVS	0.00	0.00
04-22-0005	- CAB INTERIOR ACCESSORIES (CUSTOM CHASSIS) **CHECK FTBuilder 1ST**	1	ERVS	0.00	0.00
04-20-0005	- NO Handheld Spotlights	1	ERVS	0.00	0.00
04-21-0005	- NO Map Light	1	ERVS	0.00	0.00
04-22-0100	- NO Cab Accessory Mounting Panel For Doghouse	1	ERVS	0.00	0.00
04-22-0200	- NO Rear Facing Engine Tunnel Shelf -Between EMS compts	1	ERVS	0.00	0.00
04-22-0300	- NO Door Storage Pockets	1	ERVS	0.00	0.00
04-22-0400	- NO PAC TRAC Boards-NEED STAY OUT ZONES FOR APS IF APPLIC	1	ERVS	0.00	0.00
04-22-0500	- NO Upper Rear Storage Shelf	1	ERVS	0.00	0.00
04-22-0700	- NO MDT Tray (not available on comm cabs)	1	ERVS	0.00	0.00
04-22-0800	- NO Laptop Swivel	1	ERVS	0.00	0.00
04-22-0900	- NO Map & Binder Storage (CUSTOM CAB)	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
04-22-2000	[- NO Rear Wall Upper Storage Compartment	1	ERVS	0.00	0.00
04-25-0015	[- NO EMS Compartment - CUSTOM CAB (USE FTBuilder FIRST!!!	1	ERVS	0.00	0.00
04-26-0010	[- CAB EXTERIOR ACCESSORIES (CUSTOM CHASSIS)	1	ERVS	0.00	0.00
04-26-0050	[- NO Pike Pole Storage	1	ERVS	0.00	0.00
04-26-0100	[- NO Exterior Cab Tray Assembly	1	ERVS	0.00	0.00
04-50-0050	[- *ELECTRICAL/AIR CHARGING SYSTEM PACKAGE, CUSTOM CHASSIS*	1	ERVS	0.00	0.00
04-50-0100	[- Electrical charging system installed (Chassis Provided)	1	ERVS	0.00	0.00
04-52-0105	[- NO Shoreline to be installed by body manufacturer	1	ERVS	0.00	0.00
04-55-0100	[- NO Additional Air Charging System Provided (Can select Chassis Provided option)	1	ERVS	0.00	0.00
04-58-0005	[- Bumper Options, Custom Chassis - Pumper/Tankers	1	ERVS	0.00	0.00
04-58-0105	[- Bumper Extension (Chassis Provided) (use drop down for X-lay options)	1	ERVS	0.00	0.00
04-58-0200	[- Bumper Apron (Chassis Provided)	1	ERVS	0.00	0.00
04-58-0505	[- Front Bumper Compartment, Center Location	1	ERVS	1869.00	1869.00
04-59-0320	[- (2) Seatbelt Hold Down Straps	1	ERVS	238.00	238.00
04-59-0605	[- Hose Storage-Center Well, Spartan manufactured well	1	ERVS	0.00	0.00
04-60-0115	[- 150'- 1 3/4"	1	ERVS	0.00	0.00
04-60-0305	[- NO Side to Side Hose Well Divider	1	ERVS	0.00	0.00
04-60-0220	[- Bumper Compt Matting-VersaFlex	1	ERVS	204.00	204.00
04-60-0280	[- Matting-Black color	1	ERVS	0.00	0.00
04-60-0405	[- NO Compartment Tray (Separates the compartment into 2 vertical storage areas)	1	ERVS	0.00	0.00
04-58-0310	[- NO Front Bumper Compartment LH	1	ERVS	0.00	0.00
04-58-0705	[- Front Bumper Compartment, RH Location	1	ERVS	1869.00	1869.00
04-59-0130	[- 3/16" Embossed Aluminum Diamond Plate Cover -hinged-D ring	1	ERVS	557.00	557.00
04-59-0292	[- Wire to Hazard Light	1	ERVS	280.00	280.00
04-59-0610	[- Hose Storage-Outboard Well, Spartan manufactured well	1	ERVS	0.00	0.00
04-60-0155	[- 25'-5"	1	ERVS	0.00	0.00
04-60-0220	[- Bumper Compt Matting-VersaFlex	1	ERVS	204.00	204.00
04-60-0280	[- Matting-Black color	1	ERVS	0.00	0.00
04-61-0400	[- NO Bumper Guide Poles	1	ERVS	0.00	0.00
04-64-0005	[- SIREN CONTROL HEAD-CUSTOM CHASSIS	1	ERVS	0.00	0.00
04-64-0100	[- Siren Head (Chassis Provided)	1	ERVS	0.00	0.00
04-65-0005	[- SIREN SPEAKER, CUSTOM CHASSIS	1	ERVS	0.00	0.00
04-65-0040	[- Siren Speaker(s) (Chassis Provided & installed)	1	ERVS	0.00	0.00
04-67-0005	[- NO Mechanical Siren	1	ERVS	0.00	0.00
04-80-0100	[- NO Fire Bell	1	ERVS	0.00	0.00
04-85-0005	[- AIR HORNS, CUSTOM CHASSIS	1	ERVS	0.00	0.00
04-85-0100	[- Air Horn (Chassis Provided & Installed)	1	ERVS	0.00	0.00
04-87-0000	[- Chassis Required Labeling & Miscellaneous Options, English, custom cab	1	ERVS	327.00	327.00
04-87-5000	[- Apparatus Information Label-English	1	ERVS	216.00	216.00
04-87-6031	[- Cab Helmet Warning Label (Chassis Supplied-English verbiage)	1	ERVS	0.00	0.00
04-92-0100	[- Tire Pressure Observation System- Spartan Chassis	1	ERVS	0.00	0.00
04-92-1000	[- Tire Pressure Indicators (Chassis Provided)	1	ERVS	0.00	0.00
05-02-0100	[- Vehicle Data Recorder & Seat Belts Spartan Chassis	1	ERVS	0.00	0.00
05-02-1000	[- Vehicle Data Recorder (Chassis Supplied)	1	ERVS	0.00	0.00
05-10-1000	[- ESC Brakes stability control system - (SEE ENG NOTE) - (Chassis Provided)	1	ERVS	0.00	0.00
06-22-0000	[- Cab Tilt Options, Pumpers/Tankers	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
06-22-0500	└ Cab Tilt Pendant Control -Upper Pump Access Panel- No hinged access door	1	ERVS	485.00	485.00
06-22-1205	└ Air Tank Drain Lines -(extended)	1	ERVS	568.00	568.00
06-46-0000	└ NO Cab Back Overlay- Top Mount Pump Control, suggest adding option	1	ERVS	0.00	0.00
07-05-0100	└ NO Auxiliary A/C for Cab	1	ERVS	0.00	0.00
70-20-1200	└ Engine Compartment Light (Chassis Provided)	1	ERVS	0.00	0.00
70-36-0000	└ Under Chassis Lights (Chassis Provided)	1	ERVS	0.00	0.00
04-45-0050	NO Intercom System	1	ERVS	0.00	0.00
04-45-0500	NO Radio Antenna Mounting Base	1	ERVS	0.00	0.00
04-48-0100	NO Tailboard to Cab Buzzer	1	ERVS	0.00	0.00
04-86-0100	NO Auxiliary Cab Gauges Added by Body Builder	1	ERVS	0.00	0.00
04-95-3050	NO Tire Chains	1	ERVS	0.00	0.00
05-15-0050	Helmet Restraints	1	ERVS	0.00	0.00
05-15-1100	└ (QTY) Helmet Restraints -Ziamatic- Ship Loose	6	ERVS	129.00	774.00
06-20-0002	NO Front Mud Flaps Added	1	ERVS	0.00	0.00
06-20-0010	Mud flaps - Rear/Individual (W/Logo)	1	ERVS	253.00	253.00
06-43-0050	Counter weight	1	ERVS	1719.53	1719.53
	== Top/Side Control Midship Pumper - Pump Control - 10.331 07/24/25 ==		ERVS		
	PUMP COMPARTMENT/CONTROL		ERVS		
26-10-2505	Pump Compartment Construction, Pumper	1	ERVS	3301.00	3301.00
26-10-2910	└ Vibra-Torq Pump Compartment Mounting, Pumpers/Tankers	1	ERVS	1493.00	1493.00
26-13-0005	└ NO Pump Compartment Heater	1	ERVS	0.00	0.00
26-13-3045	└ NO Heat Pan	1	ERVS	0.00	0.00
26-13-7000	└ NO Extreme Arctic Pump Enclosure/Insulation Package	1	ERVS	0.00	0.00
26-15-0100	└ NO Air Chuck Outlet/Inlet	1	ERVS	0.00	0.00
70-20-2100	└ (1) Pump Compartment Work Light, (Weldon LED)	1	ERVS	435.00	435.00
26-10-3105	Left Side Operator's Panel- Pumpers	1	ERVS	1676.00	1676.00
25-05-0010	└ Open Door Warning for Hinged Pump Panels	1	ERVS	399.00	399.00
26-05-0125	└ Valve Control-Innovative Controls- Side Mount (NEW)	1	ERVS	916.00	916.00
26-10-1005	└ Panel Lights -SC-Brushed SST Shield- Spartan LED Strip- LH & RH high side+Weldon	1	ERVS	1001.00	1001.00
26-10-2005	└ Pump Panel Light Activation- OK to Pump and Switch at operator's panel	1	ERVS	349.00	349.00
26-10-7100	└ NO Speedlays Provided Integral to Pump Compartment-Side Control	1	ERVS	0.00	0.00
26-11-9205	└ Pump Compt Fwd Wall Pump Access-No Overlay (for Side Control)	1	ERVS	67.00	67.00
26-12-0540	└ Pump Compartment Width - 48"	1	ERVS	274.00	274.00
26-41-1030	└ Right Side Panels Split - Removable (Brushed SST L & R sides) pumper	1	ERVS	1550.00	1550.00
27-15-0000	└ NO Storage Cavity/Mounting Prov in Pump Panel Area-Adding will increase PH width	1	ERVS	0.00	0.00
27-00-0005	└ Running Board Details, Pumper/Tanker	1	ERVS	0.00	0.00
27-10-0000	└ HOSE WELL PACKAGES-Select this option	1	ERVS	0.00	0.00
27-10-0010	└ Both Sides - Bolt In Hosewell - 8" deep-Diamond Plate	1	ERVS	1526.00	1526.00
27-01-0105	└ (2) Velcro Hold Down Straps	2	ERVS	180.00	360.00
27-11-9025	└ Hosewell Matting-VersaFlex	1	ERVS	204.00	204.00
04-60-0280	└ Matting-Black color	1	ERVS	0.00	0.00
58-56-0010	└ (2) TecNiq LED Pump Panel/Running Board Lighting	1	ERVS	482.00	482.00
58-60-0005	└ Step Light Activation - Park Brake	1	ERVS	146.00	146.00
28-25-1700	└ NO Radio Compartment	1	ERVS	0.00	0.00
28-15-0072	PSG - Fire Research Corporation "Pump Boss Max" 500 Series	1	ERVS	7624.00	7624.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
09-02-0110	└ Pump Panel Harness for PSG	1	ERVS	1127.00	1127.00
09-09-0210	└ Intake Pressure Relief - TFT, All Pumps	1	ERVS	815.00	815.00
09-09-5000	└ NO Intake Plumbing Extension	1	ERVS	0.00	0.00
28-19-1700	└ FRC Pump Boss Audible Alarm	1	ERVS	124.00	124.00
28-22-0012	Innovative Controls 4" TC Master Gauges	1	ERVS	1061.00	1061.00
28-22-0100	└ -30 to 400 PSI Scale Reading-Gauge	1	ERVS	0.00	0.00
28-22-0405	└ Black Markings on white gauge face	1	ERVS	0.00	0.00
28-22-0500	└ NO LED backlight	1	ERVS	0.00	0.00
28-25-0100	Pump Testing Ports	1	ERVS	300.00	300.00
28-25-0150	Water Tank Gauge Package(s)	1	ERVS	0.00	0.00
28-50-0125	└ IC SL Plus Tank Gauge - operator's panel	1	ERVS	612.00	612.00
28-51-0010	└ Chassis Includes (2) Water Gauges-Add Driver	1	ERVS	870.00	870.00
28-51-0050	└ NO Interior Chassis 'mini' Water Gauge	1	ERVS	0.00	0.00
28-51-0100	└ NO Auxiliary Water Gauge	1	ERVS	0.00	0.00
28-51-0110	└ NO Additional Water Gauge	1	ERVS	0.00	0.00
28-51-0125	└ Extra Water Gauge	1	ERVS	0.00	0.00
28-51-0225	└ (Qty 1) Whelen PSTANK2 w/ Chrome Bezel (additional/with driver)	1	ERVS	1269.00	1269.00
28-52-0015	└ Readout at rear of vehicle-left side	1	ERVS	0.00	0.00
28-25-0205	Air Horn Button-Red Push Button	1	ERVS	330.00	330.00
28-25-0300	NO Gauge - Chassis Fuel/DEF at Pump Panel {Custom Chassis Only}	1	ERVS	0.00	0.00
28-25-0500	NO Pump Hour Meter	1	ERVS	0.00	0.00
28-25-1120	Innovative Control Six Place Switch Panel - Chrome Bezel	1	ERVS	960.00	960.00
54-50-3115	Pump Compt Top (WITH DUNNAGE)-3/16" Embossed Aluminum Diamond Plate	1	ERVS	1119.00	1119.00
54-50-3310	└ Dunnage Area (Above Pump)-1/8" aluminum diamond plate	1	ERVS	2016.00	2016.00
54-50-3900	└ NO Pumphouse Dunnage Area Cover	1	ERVS	0.00	0.00
70-21-0020	└ Two (2) Spartan LED Tube Light 9" - Pump House Dunnage	1	ERVS	832.00	832.00
70-21-3000	└ Dunnage Lighting Location - in dunnage as high as possible	1	ERVS	0.00	0.00
54-50-4120	Pump Compartment Transverse Upper Storage-(Rearward of Xlaxs) -vertical storage	1	ERVS	1173.00	1173.00
54-50-4415	└ Compartment to Hold (2) Backboards	1	ERVS	655.00	655.00
54-50-4436	└ Compartment to Hold (1) Little Giant Defender Model 17	1	ERVS	437.00	437.00
62-40-2016	└ Little Giant Defender Model 17 Ladder - FD provided	1	ERVS	0.00	0.00
54-50-5205	└ Pump Compartment Upper Storage-Vertical Door-Push Button-Match Pumphouse Overlay	1	ERVS	622.00	622.00
54-50-4005	NO Pump Compartment Upper Storage (Above Pump Compartment)	1	ERVS	0.00	0.00
	== Top/Side Control Midship Pumper - Plumbing - 10.331 07/24/25 ==		ERVS		
	PUMP AND PLUMBING		ERVS		
08-11-0020	Hale Pump, QMAX 1500 GPM (S/S) NO FOAM TO SIDE DISCHARGES	1	ERVS	42368.00	42368.00
08-11-0105	└ QMAX Verbiage	1	ERVS	0.00	0.00
08-58-0100	└ Pump Warranty Hale (5 year Parts/2 years Labor)	1	ERVS	0.00	0.00
09-13-0020	└ Mechanical Seal	1	ERVS	0.00	0.00
09-14-0005	└ Air Pump Shift	1	ERVS	1414.00	1414.00
09-14-0105	└ Air pump shift Location - Best Fit	1	ERVS	0.00	0.00
09-71-0100	└ Manual Override for Pump Shift	1	ERVS	2902.00	2902.00
09-38-0100	└ Trident Air Primer -Single Primer Actuation	1	ERVS	2017.00	2017.00
09-38-0305	└ Push Button Primer Control	1	ERVS	262.00	262.00
10-10-0100	└ 6" Inlets w/ Std Length Tubes (for internal MIV's, select drop down)	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
10-10-1000	└ 6" Inlet LEFT SIDE w/ Std Length Tube	1	ERVS	0.00	0.00
10-20-0300	└ (1) TFT 6"NST x 4"Storz 30 degree Jumbo BIV w/Cap	1	ERVS	4440.00	4440.00
10-10-1005	└ 6" Inlet RIGHT SIDE w/ Std Length Tube	1	ERVS	0.00	0.00
10-20-0300	└ (1) TFT 6"NST x 4"Storz 30 degree Jumbo BIV w/Cap	1	ERVS	4440.00	4440.00
09-01-05M0	Master Drain - Turn - Trident (Midship Mounted Pumps)	1	ERVS	748.00	748.00
09-40-1500	Hale TRV-120-L w/Warning Light & Alarm	1	ERVS	2140.00	2140.00
09-70-0010	Pump Cooling/Circulation Line	1	ERVS	855.00	855.00
09-70-0420	(Qty 2) Pump Anodes- discharge and suction	1	ERVS	943.00	943.00
09-70-0500	└ NO Pump Anode(s)-Paint Finish	1	ERVS	0.00	0.00
09-72-0100	Paint Pump	1	ERVS	6558.00	6558.00
09-72-0205	└ PUMP PAINT COLOR BLACK	1	ERVS	23.00	23.00
09-73-0100	Paint Plumbing-Piping	1	ERVS	9451.00	9451.00
09-73-0200	└ Lower Job Color	1	ERVS	0.00	0.00
INTAKES AND DISCHARGES					
12-10-1000	Plumbing Specs - Sch 10 Stainless Steel, -Pumper, Tanker- 3" manifold	1	ERVS	5018.00	5018.00
12-10-1250	└ Plumbing Line Protection	1	ERVS	345.00	345.00
12-10-1290	└ Plumbing Termination Securement - chain	1	ERVS	0.00	0.00
12-10-1335	└ Manual Drains Innovative Controls Lift Handle- (New)	1	ERVS	1713.00	1713.00
12-11-0010	NO Foam or CAFS System (Independent system of water pump), Pumper/Tanker	1	ERVS	0.00	0.00
14-05-0305	5" front suction (Some Chassis Provided Plumbing)	1	ERVS	1439.00	1439.00
14-32-0105	└ Hale Electric MIV-E Valve	1	ERVS	9130.00	9130.00
14-45-0325	└ 5" Front Suction Inlet Piping - 1/2 Spartan Chassis Supplied	1	ERVS	2892.00	2892.00
14-55-4000	└ Term: 5" NPT x 6" NST STRAIGHT (NO Elbow) w/long handle Cap	1	ERVS	1696.00	1696.00
14-60-1000	└ Manually Operated Drains	1	ERVS	314.00	314.00
14-75-0205	└ Suction located bumper-right side, horizontal	1	ERVS	0.00	0.00
WATCH TERMINATION					
14-07-0100	4-5" Rear Suction	1	ERVS	1429.00	1429.00
14-32-0105	└ Hale Electric MIV-E Valve	1	ERVS	9130.00	9130.00
14-45-0210	└ 4" Rear Suction Inlet Piping	1	ERVS	6456.00	6456.00
14-50-0050	└ ***NO Exposed Rear Suction Inlet/Intake Pipe	1	ERVS	0.00	0.00
14-55-3005	└ Term: 4" NPT x 4" NST Storz adapter w/Cap	1	ERVS	1011.00	1011.00
14-75-0405	└ Inlet located right rear of apparatus	1	ERVS	0.00	0.00
14-10-0105	2.5 - 3" Left Side Inlet	1	ERVS	432.00	432.00
14-30-0010	└ Akron 8000 Series Valve - 2.5"	1	ERVS	1395.00	1395.00
14-35-0015	└ Valve(s) Controlled -Directly /Suction Valve w/ Lever-	1	ERVS	215.00	215.00
14-45-0005	└ 2.5" Side Inlet Piping	1	ERVS	328.00	328.00
14-55-0500	└ Term: 2.5" NPT x 2.5" NST adapt w/Plug	1	ERVS	330.00	330.00
14-75-0305	└ Side Inlet to be located in forward position	1	ERVS	0.00	0.00
14-10-0205	NO Auxiliary Left Side Inlet	1	ERVS	0.00	0.00
14-10-0505	2.5 - 3" Right Side Inlet	1	ERVS	432.00	432.00
14-30-0010	└ Akron 8000 Series Valve - 2.5"	1	ERVS	1395.00	1395.00
14-35-0015	└ Valve(s) Controlled -Directly /Suction Valve w/ Lever-	1	ERVS	215.00	215.00
14-45-0005	└ 2.5" Side Inlet Piping	1	ERVS	328.00	328.00
14-55-0500	└ Term: 2.5" NPT x 2.5" NST adapt w/Plug	1	ERVS	330.00	330.00
14-75-0305	└ Side Inlet to be located in forward position	1	ERVS	0.00	0.00
14-10-0605	NO Auxiliary Right Side Inlet	1	ERVS	0.00	0.00
15-05-0105	(Qty 1) 2.5" - 3" Left Side Discharge	1	ERVS	100.00	100.00
16-30-0125	└ Akron 8000 Series Valve - 2 1/2"	1	ERVS	1294.00	1294.00
16-35-0015	└ Valve(s) Controlled -Direct Discharge Valve w/ Lever- (Watch top mounts)	1	ERVS	104.00	104.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
16-44-0510	└ 2 1/2" Discharge Piping (side discharges)	1	ERVS	264.00	264.00
16-55-1500	└ Term: 2.5" NST x 2.5" NST x 2.5" NST Cr Elbow x 2.5" NST x 1.5" NST w/cap	1	ERVS	428.00	428.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-0405	NO Left Side Master Discharge (Top Mount Application Only)	1	ERVS	0.00	0.00
15-05-0610	(Qty 1) 2.5" - 3" Right Side Discharge	1	ERVS	446.00	446.00
16-30-0120	└ Akron 8000 Series Valve - 2 1/2"	1	ERVS	1294.00	1294.00
16-35-0010	└ Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0510	└ 2 1/2" Discharge Piping (side discharges)	1	ERVS	264.00	264.00
16-55-1500	└ Term: 2.5" NST x 2.5" NST x 2.5" NST Cr Elbow x 2.5" NST x 1.5" NST w/cap	1	ERVS	428.00	428.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-1110	(Qty 1) Side 3" - 4" Master Discharge-Right Side	1	ERVS	649.00	649.00
16-30-0305	└ Akron Handwheel Actuated Valve - 4"	1	ERVS	4621.00	4621.00
16-44-1710	└ 4" Discharge Piping (side mstr)	1	ERVS	817.00	817.00
16-53-6000	└ Term: 4" NPT x 5" Storz elbow w/cap	1	ERVS	1126.00	1126.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-1610	2.5" - 3" Left Rear Discharge	1	ERVS	1525.00	1525.00
16-30-0105	└ Akron 8000 Series Valve - 2 1/2"	1	ERVS	1294.00	1294.00
16-35-0010	└ Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0710	└ 2 1/2" Discharge Plumbing (rear discharges)	1	ERVS	1841.00	1841.00
16-55-1500	└ Term: 2.5" NST x 2.5" NST x 2.5" NST Cr Elbow x 2.5" NST x 1.5" NST w/cap	1	ERVS	428.00	428.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-1810	2.5" - 3" Auxiliary Left Rear Discharge-inboard of primary	1	ERVS	1525.00	1525.00
16-30-0105	└ Akron 8000 Series Valve - 2 1/2"	1	ERVS	1294.00	1294.00
16-35-0010	└ Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0710	└ 2 1/2" Discharge Plumbing (rear discharges)	1	ERVS	1841.00	1841.00
16-55-1500	└ Term: 2.5" NST x 2.5" NST x 2.5" NST Cr Elbow x 2.5" NST x 1.5" NST w/cap	1	ERVS	428.00	428.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-2110	2.5" - 3" Right Rear Discharge	1	ERVS	1525.00	1525.00
16-30-0105	└ Akron 8000 Series Valve - 2 1/2"	1	ERVS	1294.00	1294.00
16-35-0010	└ Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0710	└ 2 1/2" Discharge Plumbing (rear discharges)	1	ERVS	1841.00	1841.00
16-55-1500	└ Term: 2.5" NST x 2.5" NST x 2.5" NST Cr Elbow x 2.5" NST x 1.5" NST w/cap	1	ERVS	428.00	428.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
15-05-2205	NO Auxiliary Right Rear Discharge	1	ERVS	0.00	0.00
15-05-3205	NO Large Diameter Center Position Rear Discharge	1	ERVS	0.00	0.00
15-05-3305	NO Large Diameter Right Rear Discharge	1	ERVS	0.00	0.00
15-05-3405	NO Large Diameter Left Rear Discharge	1	ERVS	0.00	0.00
	CROSSLAYS - REVIEW APPLICATION- DO NOT USE W/ UNDERBODY PUMP COMPTS		ERVS		
16-20-0030	CROSSLAY AREA (Use Drop Downs For Available Options) Pumper/Tanker	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
16-20-0022	[- Minimum 25" Deep/Single Stack Crosslay Width with Straight Bulkheads Termination	1	ERVS	911.00	911.00
16-20-0110	[- 1/4" Adjustable Crosslay Divider - Full Width - With Hand Cutouts	1	ERVS	1059.00	1059.00
16-20-0150	[- NO Turtle Tile Flooring - Crosslay	1	ERVS	0.00	0.00
16-20-0205	[- {Qty} Crosslay - 1.75"-200'	1	ERVS	873.00	873.00
16-30-0005	[- Akron 8000 Series Valve - 2"	1	ERVS	1063.00	1063.00
16-35-0010	[- Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0110	[- 2" Discharge Plumbing (x-lays, speedlays, side body preconnects)	1	ERVS	763.00	763.00
16-50-1000	[- Term: 2" NPT x 1.5" NST Brass Chiksan (no cap)	1	ERVS	215.00	215.00
16-61-0100	[- Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	[- NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
16-20-0400	[- NO Crosslay for 2.50"	1	ERVS	0.00	0.00
16-20-1600	[- NO Deadlay for 1.75"	1	ERVS	0.00	0.00
16-20-1700	[- NO Deadlay for 2.5"	1	ERVS	0.00	0.00
16-64-0010	[- Brushed Stainless Steel Trim Around Crosslay Opening (NO rollers)	1	ERVS	414.00	414.00
16-65-0050	[- Vinyl Cover for Crosslay Hose Bed-Top & Sides (Velcro 3 sides w/extrusion)	1	ERVS	1290.00	1290.00
16-66-0100	[- Crosslay Top/Sides Cover to be Red	1	ERVS	0.00	0.00
16-67-0100	[- NO Crosslay Rollers	1	ERVS	0.00	0.00
78-00-0110	[- (Qty 1) LED Unity Flood Light for Crosslay Hose Bed-Driver's side	1	ERVS	1148.00	1148.00
78-00-0205	[- Crosslay Light Activation-Park Brake	1	ERVS	266.00	266.00
SPEEDLAYS/PRE-CONNECTS			ERVS		
16-20-1000	NO Speedlays Integral to Pump Compartment (MATCH selection in pump control)	1	ERVS	0.00	0.00
16-20-1020	NO Speedlay/At Walkway Area (For Top Mount Applications Only w/ Walkway)	1	ERVS	0.00	0.00
16-21-0000	NO Hose Bed Pre-Connect	1	ERVS	0.00	0.00
SPECIALTY DISCHARGES			ERVS		
16-22-0010	DELUGE & ACCESSORIES, Pumpers	1	ERVS	0.00	0.00
16-22-0105	[- (1) Deluge Waterway (Pumper)	1	ERVS	688.00	688.00
16-30-0220	[- Akron 8000 Series Valve - 3"	1	ERVS	2226.00	2226.00
16-35-0010	[- Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-1510	[- 3" Discharge Piping (deluge) (Pumper)	1	ERVS	1035.00	1035.00
16-79-0030	[- Deluge-locate pipe right above pump	1	ERVS	234.00	234.00
16-81-0020	[- Monitor, Akron Apollo #3416 Sgl-Inl-w/base, & discharge pipe	1	ERVS	7530.00	7530.00
16-81-0530	[- Single 4" Storz inlet on base	1	ERVS	1206.00	1206.00
16-81-1030	[- Nozzle - Akron Akromatic #5160	1	ERVS	2202.00	2202.00
16-81-1305	[- Quad Stack Tips and Stream Shaper	1	ERVS	1635.00	1635.00
16-82-9000	[- NO Deckgun Riser	1	ERVS	0.00	0.00
16-61-0100	[- Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	[- NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
16-23-0010	(1) Front Discharge (front bumper)	1	ERVS	1148.00	1148.00
16-30-0005	[- Akron 8000 Series Valve - 2"	1	ERVS	1063.00	1063.00
16-35-0010	[- Valve(s) Controlled -Operator's Panel-	1	ERVS	514.00	514.00
16-44-0410	[- 2" Discharge Plumbing (1 1/2" fbd)	1	ERVS	2090.00	2090.00
16-44-9000	[- NO Painted Front Bumper Discharge Plumbing	1	ERVS	0.00	0.00
16-45-0110	[- NO Air Blowout for Front Bumper Discharge	1	ERVS	0.00	0.00
16-50-1010	[- Term: 2" NPT x 1.5" NST SST Chiksan (on grav. shield) (no cap)	1	ERVS	580.00	580.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
16-75-0015	└ Locate FBD on Top Left Front of Bumper Apron	1	ERVS	376.00	376.00
16-75-0210	└ Chiksan Guard- DA Finish	1	ERVS	180.00	180.00
16-61-0100	└ Gauge specified later- OR use drop down for alternative	1	ERVS	0.00	0.00
18-61-0000	└ NO Foam/CAFS Supplied to Discharge	1	ERVS	0.00	0.00
16-24-0005	NO Washdown Water System	1	ERVS	0.00	0.00
16-24-5000	NO Front Bumper Spray Nozzles	1	ERVS	0.00	0.00
16-29-0005	NO Booster Reel- (NON front bumper locations)	1	ERVS	0.00	0.00
16-29-9000	NO Auxiliary Booster Reel- (NON front bumper locations)	1	ERVS	0.00	0.00
16-29-9010	NO Booster Reel-Front Bumper Compartment-(REQ APPROVAL)	1	ERVS	0.00	0.00
GAUGES			ERVS		
16-60-0010	DISCHARGE GAUGES (USE INDIV PKG WITH EACH DISCHARGE FOR OPTION UPGRADES)TC/SC/RM	1	ERVS	0.00	0.00
16-60-0500	└ {Qty} Innovative Controls TC 63 mm gauge (IC Bezels available)	9	ERVS	225.00	2025.00
16-62-0100	└ 0-400 PSI Scale Reading-Gauge	9	ERVS	0.00	0.00
16-62-0400	└ Black Markings on white gauge face	9	ERVS	0.00	0.00
16-62-0510	└ ALL Gauges LED lighted Red	9	ERVS	61.00	549.00
16-62-0805	└ Innovative Controls Bezels for Gauges	9	ERVS	35.00	315.00
28-10-0590	└ IC Apparatus Labeling - Deluxe Labels, TC/SC/RM	9	ERVS	80.00	720.00
28-10-0700	└ Standard Spartan IC Tags- Grey Background-NO SPEC VERB	9	ERVS	0.00	0.00
28-10-0750	└ NO Diagrammatic Decal (pump operator's panel)	9	ERVS	0.00	0.00
28-10-0800	└ NO Mechanical Fasteners for labels, Deluxe	9	ERVS	0.00	0.00
28-10-0900	└ NO Bezels for Top Control Handles- N/A for IC control handles, no bezels avail	9	ERVS	0.00	0.00
28-10-0910	└ NO Trim Bezels for Controls & Discharge and Inlet Cutouts on Side Pump Panels	9	ERVS	0.00	0.00
16-60-5000	NO GAUGE HEATERS	1	ERVS	0.00	0.00
TANK TO PUMP/REFILL			ERVS		
20-00-0010	(Qty 1) Tank to Pump Line - SST Schedule 10	1	ERVS	715.00	715.00
20-05-0100	└ Integral Tank to Pump Check Valve	1	ERVS	488.00	488.00
20-26-0315	└ Akron 8000 Series Valve - 3", Tank to Pump	1	ERVS	1393.00	1393.00
20-35-0010	└ Valve(s) Controlled at Operator's Panel	1	ERVS	318.00	318.00
20-10-0110	(Qty 1) 2" Tank Re-fill Line	1	ERVS	909.00	909.00
20-26-0110	└ Akron 8000 Series Valve - 2"	1	ERVS	836.00	836.00
20-35-0010	└ Valve(s) Controlled at Operator's Panel	1	ERVS	318.00	318.00
20-15-0010	NO Rear Direct Tank Fill Provided	1	ERVS	0.00	0.00
20-20-0010	NO Side Direct Tank Fill Provided	1	ERVS	0.00	0.00
	== Top/Side Control Midship Pumper - Body - 10.331 07/24/25 ==		ERVS		
BODY CONSTRUCTION			ERVS		
30-11-1000	Extruded .125 Aluminum Body Material Construction, Pumper	1	ERVS	3259.00	3259.00
30-12-5200	└ PPG Painting/Finish Specifications - Aluminum, Pumper/Tanker	1	ERVS	11633.00	11633.00
30-12-6000	└ Body Paint - Single -	1	ERVS	0.00	0.00
30-12-7000	└ Body Paint color to match (Specify)	1	ERVS	295.00	295.00
30-12-6065	└ Compt. Superliner Finish, Alum -Pumper/Dryside Tanker	1	ERVS	4030.00	4030.00
30-12-6540	└ Superliner Medium Gray Color	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
88-00-0100	- NO Undercoating	1	ERVS	0.00	0.00
30-12-5500	- 10 Year Structural Body Warranty, Aluminum (Generic Specs)	1	ERVS	0.00	0.00
30-12-5850	- Paint Warranty - 10 year Prorated, Aluminum (Generic Specs)	1	ERVS	0.00	0.00
54-50-1045	- Diamond Plate front overlays and raw Alum rear overlays (p) (MATCH BODY)	1	ERVS	6844.00	6844.00
54-50-2100	- Front Vertical Overlay Corner Trim - 1/8" Aluminum Diamond Plate	1	ERVS	213.00	213.00
54-50-2200	- Rear Vertical Overlay Corner Trim - 1/8" Aluminum Diamond Plate	1	ERVS	213.00	213.00
54-75-0010	- Catwalks- embossed aluminum diamond plate (see drop down for avail options)	1	ERVS	913.00	913.00
30-20-1000	Vibra-Torq Body Mounting, Pumper, Tanker, Wildland	1	ERVS	2220.00	2220.00
30-30-1000	99" Wide Body	1	ERVS	0.00	0.00
30-31-0100	NO Compartment Drains (REQ FOR ULC, ADD BY DROP DOWN)	1	ERVS	0.00	0.00
30-31-5000	Compartment Filter Vent System	1	ERVS	658.00	658.00
30-31-5005	NO Power Vent	1	ERVS	0.00	0.00
31-99-9990	BODY COMPARTMENT DIM GUIDELINES-SEE PDF	1	ERVS	0.00	0.00
31-99-9992	PUMPER BODY COMPARTMENT MATRIX-SEE PDF-EXCEL ON SMT FOR USE-USE IT!!!	1	ERVS	0.00	0.00
31-99-9994	REAR TAILBOARD DIM GUIDELINES-SEE PDF (Pumpers/Tanker)	1	ERVS	0.00	0.00
33-40-2200	1650-22 (LS/RS Full Depth) Horiz Ladder Box-STD Wheel Panel HT	1	ERVS	27920.00	27920.00
33-45-0320	- Non Locking ROM Roll-Up Doors (-4) Side Compts	1	ERVS	28612.00	28612.00
37-90-0115	- Side Compartment Doors, track & trim wet painted - ROM	1	ERVS	6597.00	6597.00
37-91-0005	- Roll-up door Protectors (side compts)	1	ERVS	1364.00	1364.00
37-91-0010	- Roll-up door Protector- Natural Finish	1	ERVS	0.00	0.00
37-91-0105	- Drain Tubes for Roll Up Door Protector/Cover	1	ERVS	1278.00	1278.00
37-92-0000	- NO Side Roll-Up Door Assist Straps	1	ERVS	0.00	0.00
37-96-0020	- Door Open Switch/Warning Light - Roll Up Doors ROM	1	ERVS	1730.00	1730.00
37-10-0005	- NO Rear Compartment	1	ERVS	430.00	430.00
37-33-0105	- Rear Lower Utility Compt - Hinged Drop down non lock D.P. Door	1	ERVS	2441.00	2441.00
37-50-0010	- NO Fuel Tank Access -Custom Chassis ONLY option-	1	ERVS	0.00	0.00
70-31-1005	- TecNiq T44 series LED, Rear Utility Compt Light	1	ERVS	253.00	253.00
37-98-0010	- Brushed Stainless Steel Sill Plates	1	ERVS	1213.00	1213.00
38-05-0010	- Compartment Lighting, Pumper/Tanker	1	ERVS	0.00	0.00
70-30-1000	- ROM LED Strip Lighting installed (DLR: SELECT COMPT OPTIONS & QTY'S)	1	ERVS	0.00	0.00
70-30-1120	- (Qty) Over wheel Compts - (2) ROM Strip LED Lights	2	ERVS	1155.00	2310.00
70-30-1140	- (Qty) Full Height Compts - (2) ROM Strip LED Lights	4	ERVS	1685.00	6740.00
70-30-8000	- NO Auxiliary Compartment Lighting-mounted across top/RU door protector	7	ERVS	0.00	0.00
70-30-9000	- NO Door Liner Lighting-Requires Hinged Doors ONLY option	1	ERVS	0.00	0.00
71-00-0010	- NO Under Shelf Lighting REQ's Shelving to be called out	1	ERVS	0.00	0.00
71-50-0100	- Compartment Lighting Activation - Battery, Ignition, Door Switch	1	ERVS	0.00	0.00
38-10-0070	- Rear Tailboard - Flat Back (pumper/dryside tanker/rescue)	1	ERVS	943.00	943.00
38-11-0160	- Step - 13.5" Deep w/3/16" Embossed Aluminum Diamond Plate Overlay	1	ERVS	660.00	660.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
38-15-0010	└ NO Auxiliary Steps Below Rear Tailboard (may add for 4x4's-required)	1	ERVS	0.00	0.00
38-17-0000	└ NO Tailboard Hose Well Packages- Select 20" Tailboard	1	ERVS	0.00	0.00
38-17-0100	└ NO Tailboard Hose Trough Packages-Select 20" Tailboard	1	ERVS	0.00	0.00
53-25-0010	└ NO Rear Slide Out Platform-Dir. Below Body (NON SMART STEP STYLE)	1	ERVS	0.00	0.00
75-20-5000	└ NO Auxiliary Brake Light	1	ERVS	0.00	0.00
39-01-0005	└ Wheel Wells, Single Axle, Pumper/RM Pumper/Tanker-STD Height Wheel Panels	1	ERVS	4691.00	4691.00
39-04-0005	└ Single Axle Smart Storage - painted-Pumper/RMPumper/Tanker	1	ERVS	2744.00	2744.00
39-05-0070	└ NO Roll-Out Drawers for Wheel Well - {34"} HT Wheel Panels	1	ERVS	0.00	0.00
39-05-0070	└ NO Roll-Out Drawers for Wheel Well - {34"} HT Wheel Panels	1	ERVS	0.00	0.00
39-06-0005	└ Provisions on the left side in front of the axle, Pumper/Tanker/Rescue	1	ERVS	0.00	0.00
39-07-0105	└ 6.75" dia. SCBA Compartment (3 SCBA bottles)	1	ERVS	2512.00	2512.00
39-06-0100	└ Provisions on the left side behind the axle, Pumper/Tanker/Rescue	1	ERVS	0.00	0.00
39-07-0740	└ Fuel Fill (custom chassis only) & (1) 10# CO2 Compartment (1 bottle)	1	ERVS	1800.00	1800.00
56-05-1000	└ Smart Storage Rear Fuel Fill Assembly, Pumper/Rescue	1	ERVS	916.00	916.00
39-06-0150	└ Provisions on the right side in front of the axle, Pumper/Tanker/Rescue	1	ERVS	0.00	0.00
39-07-0105	└ 6.75" dia. SCBA Compartment (3 SCBA bottles)	1	ERVS	2512.00	2512.00
39-06-0250	└ Provisions on the right side behind the axle, Pumper/Tanker/Rescue	1	ERVS	0.00	0.00
39-07-0085	└ Slide-Out Floor Dry Module Non/Fuel Fill Locations ONLY - {35-40lbs.}	1	ERVS	4483.00	4483.00
39-07-0995	└ Red - reflective striping installed on floor dry module	1	ERVS	119.00	119.00
39-08-0025	└ Smart Storage Door-Finish- "Painted Stainless"-Round Latches	1	ERVS	1234.00	1234.00
39-09-0015	└ Door Open Switch/Warning Light - Smart Storage	1	ERVS	506.00	506.00
56-10-0000	└ NO Wheel Well Protection Flap-REQUIRES overwheel compartment call out	1	ERVS	0.00	0.00
39-15-0010	└ Rear Fenderettes to be Flex Rubber	1	ERVS	1083.00	1083.00
43-10-0145	└ Upper Storage- LS & RS- Full Depth	1	ERVS	0.00	0.00
43-10-0160	└ 1650 (2) Upper Storage Compts -left side - (80" long x Half Depth)	1	ERVS	6721.00	6721.00
43-16-0000	└ NO Upper Storage Dividers	1	ERVS	0.00	0.00
44-50-1200	└ NO Awning Left Side	1	ERVS	0.00	0.00
43-10-0175	└ 1650 (2) Upper Storage Compts -right side- (80" long x Full Depth)	1	ERVS	7766.00	7766.00
43-16-0000	└ NO Upper Storage Dividers	1	ERVS	0.00	0.00
44-50-1205	└ NO Awning Right Side	1	ERVS	0.00	0.00
44-45-0035	└ One (1) LED Tube Light, Spartan - in Upper Compartments	2	ERVS	387.00	774.00
44-47-0005	└ NO Standing Platform/Landing Area to Rear of Upper Storage	1	ERVS	0.00	0.00
44-48-0025	└ Upper Storage Compartment -Superliner Finish Options-	1	ERVS	1259.00	1259.00
30-12-6540	└ Superliner Medium Gray Color	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
44-48-0100	└ NO Upper Storage Horizontal Unistrut	1	ERVS	0.00	0.00
44-48-0215	└ Turtle Tile Matting for Upper Storage Compartment floors	1	ERVS	804.00	804.00
44-48-0270	└ Black Matting	1	ERVS	0.00	0.00
44-48-1000	└ NO Floor Dry Hopper in Upper Compartment (Avail in full depth location only)	1	ERVS	0.00	0.00
43-24-0000	└ NO Underbody Storage Compartments	1	ERVS	0.00	0.00
50-15-3000	└ Hose bed Description	1	ERVS	2284.00	2284.00
30-13-0005	└ NO embossed hose bed extension	1	ERVS	0.00	0.00
30-14-0005	└ Hose bed Walls w/Brushed Stainless Steel Finish	1	ERVS	4124.00	4124.00
30-14-2000	└ Rear Hose bed Corners Trimmed w/ Brushed SST	1	ERVS	414.00	414.00
30-14-5000	└ Hose Bed Side Walls Cap w/ Brushed SST	1	ERVS	76.00	76.00
50-12-4000	└ Walls to be 90" tall	1	ERVS	874.00	874.00
50-30-0005	└ Hose Bed Cover - Pumper	1	ERVS	0.00	0.00
50-31-0010	└ Syntex Vinyl Coated Nylon - Ext. front & Elastic cord sides	1	ERVS	1937.00	1937.00
50-33-0110	└ Cover to be Red	1	ERVS	0.00	0.00
50-34-0105	└ Rear Hose Bed Restraint - Syntex Vinyl	1	ERVS	845.00	845.00
50-34-0305	└ Rear Flap Restraint - Hook and Bungie	1	ERVS	0.00	0.00
50-34-0410	└ Rear Flap to be Red	1	ERVS	0.00	0.00
50-34-0605	└ NO Lettering on rear flap	1	ERVS	0.00	0.00
50-34-1000	└ NO Chevron On Rear Flap	1	ERVS	0.00	0.00
78-05-0110	└ (Qty 2) Unity LED Floodlights for Hose Bed	1	ERVS	2150.00	2150.00
78-06-0020	└ (Qty 2) Hose bed Lights-w/rear stanchion mount	1	ERVS	103.00	103.00
78-10-1050	└ (Qty 2) Hose bed Lights to illuminate w/ Park Brake	1	ERVS	383.00	383.00
50-15-3305	└ Dunnage Area in Hose bed (KEEP FOR LOW HOSE BED/GENERATOR/ETC)	1	ERVS	3516.00	3516.00
50-15-3380	└ NO Embossed Floor Upgrade in Hose Bed Dunnage	1	ERVS	0.00	0.00
50-15-3400	└ NO Hose bed Dunnage Area Cover	1	ERVS	0.00	0.00
70-31-3005	└ NO Hose Bed Dunnage Compartment Lighting	1	ERVS	0.00	0.00
50-15-4020	└ (Qty) Full Height Reinforced Hose Bed Divider(s) w/hand cut-out(s)	4	ERVS	2169.00	8676.00
50-15-6020	└ Scallop/Belly Cut(s) in Adjustable Hose Bed Divider(s)	4	ERVS	1006.00	4024.00
50-15-4100	└ NO Auxiliary Shortened Hose Bed Divider (NOT flush with top of hose bed)	1	ERVS	0.00	0.00
50-15-9E00	└ Hose Load (Select Options for Qty/Size of Hose Load)-More Opts avail-opt/pkg ind	1	ERVS	0.00	0.00
50-16-0010	└ *SELECT HOSE BAY 1* (BAY 1 IS FAR LEFT GO L TO R)	1	ERVS	0.00	0.00
50-17-0000	└ 1 3/4 Hose-(OR USE DROP DOWN)	1	ERVS	0.00	0.00
50-17-0200	└ 1 3/4" Hose-200 feet	1	ERVS	0.00	0.00
50-29-0005	└ NO AUX/ADDITIONAL Hose stored in top of bay above Primary hose	1	ERVS	0.00	0.00
50-16-0020	└ *SELECT HOSE BAY 2* (BAYS GO L TO R)	1	ERVS	0.00	0.00
50-17-0000	└ 1 3/4 Hose-(OR USE DROP DOWN)	1	ERVS	0.00	0.00
50-17-0200	└ 1 3/4" Hose-200 feet	1	ERVS	0.00	0.00
50-29-0005	└ NO AUX/ADDITIONAL Hose stored in top of bay above Primary hose	1	ERVS	0.00	0.00
50-16-0030	└ *SELECT HOSE BAY 3* (BAYS GO L TO R)	1	ERVS	0.00	0.00
50-21-0000	└ 4" Hose	1	ERVS	0.00	0.00
50-21-1000	└ 4" Hose-1000 feet	1	ERVS	0.00	0.00
50-29-0005	└ NO AUX/ADDITIONAL Hose stored in top of bay above Primary hose	1	ERVS	0.00	0.00
50-16-0040	└ *SELECT HOSE BAY 4* (BAYS GO L TO R)	1	ERVS	0.00	0.00
50-19-0000	└ 2.5" Hose	1	ERVS	0.00	0.00
50-19-0500	└ 2.5" Hose-500 feet	1	ERVS	0.00	0.00
50-29-0005	└ NO AUX/ADDITIONAL Hose stored in top of bay above Primary hose	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
50-16-0050	└ *SELECT HOSE BAY 5* (BAYS GO L TO R)	1	ERVS	0.00	0.00
50-19-0000	└ 2.5" Hose	1	ERVS	0.00	0.00
50-19-0150	└ 2.5" Hose-150 feet	1	ERVS	0.00	0.00
50-29-0005	└ NO AUX/ADDITIONAL Hose stored in top of bay above Primary hose	1	ERVS	0.00	0.00
60-00-1700	└ Spartan Tank - 500 gal Pumpers	1	ERVS	21255.00	21255.00
60-00-0000	└ Spartan Tank Verbiage	1	ERVS	0.00	0.00
60-00-0050	└ Spartan Tank Warranty (For bid specs)	1	ERVS	0.00	0.00
60-00-0100	└ Fill Tower & Overflow 4"	1	ERVS	0.00	0.00
60-00-0200	└ Fill Tower Location - Left Frt Hose bed	1	ERVS	0.00	0.00
60-00-0300	└ Single Tank Sump Verbiage (USE for 1 TTP valve)	1	ERVS	0.00	0.00
60-00-0310	└ Sump 3" Plug (no valve)	1	ERVS	361.00	361.00
60-00-0400	└ Tank Outlets Verbiage	1	ERVS	0.00	0.00
62-25-0015	└ Ladder Compartment through Booster Tank - Horizontal	1	ERVS	2031.00	2031.00
62-25-1200	└ Ladder Compt Made of 1/8" Smooth Aluminum	1	ERVS	0.00	0.00
62-27-0030	└ Compartment THROUGH -THE- TANK - Horizontal	1	ERVS	3458.00	3458.00
62-29-0020	└ Compt. open in pump compartment	1	ERVS	276.00	276.00
62-29-1005	└ Ladder Compt. Door Hinge location -Bottom-	1	ERVS	0.00	0.00
62-29-1900	└ Ladder Compartment Door, (Door Matches Rear Overlay) STD	1	ERVS	0.00	0.00
62-29-8010	└ Reflective Chevron Material on Ladder Compartment Door	1	ERVS	168.00	168.00
62-29-9000	└ NO Ladder Box Layout Decal	1	ERVS	0.00	0.00
62-35-0015	└ Duo Safety Ladders for Ladder Compartments- Spartan Supplied Ladders	1	ERVS	0.00	0.00
62-35-1010	└ Duo Safety Package-(1)-2 or 3 section ext / (1-2)-Roof/ (0-1) - Folding	1	ERVS	0.00	0.00
90-11-0070	└ Duo Safety 24' Alum 900A 2 sect	1	ERVS	1887.00	1887.00
90-12-0030	└ Duo Safety 14' Alum 775A roof	1	ERVS	961.00	961.00
90-13-0030	└ Duo Safety 10' Alum 585A Attic	1	ERVS	784.00	784.00
62-38-0005	└ (2) Pike Poles Metal Storage Tubes - Spartan Supplied Pike Poles	1	ERVS	226.00	226.00
90-21-0025	└ Duo Safety (Qty) 6' w/Fiberglass Handle	1	ERVS	236.00	236.00
90-21-0020	└ Duo Safety (Qty) 10' w/Fiberglass Handle	1	ERVS	313.00	313.00
62-39-1000	└ NO Backboard Storage with Ladder Compartment	1	ERVS	0.00	0.00
65-00-0045	└ Suction Hose Storage, Full Depth HL/HR Compartments-No Ladder Rack	1	ERVS	0.00	0.00
66-00-0100	└ NO Suction Hose Storage	1	ERVS	0.00	0.00
66-00-0090	└ NO Auxiliary Suction Hose Storage	1	ERVS	0.00	0.00
66-20-0010	└ NO Folding Tank Storage-Enclosed Compartment	1	ERVS	0.00	0.00
50-60-0005	NO Rescue Equipment Storage Compartments (Stokes, Backboards, Little Giant)	1	ERVS	0.00	0.00
51-05-0005	Vertical Unistrut (ALL) Body Compartments, Pumper (includes rear)	1	ERVS	2952.00	2952.00
51-06-0000	NO Horizontal Unistrut (DO NOT add if Spartan is prov. Wall Mount Boards)	1	ERVS	0.00	0.00
52-13-0005	SINGLE AXLE-OverWheel Compartment Partitions Standard (USE DROP DOWN FOR OPTS)	1	ERVS	0.00	0.00
52-13-0010	└ Overwheel Partitions (Left Side/Right Side or Both) Single Axle	1	ERVS	549.00	549.00
52-13-1300	NO Fixed Vertical Side Compartment Dividers	1	ERVS	0.00	0.00
52-13-1400	NO Fixed Vertical B1 Compartment Dividers	1	ERVS	0.00	0.00
52-14-0005	NO Adjustable Vertical Side Compartment Dividers	1	ERVS	0.00	0.00
52-14-1000	NO Adjustable Vertical B1 Compartment Dividers	1	ERVS	0.00	0.00
52-15-0010	NO Protective Matting-Compartment Floors	1	ERVS	0.00	0.00
	SHELVING		ERVS		
52-16-0004	Shelving and Roll Out Tray Packages, Pumpers/Dryside Tanker	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
52-16-0080	└─ Shelving Package, Pumpers/Dryside Tanker {SEE PDF for Shelving Capacity.}	1	ERVS	0.00	0.00
52-16-0310	└─ {Qty} Full Width x Full Depth-Upper Shelf***ADD LOCATIONS W/ PKG OPT INDICATOR	4	ERVS	410.00	1640.00
52-17-0300	└─ NO Upper Shelf Depth Modifications-SELECT FOR WALL MNT TOOL BOARDS	4	ERVS	0.00	0.00
52-40-0105	└─ {Qty} L1 Compartment	2	ERVS	0.00	0.00
52-40-0115	└─ {Qty} L3 Compartment	2	ERVS	0.00	0.00
52-16-0115	└─ NO AUX Upper Shelving in compartments (this includes overwheel compartments)	1	ERVS	0.00	0.00
52-16-0140	└─ NO Lower Shelving in compartments	1	ERVS	0.00	0.00
52-16-0145	└─ NO AUX Lower Shelving in compartments	1	ERVS	0.00	0.00
52-16-0160	└─ NO Rear Compartment (B-1) Shelving	1	ERVS	0.00	0.00
52-16-0170	└─ NO Permanent Half Depth Shelving in compartments	1	ERVS	0.00	0.00
52-22-0020	└─ Roll-Out Tray Package- Pumpers/Dryside Tanker	1	ERVS	0.00	0.00
52-22-8205	└─ {Qty} Floor Mount Roll Out-Full Width-(Spartan 300#/100% w/Front Drawer Release)	3	ERVS	1595.00	4785.00
52-40-0105	└─ {Qty} L1 Compartment	1	ERVS	0.00	0.00
52-40-0115	└─ {Qty} L3 Compartment	1	ERVS	0.00	0.00
52-40-0205	└─ {Qty} R1 Compartment	1	ERVS	0.00	0.00
52-22-0110	└─ NO Auxiliary Floor Mount Roll Out Trays	1	ERVS	0.00	0.00
52-22-0205	└─ NO Adjustable Mount Roll Out Trays	1	ERVS	0.00	0.00
52-22-0210	└─ NO Auxiliary Adjustable Mount Roll Out Trays	1	ERVS	0.00	0.00
52-25-7105	└─ {Qty} Roll Out/Tilt Down Tray-FW-25"D-SlideMaster-250#/90% Ext Adjustable	1	ERVS	3503.00	3503.00
52-24-5010	└─ Twist Lock -SlideMaster Slide-	1	ERVS	0.00	0.00
52-24-6010	└─ Silver Wet Painted SlideMaster Slide	1	ERVS	0.00	0.00
52-40-0110	└─ {Qty} L2 Compartment	1	ERVS	0.00	0.00
52-26-0005	└─ NO Protective Matting-Shelves/Trays (this is all inclusive)	1	ERVS	0.00	0.00
52-26-2000	└─ NO Tray/Shelf Finish applied (raw finish)	1	ERVS	0.00	0.00
52-26-3000	└─ NO Tray Retro-Reflective Striping	1	ERVS	0.00	0.00
52-26-4000	└─ NO Shelf Retro-Reflective Striping	1	ERVS	0.00	0.00
52-39-0020	*TOOL BOARD PACKAGE*	1	ERVS	0.00	0.00
52-39-0115	└─ {Qty} Pull-Out Tool Board -Aluminum w/DA Finish-	2	ERVS	1987.00	3974.00
52-39-1005	└─ Red- reflective striping on tool board	2	ERVS	119.00	238.00
52-39-1200	└─ NO Paint/Finish-Tool board	2	ERVS	0.00	0.00
52-40-0215	└─ {Qty} R3 Compartment	2	ERVS	0.00	0.00
52-39-0200	└─ NO Adjustable Swing-Out Tool Board (full depth compartments only)	1	ERVS	0.00	0.00
52-39-0250	└─ NO Fixed Swing-Out Tool Board (half depth compartments only)	1	ERVS	0.00	0.00
52-39-0300	└─ NO Wall Mounted Tool Board	1	ERVS	0.00	0.00
52-41-1005	NO Removable Tool Box, for tools, cribbing, etc...	1	ERVS	0.00	0.00
52-42-0010	NO Storage for Air Bags	1	ERVS	0.00	0.00
52-80-0005	NO Breathing Air Cascade System	1	ERVS	0.00	0.00
52-85-0010	NO SCBA Air Bottle Rack	1	ERVS	0.00	0.00
52-91-0005	NO SCBA Bracket Package	1	ERVS	0.00	0.00
RUB RAILS			ERVS		
53-00-0100	RUB RAIL PACKAGE - Pumper/Tanker	1	ERVS	0.00	0.00
53-00-0135	└─ Side Rub Rails - Polypropylene	1	ERVS	2045.00	2045.00
53-01-0100	└─ NO Rub Rail Striping	1	ERVS	0.00	0.00
53-02-0130	└─ Rear Rub Rail - Polypropylene -	1	ERVS	334.00	334.00
53-01-0100	└─ NO Rub Rail Striping	1	ERVS	0.00	0.00
STEPS AND HANDRAILS			ERVS		
53-15-0008	FOLDING STEPS, CPI Illuminated LED-Pumper/Dryside Tanker	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
53-15-1320	└ Four (4) Right Forward Steps	1	ERVS	935.00	935.00
53-30-1205	└ (1) 10" Handrails - Knurled Alum/LED - above forward steps	1	ERVS	569.00	569.00
53-31-0010	└ NO Red Reflective Insert	1	ERVS	0.00	0.00
53-31-0510	└ Handrail Illumination Light Color (White/Clear)	1	ERVS	0.00	0.00
53-32-0005	└ Illuminated Handrail Activation - Park Brake	1	ERVS	146.00	146.00
58-60-0005	└ Step Light Activation - Park Brake	1	ERVS	146.00	146.00
53-15-1120	└ NO Right Rear Step	1	ERVS	0.00	0.00
53-15-1220	└ Four (4) Left Forward Steps	1	ERVS	935.00	935.00
53-30-1205	└ (1) 10" Handrails - Knurled Alum/LED - above forward steps	1	ERVS	569.00	569.00
53-31-0010	└ NO Red Reflective Insert	1	ERVS	0.00	0.00
53-31-0510	└ Handrail Illumination Light Color (White/Clear)	1	ERVS	0.00	0.00
53-32-0005	└ Illuminated Handrail Activation - Park Brake	1	ERVS	146.00	146.00
58-60-0005	└ Step Light Activation - Park Brake	1	ERVS	146.00	146.00
53-15-1115	└ NO Left Rear Steps	1	ERVS	0.00	0.00
53-15-1605	└ NO Left Back of Cab Folding Step-CUSTOM CAB ONLY OPT	1	ERVS	0.00	0.00
53-15-1610	└ NO Right Back of Cab Folding Step-CUSTOM CAB ONLY OPT	1	ERVS	0.00	0.00
53-20-0100	NO Bolt On Intermediate Step	1	ERVS	0.00	0.00
53-21-0010	NO Rear Fixed Steps	1	ERVS	0.00	0.00
53-22-0405	(1) Zico 3096 Quic-Ladder (Adjust qty/location of Handrails as required)	1	ERVS	4883.00	4883.00
53-22-1005	└ Ladder located left rear	1	ERVS	0.00	0.00
58-50-0005	└ (1) Step Lighting, Spartan LED Tube 9"	1	ERVS	259.00	259.00
58-60-0005	└ Step Light Activation - Park Brake	1	ERVS	146.00	146.00
53-25-0015	NO Body Side Slide Out Platforms-Underbody Style	1	ERVS	0.00	0.00
53-30-1005	HANDRAILS - Knurled Alum/Illuminated LED - pumper/tanker/rescue	1	ERVS	0.00	0.00
53-30-1097	└ (Set of 2 Rear) - Knurled Alum/Illum LED strchn - (w/ rear access ldr ONLY)	1	ERVS	1322.00	1322.00
53-31-0010	└ NO Red Reflective Insert	1	ERVS	0.00	0.00
53-31-0510	└ Handrail Illumination Light Color (White/Clear)	1	ERVS	0.00	0.00
53-32-0005	└ Illuminated Handrail Activation - Park Brake	1	ERVS	146.00	146.00
			MISCELLANEOUS		
56-58-0025	DUAL Tow Eyes Below Rear Body/Compt - 1 ea side (Black Color)	1	ERVS	1210.00	1210.00
56-61-6125	Rear AND Both Sides Winch Receiver, (ONE UNIT)	1	ERVS	5682.00	5682.00
56-61-6015	└ NO Rear Trailer Hitch Provisions Provided (DO NOT specify rear winch receiver)	1	ERVS	0.00	0.00
56-61-8810	└ Ramsey QM9000 Portable Winch	1	ERVS	6723.00	6723.00
56-61-6015	NO Rear Trailer Hitch Provisions Provided (DO NOT specify rear winch receiver)	1	ERVS	0.00	0.00
56-61-6020	NO Side Rescue/Winch Receiver-REAR OF AXLE (DOES NOT INC REAR)	1	ERVS	0.00	0.00
56-61-6110	Front Rescue Winch Receiver	1	ERVS	2544.00	2544.00
56-61-8805	└ NO Portable Winch	1	ERVS	0.00	0.00
56-61-6350	Four (4) Upper Body Anchor Points	1	ERVS	7203.00	7203.00
56-62-0010	NO I-Zone Hose Brackets	1	ERVS	0.00	0.00
84-20-0005	NO Hydraulic Hose Reel	1	ERVS	0.00	0.00
84-45-0005	NO Utility Air Hose Reel	1	ERVS	0.00	0.00
			== Top/Side Control Midship Pumper - Electrical - 10.331 07/24/25 ==		
			BODY 12V ELECTRICAL		
70-01-0010	Multiplex Body Low Voltage Electrical System, Pumper	1	ERVS	18262.00	18262.00
70-01-5005	└ 4 Year Limited Multiplexed Electrical Warranty, (Generic Specs)	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
70-02-0010	└ Spartan Custom Chassis is Multiplex	1	ERVS	0.00	0.00
70-05-0410	└ Multiplex Display- Spartan Standard/Discretion (NO Specs attached)	1	ERVS	0.00	0.00
70-05-0300	└ NO TRANSLATION FOR DISPLAY (for export only to add when needed for display)	1	ERVS	0.00	0.00
70-05-0600	└ NO OLED Display	1	ERVS	0.00	0.00
70-10-0025	└ Node (Horizontal Mount) Pumper	1	ERVS	0.00	0.00
70-11-0000	└ NO Whelen CORE system	1	ERVS	0.00	0.00
70-36-1930	Underbody Lights (8) - Pumphouse/Side front & rear body/Tailboard	1	ERVS	0.00	0.00
70-36-2300	└ FireTech Round LED Underbody Lights	8	ERVS	488.00	3904.00
70-37-0020	└ Underbody Perimeter Light Activation-Match Chassis Programming	1	ERVS	0.00	0.00
WARNING LIGHTS/PACKAGES			ERVS		
72-2A-0010	Whelen Upper Lighting Package	1	ERVS	0.00	0.00
72-2A-0105	└ Upper Zone A-Whelen	1	ERVS	0.00	0.00
72-2A-0130	└ Lightbar (Chassis Provided)	1	ERVS	0.00	0.00
75-02-1000	└ Lightbar switched (Chassis Provided)	1	ERVS	0.00	0.00
72-2H-0002	└ Upper Zone B&D Warning - Whelen	1	ERVS	0.00	0.00
72-2H-0150	└ Zone B&D Front Side of Body (2) Whelen M9 Series Super-LED, Chrome Bezels	1	ERVS	1293.00	1293.00
75-01-5005	└ Side Warning Lights Standard Flash	1	ERVS	0.00	0.00
75-02-9000	└ NO Low Intensity Flash Pattern	1	ERVS	0.00	0.00
75-03-0005	└ Side Warning Lights are Red with Red Lenses	1	ERVS	0.00	0.00
72-2K-0150	└ Zone B&D Rear Side of Body (2) Whelen M9 Series Super-LED, Chrome Bezels	1	ERVS	1293.00	1293.00
75-01-5005	└ Side Warning Lights Standard Flash	1	ERVS	0.00	0.00
75-02-9000	└ NO Low Intensity Flash Pattern	1	ERVS	0.00	0.00
75-03-0005	└ Side Warning Lights are Red with Red Lenses	1	ERVS	0.00	0.00
72-2K-5000	└ NO Auxiliary Upper Zone B Warning	1	ERVS	0.00	0.00
75-02-1200	└ NO Upper Side Lights Switch	1	ERVS	0.00	0.00
72-2M-0005	└ Upper Zone C Warning-Whelen	1	ERVS	0.00	0.00
72-2M-1090	└ Zone C - (2) Whelen M9 Series Supr-LED, Chrm Bzls, (upr zone B/D rear side req)	1	ERVS	1293.00	1293.00
75-01-0010	└ Rear Warning Lights Standard Flash	1	ERVS	0.00	0.00
75-01-0200	└ NO rear Lights- X Pattern Flash	1	ERVS	0.00	0.00
75-02-9000	└ NO Low Intensity Flash Pattern	1	ERVS	0.00	0.00
75-04-0005	└ Rear Warning Lights are Red with Red Lenses	1	ERVS	0.00	0.00
72-2M-1200	└ NO Auxiliary Upper Zone C Warning-Whelen	1	ERVS	0.00	0.00
72-2M-1300	└ NO Auxiliary Mid Height Zone C Warning-Whelen	1	ERVS	0.00	0.00
75-02-1430	└ Upper Rear Warn Lights Switched w/E-Master & Secondary Switch (Vehicle Display)	1	ERVS	0.00	0.00
74-2A-1000	Whelen Lower LED Lighting Package (KNOW REQUIREMENTS/QTYS)	1	ERVS	0.00	0.00
74-2B-0005	└ Lower Zone A Warning -Whelen	1	ERVS	0.00	0.00
74-2B-0010	└ Lower Zone A Warning (Chassis Provided)	1	ERVS	0.00	0.00
74-2B-5000	└ NO Auxiliary Lower Zone A Warning	1	ERVS	0.00	0.00
75-18-0002	└ Lower Front Warning Lights switched (Chassis Provided)	1	ERVS	0.00	0.00
74-2F-0005	└ Lower Zone B&D Warning - Whelen	1	ERVS	0.00	0.00
74-2F-0290	└ Zone B&D - (4) Whelen M6 Series Super-LED, Chrome Bezels	1	ERVS	1779.00	1779.00
75-05-0207	└ Side Warning Lights Standard Flash	1	ERVS	0.00	0.00
75-06-0000	└ NO Low Intensity Flash Pattern	1	ERVS	0.00	0.00
75-11-0005	└ Side Warning Lights are Red with Red Lenses	1	ERVS	0.00	0.00
75-15-0105	└ (4) Side Lights Located- Pumphouse/Rear Tailboard	1	ERVS	0.00	0.00
74-2F-5000	└ NO Auxiliary Lower Zone B/D Warning	1	ERVS	0.00	0.00
74-6J-0010	└ Lower Zones B&D Cast Aluminum Angled Light Housing (>13.5" tailboard req.)	1	ERVS	1022.00	1022.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
75-18-0120	- Lower Side Warning Lights Switched w/E-Master & Secondary Switch (Vehicle Disp)	1	ERVS	0.00	0.00
74-2J-0005	- Lower Zone C Warning -Whelen	1	ERVS	0.00	0.00
74-2J-0080	- Zone C - (2) Whelen M6 Series Super-LED, Chrome Bezels	1	ERVS	890.00	890.00
75-05-0407	- Rear Warning Lights Standard Flash	1	ERVS	0.00	0.00
75-06-0000	- NO Low Intensity Flash Pattern	1	ERVS	0.00	0.00
75-12-0005	- Rear Warning Lights are Red with Red Lenses	1	ERVS	0.00	0.00
75-18-0220	- Lower Rear Warning Lights Switched w/E-Master & Secondary Switch (Vehicle Disp)	1	ERVS	0.00	0.00
75-20-0330	- Whelen Super LED Brake/Tail/Turn & Back-Up Assembly, M6-Series	1	ERVS	2517.00	2517.00
75-20-0650	- Whelen M6 series 4 Position Vertical Housing, Chrome Plated	1	ERVS	954.00	954.00
75-20-1010	- Taillights with Clear Lenses	1	ERVS	0.00	0.00
75-21-0010	- Backup Lights to illuminate in reverse only	1	ERVS	0.00	0.00
	D.O.T. LIGHTS		ERVS		
75-25-3000	TecNiq S17 RED DOT Lighting - (7 total LED) - Lights high at rear	1	ERVS	1702.00	1702.00
75-25-6000	- (1 per side) TecNiq Intermediate Amber Lighting (Req. for apparatus >30')	1	ERVS	127.00	127.00
75-25-9000	- Intermediate Turn Signals (mid turn, flash with turn signal)	1	ERVS	0.00	0.00
75-26-0000	- NO Britax lighting	1	ERVS	0.00	0.00
75-28-0000	- NO Auxiliary Side DOT lighting	1	ERVS	0.00	0.00
75-30-0010	- NO Auxiliary Side Turn Signal	1	ERVS	0.00	0.00
75-30-5000	- Marker Lights - Colored Lens	1	ERVS	0.00	0.00
75-30-7000	- Marker Lights - Chrome Bezels	1	ERVS	0.00	0.00
76-29-0005	NO Body Side Back Up Lights	1	ERVS	0.00	0.00
	REAR OPTICAL		ERVS		
76-30-0020	Rear Directional Light Bar-Pumper, Dryside, Rescue	1	ERVS	0.00	0.00
76-30-1999	- Whelen Assembled - Directional Light Bar Options	1	ERVS	0.00	0.00
76-30-2020	- Whelen TAL65 LED-Amber lights (36" 6 light)	1	ERVS	2847.00	2847.00
76-31-0010	- Whelen TACTL5 Control Head	1	ERVS	0.00	0.00
76-32-0000	- Control Head Mounted In Chassis Supplied Panel Cutout	1	ERVS	0.00	0.00
76-33-0015	- Light Shield/Embossed Aluminum-mount high as possible (no int step)	1	ERVS	476.00	476.00
76-70-0005	- NO Side Directional Light Bar	1	ERVS	0.00	0.00
77-00-0010	Camera System, Pumpers/Rescues	1	ERVS	0.00	0.00
77-00-0050	- Camera System (Chassis Provided)-USE DROP DOWN FOR 360 STYLE	1	ERVS	0.00	0.00
77-01-0010	- Rear camera surface mount center rear of body (Chassis Provided Camera)	1	ERVS	420.00	420.00
77-01-5100	- NO AUX Camera Monitor/ Camera System	1	ERVS	0.00	0.00
77-06-0000	NO Rear/Body Collision Avoidance/Sensor System	1	ERVS	0.00	0.00
	12-VOLT AUXILIARY POWER RECEPTACLES, FUSE BLOCKS, GRND STUDS		ERVS		
78-40-0200	NO 12-Volt Cigarette Lighter Style Outlet - 15 amp	1	ERVS	0.00	0.00
78-40-0210	NO 12-Volt Power & Ground Studs - 40 amp	1	ERVS	0.00	0.00
78-40-0220	NO 12-Volt Blue Sea Fuse Block, 6 position - 40amp batt direct	1	ERVS	0.00	0.00
78-40-0235	12-Volt Dual USB 2.4A Receptacle (Batt Direct)	1	ERVS	0.00	0.00
78-40-0305	- Cab (NON EMS) Interior 12V Accessory Power	1	ERVS	0.00	0.00
78-40-0310	- (Qty) Accessory 12V Power located in chassis cab driver's side	1	ERVS	418.00	418.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
78-40-0320	- (Qty) Accessory 12V Power located in chassis cab officer's side	1	ERVS	418.00	418.00
78-40-0505	- EMS 12V Accessory Power	1	ERVS	0.00	0.00
78-40-0510	- (Qty) Accessory 12V Power located in EMS Cabinet on Left Side Wall	2	ERVS	418.00	836.00
78-40-0520	- (Qty) Accessory 12V Power located in EMS Cabinet on Right Side Wall	2	ERVS	418.00	836.00
78-40-1000	- NO Body Interior 12V Accessory Power	1	ERVS	0.00	0.00
78-40-0240	NO 12-Volt Dual USB 2.4A Receptacle (On with Master Batt)	1	ERVS	0.00	0.00
	12 VOLT SCENE LIGHTS		ERVS		
78-44-0110	12V Scene Lighting Options - Pumper - SELECT LOCATIONS	1	ERVS	0.00	0.00
78-50-0505	- (4) Stationary Scene lights located side of body two each side	1	ERVS	959.00	959.00
78-50-8005	- Side Scene Lights far outboard corners-NO Surface Mount Warning lights	1	ERVS	0.00	0.00
78-51-0256	- Whelen M9 EZ Series Super-LED, Scene Light, Chrome Flange	4	ERVS	898.00	3592.00
82-60-2500	- Body Side Scene light(s) switched with chassis side lights (stationary)	1	ERVS	0.00	0.00
78-50-0705	- (2) Stationary Scene lights located back of body, one each side	1	ERVS	759.00	759.00
78-50-8105	- Rear Scene Lights, outboard corners-NO Surface Mount Warning lights	1	ERVS	0.00	0.00
78-51-0256	- Whelen M9 EZ Series Super-LED, Scene Light, Chrome Flange	2	ERVS	898.00	1796.00
82-60-3505	- Rear Scene light(s) switched on the DISPLAY(SELECT DISP IN FTBuilder)(stationary	1	ERVS	0.00	0.00
78-45-0040	- NO 12 Volt Front Brow Scene Lights (Check FTBuilder 1st on custom cabs)	1	ERVS	0.00	0.00
78-45-0042	- NO 12 Volt Pedestals Scene Lights	1	ERVS	0.00	0.00
78-45-0045	- NO 12 Volt "TOP" Mount Telescoping Scene Lights	1	ERVS	0.00	0.00
78-45-0060	- NO 12 Volt "SIDE" Mount Telescoping Scene Lights	1	ERVS	0.00	0.00
	GENERATOR		ERVS		
80-05-0105	GENERATOR/DEALER INSTALL INVERTER (DOMESTIC/CANADA) *PUMPER/DRYSIDE TANKER	1	ERVS	0.00	0.00
80-70-1055	- Provisions for Dealer Installed Inverter Package (*MUST SPECIFY*)	1	ERVS	2628.00	2628.00
80-70-5000	- Transfer Relay Included with Dealer Provided Inverter	1	ERVS	0.00	0.00
80-72-0100	- Inverter Location: L1 Compartment	1	ERVS	0.00	0.00
80-90-1000	- Load Center - 8 breakers	1	ERVS	1416.00	1416.00
80-91-0100	- Load Center Location: L1 upper/forward wall (surface mounted)	1	ERVS	506.00	506.00
80-80-0020	- Select Line Voltage Outlet(s)-120V/Shoreline Powered	1	ERVS	0.00	0.00
80-80-1000	- NO Cab Exterior Line Voltage Outlets (120V/Shorepower)	1	ERVS	0.00	0.00
80-80-2000	- NO Cab (NON EMS) Interior Line Voltage Outlets (120V/Shorepower)	1	ERVS	0.00	0.00
80-83-0360	- 5-20 Duplex, (Qty) 120V/20A (cab interior ems location)	1	ERVS	0.00	0.00
80-81-2130	- {Qty 1 outlet} Inside (2) EMS Cabinets-Outlet low on back wall	1	ERVS	1250.00	1250.00
80-84-0060	- Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/ powerstrip pkg)	1	ERVS	150.00	150.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
80-85-0010	└─ NO Power Strip	1	ERVS	0.00	0.00
80-80-3000	└─ NO Body Exterior Located Line Voltage Outlets (120V/Shorepower)	1	ERVS	0.00	0.00
80-83-0560	└─ 5-20 - Duplex, (Qty) 120V/20A (body interior location)	1	ERVS	0.00	0.00
80-81-6030	└─ {Qty} Line Voltage Outlet Location - L1	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-81-6040	└─ {Qty} Line Voltage Outlet Location - L2	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-81-6050	└─ {Qty} Line Voltage Outlet Location - L3	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-81-6530	└─ {Qty} Line Voltage Outlet Location - R1	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-81-6540	└─ {Qty} Line Voltage Outlet Location - R2	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-81-6550	└─ {Qty} Line Voltage Outlet Location - R3	1	ERVS	428.00	428.00
80-82-0080	└─ Outlet Location - Outboard on the Middle Forward Wall	1	ERVS	0.00	0.00
80-84-0070	└─ Inverter/Shoreline Powered Outlet(s)-with transfer switch (w/o powerstrip pkg)	1	ERVS	150.00	150.00
80-80-9000	└─ NO Standalone Power Strip Outlets- Wired To Shorepower ONLY	1	ERVS	0.00	0.00
80-95-1005	└─ NO 120/240 Volt Scene Lighting	1	ERVS	0.00	0.00
83-99-9000	└─ NO Cord Reel(s) - WATCH YOUR LAYOUT- WHAT LOCATIONS ARE AVAILABLE!!!	1	ERVS	0.00	0.00
	BODY HIGH VOLTAGE LIGHTS		ERVS		
83-00-0500	NO 12VDC or 120VAC Light Tower Package == Top/Side Control Midship Pumper - Extras - 10.331 07/24/25 ==	1	ERVS ERVS	0.00	0.00
	LETTERING AND STRIPING		ERVS		
88-50-0100	=LETTERING & STRIPING / PDF=	1	ERVS	0.00	0.00
88-50-0250	Striping-Reflective	1	ERVS	0.00	0.00
88-50-0500	└─ Reflective Stripe - Dealer Supplied & Installed	1	ERVS	0.00	0.00
88-53-2500	Vinyl Retro-Reflective Chevron Striping (REAR) Pumper/Rescue	1	ERVS	3688.00	3688.00
88-53-5000	└─ NO Chevron Striping On Front Bumper	1	ERVS	0.00	0.00
88-53-6590	└─ Chevron Striping to be (Specify)	1	ERVS	0.00	0.00
88-54-0100	Body Lettering	1	ERVS	0.00	0.00
88-54-0150	└─ Dealer Supplied Body/Cab Lettering	1	ERVS	0.00	0.00
88-54-9900	└─ NO Auxiliary Lettering-Body	1	ERVS	0.00	0.00
88-54-9910	└─ NO Additional Lettering-Body	1	ERVS	0.00	0.00
88-55-0010	Decals	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
88-55-0200	└ Dealer Installed Decals EQUIPMENT AND EXTRAS	1	ERVS ERVS	0.00	0.00
88-78-0000	License Plate Mounting Options	1	ERVS	0.00	0.00
88-78-4050	└ CPI Cast Aluminum License Plate Bracket (fully enclosed) w/ LED Light	1	ERVS	459.00	459.00
88-78-9010	└ License Plate Bracket Location Right Side	1	ERVS	0.00	0.00
90-00-0000	EQUIPMENT, Pumper/Tanker	1	ERVS	0.00	0.00
90-04-1000	└ 1 Set-Spartan Folding Wheel Chocks (WATCH MTS, USE SMRT STRG IF APPLY)	1	ERVS	1421.00	1421.00
90-04-1100	└ (1-set) Spartan Folding Wheel Chock -horiz mounting brckts-LF body	1	ERVS	585.00	585.00
90-08-0005	└ NO Auxiliary Ladders (Ladders called out in spec above)	1	ERVS	0.00	0.00
90-20-0005	└ NO Auxiliary Pike Poles (Pike Poles called out in spec above)	1	ERVS	0.00	0.00
90-30-0005	└ NO Hard Suction Hose (Suction Hose called out in spec above)	1	ERVS	0.00	0.00
90-40-0005	└ NO Strainers (Strainers called out in spec above)	1	ERVS	0.00	0.00
90-60-0000	└ Folding Tanks (Called out In Specs Above (If need more added, use Drop Down)	1	ERVS	0.00	0.00
90-60-0010	└ NO Folding Tank	1	ERVS	0.00	0.00
90-80-0010	└ Fire Extinguishers	1	ERVS	0.00	0.00
90-80-0200	└ Amerex Extinguishers-Spartan Provided (Use pkg/opt indicator if need additional)	1	ERVS	0.00	0.00
90-81-0100	└ 20 lb Amerex BC Extinguisher	1	ERVS	1278.00	1278.00
90-85-0005	└ Mount in L1 Compartment	1	ERVS	174.00	174.00
90-86-0015	└ Auxiliary Amerex Extinguishers	1	ERVS	0.00	0.00
90-81-0215	└ 10 lb Amerex CO2 Extinguisher	1	ERVS	648.00	648.00
90-85-0005	└ Mount in L1 Compartment	1	ERVS	174.00	174.00
90-86-0025	└ Additional Amerex Extinguishers	1	ERVS	0.00	0.00
90-81-0505	└ 2 1/2 Gallon Amerex Water Extinguisher	1	ERVS	827.00	827.00
90-85-0005	└ Mount in L1 Compartment	1	ERVS	174.00	174.00
90-86-0030	└ NO Extra Amerex Extinguishers	1	ERVS	0.00	0.00
90-86-0040	└ NO Ancillary Amerex Extinguishers	1	ERVS	0.00	0.00
91-10-0010	└ Rechargeable Flashlights	1	ERVS	0.00	0.00
91-10-0030	└ Fire Department Supplied Portable Hand Lights	1	ERVS	0.00	0.00
91-22-0010	└ Flares	1	ERVS	0.00	0.00
91-22-0110	└ Fire Department Supplied Flares	5	ERVS	0.00	0.00
91-23-0010	└ Traffic Cones	1	ERVS	0.00	0.00
91-23-0120	└ Fire Department Supplied Traffic Cones	5	ERVS	0.00	0.00
91-23-0200	└ Traffic Vest	1	ERVS	0.00	0.00
91-23-0220	└ Fire Department Supplied Traffic Vest	5	ERVS	0.00	0.00
91-24-0001	└ AED	1	ERVS	0.00	0.00
91-24-0054	└ Fire Department Supplied AED	1	ERVS	0.00	0.00
91-25-0001	└ First Aid Kit	1	ERVS	0.00	0.00
91-25-0054	└ Fire Department Supplied First Aid Kit	1	ERVS	0.00	0.00
91-26-0010	└ Salvage Covers	1	ERVS	0.00	0.00
91-26-0120	└ Fire Department Supplied Salvage Covers	1	ERVS	0.00	0.00
91-29-0010	└ Axes	1	ERVS	0.00	0.00
91-29-0030	└ Fire Department Supplied Axes	1	ERVS	0.00	0.00
91-35-0000	└ Spanner Wrenches	1	ERVS	0.00	0.00
91-35-0054	└ Fire Department Supplied Spanner & Hydrant Wrenches	1	ERVS	0.00	0.00
91-36-0000	└ Nozzles	1	ERVS	0.00	0.00
91-36-0054	└ Fire Department Supplied Nozzles	1	ERVS	0.00	0.00
91-40-0010	└ Handheld Tools, Pumpers/Tanker/Rescues	1	ERVS	0.00	0.00
91-40-0100	└ Claw Tool	1	ERVS	0.00	0.00
91-40-0110	└ Fire Department Supplied Claw Tool	1	ERVS	0.00	0.00

PART NO	DESCRIPTION	QTY	ID	EACH	EXTENDED
91-40-0200	└ Halligan Tool	1	ERVS	0.00	0.00
91-40-0210	└ Fire Department Supplied Halligan Tool	1	ERVS	0.00	0.00
91-40-0300	└ Crowbars	1	ERVS	0.00	0.00
91-40-0310	└ Fire Department Supplied Crowbar	2	ERVS	0.00	0.00
91-40-0500	└ Sledge Hammer	1	ERVS	0.00	0.00
91-40-0510	└ Fire Department Supplied Sledge Hammer	1	ERVS	0.00	0.00
91-40-0615	└ Rubber Mallet-Fire Department Supplied	1	ERVS	0.00	0.00
91-40-0700	└ Shovels	1	ERVS	0.00	0.00
91-40-0710	└ Fire Department Supplied Shovels	2	ERVS	0.00	0.00
91-40-0800	└ Bolt Cutter	1	ERVS	0.00	0.00
91-40-0810	└ Fire Department Supplied Bolt Cutter	1	ERVS	0.00	0.00
91-70-0000	└ Supply Hose	1	ERVS	0.00	0.00
91-70-0054	└ Fire Department Supplied Fire Hose	1	ERVS	0.00	0.00
92-01-0100	└ Adaptors	1	ERVS	0.00	0.00
92-01-0154	└ Fire Department Supplied Adaptors	1	ERVS	0.00	0.00
92-10-0100	└ SCBA & Cylinders	1	ERVS	0.00	0.00
92-10-0154	└ Fire Department Supplied SCBA	4	ERVS	0.00	0.00
Total					595,099.53

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Quotation

		Description	Qty.	Unit Price	Price
VEHICLE					
0100-012	MODEL	Gladiator	1	423,121	423,121
8012-111	CUSTOMERS / OEMS	Spartan ERV (CMF1000)[1004096]	1	0	0
8011-027	MODEL YEAR	Model Year - 2027	1	0	0
8001-001	COUNTRY OF SERVICE	Country of Service United States Of America	1	0	0
8017-009	CAB AND CHASSIS LABELING LANGUAGE	Cab and Chassis Labeling Language English w/Innovative Controls Labels	1	0	0
8006-009	APPARATUS TYPE	Apparatus Type Pumper	1	0	0
8008-001	VEHICLE TYPE	Vehicle Type Straight Truck	1	0	0
8008A-000	VEHICLE ANGLE OF APPROACH PACKAGE	Vehicle Angle of Approach NFPA Minimum 8.00 Degrees	1	0	0
0104-001	AXLE CONFIGURATION	Axle Configuration 4x2 (Rear Axle Drive Only)	1	0	0
0101-013	GROSS AXLE WEIGHT RATINGS FRONT	GAWR Front 22800#	1	0	0
0102-003	GROSS AXLE WEIGHT RATINGS REAR	GAWR Rear 24000#	1	0	0
8010-201	PUMP PROVISION	Pump Provision Driveline Midship, Pump Mode Prog w/Auto Park Brake "N"	1	0	0
8009-013	WATER & FOAM TANK CAPACITY	Water & Foam Tank Capacity 750 to 1250 Gallons	1	0	0
8003-199	WARRANTY	Warranty Cab and Chassis (5) Year RFW0105	1	18,032	18,032
CAB					
1000-083	CAB STYLE	Cab Style ELFD+ 10" Raised Roof	1	23,606	23,606
8101-200	OCCUPANT PROTECTION	Occupant Protection IMMI 4Front & RollTek w/SRA	1	0	0
1501-002	CAB FRONT FASCIA	Cab Frt Fascia Classic	1	0	0
1518-025	FRONT GRILLE	Cab Frt Grille Hinged Classic Styled	1	0	0
1551-002	CAB UNDERCOAT	Cab Undercoat	1	0	0
1552-002	CAB SIDE DRIP RAIL	Cab Side Drip Rail	1	0	0
1521-002	CAB PAINT EXTERIOR	Cab Paint Exterior Two Tone	1	2,197	2,197
1533-001	CAB PAINT PROCESS/MANUFACTURER	Cab Paint Process/Manufacturer PPG	1	0	0
1522-001	CAB PAINT PRIMARY/LOWER COLOR	Cab Paint Primary/Lower Color No Selection/TBD	1	0	0
1523-002	CAB PAINT SECONDARY/UPPER COLOR	Cab Paint Secondary/Upper Color No Selection/TBD	1	0	0
1524-002	CAB PAINT EXTERIOR BREAKLINE	Cab Paint Exterior Breakline Classic	1	0	0
1515-005	CAB PAINT PINSTRIPE	Cab Paint Pinstripe 1/2" Black Temporary	1	55	55
8013-156	CAB PAINT WARRANTY	Cab Paint Warranty PPG (10) Year RFW0710	1	0	0
1334-036	CAB PAINT INTERIOR	Cab Paint Int Multi-tone Silver Gray	1	0	0

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1005-001	CAB ENTRY DOORS	Cab Entry Doors (4)	1	0	0
1101-102	CAB ENTRY DOOR TYPE	Cab Entry Door Type Barrier Free w/Pollak Switches	1	253	253
1322-007	CAB INSULATION	Cab Insulation Nonwoven Polyester Fiber	1	0	0
1570-031	LH EXTERIOR REAR COMPARTMENT	LH Ext Rr Cmpt 87"H x 20"W	1	1,896	1,896
1540UF-121	LH EXTERIOR REAR COMPARTMENT UNDER FLOOR DEPTH	LH Exterior Rear Cmpt Undr Floor Depth 21" w/PDC Provisional Notch	1	0	0
1570B-003	LH EXTERIOR REAR COMPARTMENT ACCESS	LH Ext Rr Cmpt Access Reverse Hinged	1	0	0
1540G-084	LH EXTERIOR REAR COMPARTMENT HINGE DOOR HEIGHT	LH EXTERIOR REAR CMPT HNG DR HEIGHT 84.00	1	1,896	1,896
1570E-002	LH EXTERIOR REAR COMPARTMENT HARDWARE	LH Exterior Rear Compartment Hardware D-Ring Latch	1	0	0
1540V-001	LH EXTERIOR REAR COMPARTMENT INTERIOR DOOR PANEL	LH Exterior Rr Cmpt Interior Door Panel Treadplate	1	128	128
1540CS-001	LH EXTERIOR REAR COMPARTMENT DOOR CHECK STRAP	LH Exterior Rear Compartment Door Check Strap (1)	1	0	0
1570C-003	LH EXTERIOR REAR COMPARTMENT INTERIOR ACCESS	LH Exterior Rear Compartment Interior Access ROM Roll-up	1	2,377	2,377
1570F-021	LH EXTERIOR REAR COMPARTMENT DEPTH ABOVE FLOOR	LH Exterior Rear Compartment Depth Above Floor 21"D	1	0	0
1540U-001	LH EXTERIOR REAR COMPARTMENT UNISTRUT	LH Exterior Rear Compartment Unistrut	1	1,791	1,791
5313-056	LH EXTERIOR REAR COMPARTMENT LIGHTING	LH Ext Rr Cmpt Lt (2) LED Strip Lt	1	513	513
1548-010	LH EXTERIOR REAR COMPARTMENT INTERIOR FINISH	LH Exterior Compartment Interior Finish Bedliner Gray	1	780	780
1571-031	RH EXTERIOR REAR COMPARTMENT	RH Ext Rr Cmpt 87"H x 20"W	1	1,896	1,896
1541UF-121	RH EXTERIOR REAR COMPARTMENT UNDER FLOOR DEPTH	RH Exterior Rear Cmpt Undr Floor Depth 21" w/PDC Provisional Notch	1	0	0
1571B-003	RH EXTERIOR REAR COMPARTMENT ACCESS	RH Ext Rr Cmpt Access Reverse Hinged	1	0	0
1541G-084	RH EXTERIOR REAR COMPARTMENT HINGE DOOR HEIGHT	RH EXTERIOR REAR CMPT HNG DR HEIGHT 84.00	1	1,896	1,896
1571E-002	RH EXTERIOR REAR COMPARTMENT HARDWARE	RH Exterior Rear Compartment Hardware D-Ring Latch	1	0	0
1541V-001	RH EXTERIOR REAR COMPARTMENT INTERIOR DOOR PANEL	RH Exterior Rr Cmpt Interior Door Panel Treadplate	1	128	128
1541CS-001	RH EXTERIOR REAR COMPARTMENT DOOR CHECK STRAP	RH Exterior Rear Compartment Door Check Strap (1)	1	0	0
1571C-	RH EXTERIOR REAR	RH Exterior Rear Compartment Interior Access ROM	1	2,377	2,377

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003	COMPARTMENT INTERIOR ACCESS	Roll-up			
1571F-021	RH EXTERIOR REAR COMPARTMENT DEPTH ABOVE FLOOR	RH Exterior Rear Compartment Depth Above Floor 21"D	1	0	0
1541U-001	RH EXTERIOR REAR COMPARTMENT UNISTRUT	RH Exterior Rear Compartment Unistrut	1	1,791	1,791
5345-056	RH EXTERIOR REAR COMPARTMENT LIGHTING	RH Ext Rr Cmpst Lt (2) LED Strip Lt	1	513	513
1549-010	RH EXTERIOR COMPARTMENT INTERIOR FINISH	RH Exterior Compartment Interior Finish Bedliner Gray	1	780	780
8004-033	CAB STRUCTURAL WARRANTY	Cab Structural Warranty (10) Year RFW0602	1	0	0
9001-006	CAB TEST INFORMATION	Cab Test Information Crash Test ECE-R29/SAE J2420/SAE J2422	1	0	0

ELECTRICAL POWER DISTRIBUTION

5000-018	ELECTRICAL SYSTEM	Elec System 12V DC Multiplex	1	0	0
5005-301	VEHICLE DISPLAY	Vehicle Display UltraView 780 Touchscreen w/Push Button Surround (2) L/R Sw Pnl	1	4,153	4,153
5004-002	LOAD MANAGEMENT SYSTEM	Load Management System Multiplex	1	0	0
5622-003	DATA RECORDING SYSTEM	Data Recording Sys Vehicle Data Weldon MUX	1	147	147
5031-100	ACCESSORY POWER	Accessory Pwr Batt & Ign Stud w/(2)Fuse Batt/(2)Fuse Mstr Bus Bar Rescue/Pumper	1	0	0
5030-050	AUXILIARY ACCESSORY POWER	Aux Acc Pwr 6 Fuse Blue Sea Pnl Bhd Sw Pnl w/40A Fuse Batt Dir	1	378	378
5032-064	ADDITIONAL ACCESSORY POWER	Addl Acc Pwr 6 Fuse Blue Sea Pnl Eng Tnl Bhd Off Seat w/40A Brkr Batt Dir 4'Loop	1	411	411
5033-018	EXTRA ACCESSORY POWER	Extra Acc Pwr & Gnd Stud Bhd Off Seat 20A Ign Sw 2' Loop	1	354	354
5011-001	EXTERIOR ELECTRICAL TERMINAL COATING	Exterior Electrical Terminal Coating Spray On Plasti Dip	1	0	0
8014-002	ELECTRICAL SYSTEM WARRANTY	Electrical System Warranty (2) Year RFW0202	1	0	0

ENGINE

1701-184	ENGINE	Engine Diesel 565HP/1850Ft-Lbs Cummins X15 HHD - EPA 2027	1	139,099	139,099
1329-002	CAB ENGINE TUNNEL	Cab Engine Tunnel Large	1	0	0
1731-018	DIESEL PARTICULATE FILTER CONTROLS	DPF Ctrl Regeneration Sw & Inhibit Sw w/Digital Dash	1	0	0
1718-002	ENGINE PROGRAMMING HIGH IDLE SPEED	Engine Programming High Idle Speed 1250 RPM	1	0	0
1719-005	ENGINE HIGH IDLE CONTROL	Engine High Idle Ctrl Automatic and Manual w/Disp Actv	1	0	0
1710-001	ENGINE PROGRAMMING ROAD SPEED GOVERNOR	Engine Programming Road Speed Governor Enabled	1	0	0
1713-010	AUXILIARY ENGINE BRAKE	Aux Engine Brake Compression Brake w/VG Turbo	1	0	0
1708-007	AUXILIARY ENGINE BRAKE CONTROL	Aux Engine Brake Ctrl Off/Low/High Disp	1	0	0

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1720-003	ELECTRONIC ENGINE OIL LEVEL INDICATOR	Elec Engine Oil Level Indicator	1	0	0
1715-004	FLUID FILLS	Fluid Fills Fwd For Large Displacement Cap	1	119	119
1735-001	ENGINE DRAIN PLUG	Engine Drain Plug	1	0	0
8002-001	ENGINE WARRANTY	Engine Warranty Cummins (5) Year/100,000 Miles	1	0	0
1707-166	REMOTE THROTTLE HARNESS	Rmt Throttle Harness PSG FRC Pump Boss MAX Dual Sensors Side Mnt Shift Interlock	1	884	884
1721-001	ENGINE PROGRAMMING REMOTE THROTTLE	Engine Program Rmt Throttle Off	1	0	0
1727-001	ENGINE PROGRAMMING IDLE SPEED	Engine Programming Idle Speed 700 RPM	1	0	0

AIR INTAKE

2801-010	ENGINE AIR INTAKE	Engine Air Intake Filtration and Restriction w/Replaceable Element Abv Radiator	1	0	0

COOLING

2704-018	ENGINE FAN DRIVE	Engine Fan Drive Variable Speed Engaged in Pump Mode	1	0	0
2701-021	ENGINE COOLING SYSTEM	Engine Cooling System Serial Flow w/Package Drop- Out Prov	1	0	0
2711-005	ENGINE COOLING SYSTEM PROTECTION	Engine Cooling System Protection Light Duty Skid Plate Paint Frame Color	1	0	0
2708-001	ENGINE COOLANT	Engine Coolant Extended Life	1	0	0
2706-003	ELECTRONIC COOLANT LEVEL INDICATOR	Elec Low Coolant Level Indicator	1	0	0
2709-001	COOLANT HOSES	Coolant Hoses Silicone	1	0	0

EXHAUST

2901-090	ENGINE EXHAUST SYSTEM	Eng Exhaust Sys Under Frm RH Outboard DPF/SCR Inboard Inline	1	0	0
2907-021	DIESEL EXHAUST FLUID TANK	Diesel Exhaust Fluid Tank LH 5 Gal Fill Thru Rr Step	1	0	0
2902-039	ENGINE EXHAUST ACCESSORIES	Engine Exhaust Acc Extraction MagneGrip Shiploose w/Inboard 7" Offset T-Pipe	1	1,974	1,974
2906-002	ENGINE EXHAUST WRAP	Engine Exhaust Wrap	1	0	0
8018-006	EMISSIONS SYSTEM WARRANTY	Emissions System Warranty (10) Years Heavy HDE/450K Miles/22K Hours RFW0144	1	0	0
8018A- 002	REGULATED EMISSIONS WARRANTY TIRES	Regulated Emissions Warranty Tires (2) Years/24,000 Miles RFW0145	1	0	0
8018B- 002	REGULATED EMISSIONS WARRANTY AIR CONDITIONING	Regulated Emissions Warranty Air Conditioning (5) Years/100,000 Miles RFW0146	1	0	0

TRANSMISSION

1801-017	TRANSMISSION	Transmission Allison 4000 EVS	1	23,347	23,347
1806-001	TRANSMISSION MODE PROGRAMMING	Transmission Mode Programming 4th Startup/5th Mode	1	0	0
1811-004	TRANSMISSION FEATURE	Transmission Feature Programming Allison Gen 5 & 6-	1	0	0

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	PROGRAMMING	E I/O Package 198/Pumper			
1807-005	TRANSMISSION SHIFT SELECTOR	Transmission GEN 5 & 6-E Shift Sel Key Pad/Push Button	1	0	0
1815-002	ELECTRONIC TRANSMISSION OIL LEVEL INDICATOR	Elec Transmission Oil Level Indicator	1	0	0
1814-002	TRANSMISSION PRE-SELECT WITH AUXILIARY BRAKE	2nd Gear Pre-Select	1	0	0
1808-007	TRANSMISSION COOLING SYSTEM	Transmission Cooling System	1	0	0
1817-001	TRANSMISSION DRAIN PLUG	Transmission Drain Plug	1	0	0
8005-001	TRANSMISSION WARRANTY	Transmission Warranty Allison (5) Year	1	0	0

POWER TAKE OFF

2005-008	PTO LOCATION	PTO Location 8:00/1:00	1	0	0

DRIVELINE

3001-015	DRIVELINE	Driveline MSI 1810 w/Meritor U-Joints w/Thrust Washers	1	686	686
3005-022	MIDSHIP PUMP / GEARBOX	Midship Pump Jackshaft w/Spartan ER Full Body Pump Mount Holes	1	1,012	1,012
3008-054	MIDSHIP PUMP / GEARBOX MODEL	Midship Pump/Gearbox Model Hale QMAX Fwd	1	0	0
3048-004	MIDSHIP PUMP GEARBOX DROP	Midship Driveline Pump Gearbox Drop Hale "LG"	1	0	0
3009-020	MIDSHIP PUMP RATIO	Midship Pump Ratio 2.28:1 (23)	1	0	0
3010-1100	MIDSHIP PUMP LOCATION C/L SUCTION TO C/L REAR AXLE	Midship Pump Location C/L Suction to C/L Rear Axle 110.0"	1	0	0

FUEL SYSTEMS

3109-064	FUEL FILTER/WATER SEPARATOR	Fuel Filter/Wtr Separator Racor GreenMAX 6600R w/Lt & Alarm	1	343	343
3111-002	FUEL LINES	Fuel Lines Wire Braid	1	187	187
3103-008	ELECTRIC FUEL PRIMER	Electric Fuel Primer Engine Sply Electric Lift Pump	1	0	0
3101-101	FUEL TANK	Fuel Tank 50 Gallon	1	0	0
3130-001	FUEL TANK MATERIAL AND FINISH	Fuel Tank Material Steel & Finish Painted Frame Components Color	1	0	0
3131-001	FUEL TANK STRAP MATERIAL AND FINISH	Fuel Tank Strap Material Steel & Finish Painted Frame Components Color	1	0	0
3102-007	FUEL TANK FILL PORT	Fuel Tank Fill Port LH Rwd/RH Mid	1	0	0
3115-002	FUEL TANK DRAIN PLUG	Fuel Tank Drain Plug Magnetic	1	0	0

FRONT AXLE

2401-039	FRONT AXLE	Frt Axle Hendrickson STEERTEK NXT Fabricated Box Beam 24000#	1	4,450	4,450
8059-019	FRONT AXLE WARRANTY	Front Axle Warranty Hendrickson STEERTEK NXT	1	0	0
2405-001	FRONT WHEEL BEARING LUBRICATION	Frt Wheel Bearing Lube Oil	1	0	0

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FRONT SUSPENSION

2502-006	FRONT SHOCK ABSORBERS	Frt Shock Absorbers Suspension Sply	1	0	0
2501-019	FRONT SUSPENSION	Frt Suspension Parabolic STEERTEK NXT Integrated 18000-24000# Spring Pack	1	3,439	3,439

STEERING

2601-006	STEERING COLUMN/WHEEL	Steering Column/Wheel Tilt/Telescopic 18" 4 Spoke	1	0	0
2609-002	ELECTRONIC POWER STEERING FLUID LEVEL INDICATOR	Elec Power Steering Fluid Level Indicator	1	0	0
2603-011	POWER STEERING PUMP	Power Steering Pump TRW w/Passive Cooler	1	0	0
2606-005	FRONT AXLE CRAMP ANGLE	Front Axle Cramp Angle 45 Degrees	1	0	0
2610-005	POWER STEERING GEAR	Power Steering Gear TRW TAS 85 w/Assist	1	2,188	2,188
2608-001	CHASSIS ALIGNMENT	Chassis Alignment	1	0	0

REAR AXLE

3401-002	REAR AXLE	Rear Axle 24000# Meritor RS-24-160	1	-607	-607
3403-001	REAR AXLE DIFFERENTIAL LUBRICATION	Rear Axle Differential Lubrication Oil	1	0	0
8061-022	REAR AXLE WARRANTY	Rear Axle Warranty Meritor 2027	1	0	0
3411-001	REAR WHEEL BEARING LUBRICATION	Rear Wheel Bearing Lubrication Oil	1	0	0
3408-008	VEHICLE TOP SPEED	Vehicle Top Speed 68 MPH	1	0	0
3410-001	REAR AXLE EXTERNAL VENT	Rear Axle External Vent OEM Housing Breather	1	0	0

REAR SUSPENSION

3501-032	REAR SUSPENSION	Rear Susp Reyco 79KB Spring 21000-31500# Conventional	1	0	0

TIRES

3625-002	TIRE INTERMITTENT SERVICE RATING	Tire Intermittent Service Ratings Acceptable	1	0	0
3601-083	FRONT TIRE	Frt Tire 385/65R 22.5 Michelin X Multi HL Z	2	237	474
3602-012	REAR TIRE	Rear Tire 12R 22.5 Michelin XDN2	4	0	0
3413-489	REAR AXLE RATIO	Rear Axle Ratio 4.89	1	0	0
3614-030	TIRE PRESSURE INDICATOR	Tire Pressure Ind Frt & Rr LED	1	0	0

WHEELS

3701-040	FRONT WHEEL	Frt Wheel Alcoa Dura-Black 22.5 x 12.25 Alum	2	725	1,450
3703-057	REAR WHEEL	Rr Whl Alcoa Dura-Black 22.5 x 8.25 Alum	4	387	1,548
3702-026	WHEEL TRIM	Wheel Trim Hub Covers Alcoa Dura-Black Frt & Rr Axle Shiploose	1	643	643

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BRAKES

3205-014	BRAKE SYSTEM	Brake System ABS/ATC/ESC Sgl Axle Disp Actv	1	3,538	3,538
3206-003	FRONT BRAKES	Frt Brakes Meritor EX225 Disc 17"	1	587	587
3207-001	REAR BRAKES	Rr Brakes S-Cam Drum 16.5" x 7"	1	0	0
3208-001	PARK BRAKE	Prk Brake Rr Wheels Only	1	0	0
3204-029	PARK BRAKE CONTROL	Prk Brake Ctrl LH Tunnel Mnt, Integrated w/Shift Pod, Adjacent To Trans Shifter	1	0	0
3214-001	REAR BRAKE SLACK ADJUSTERS	Rr Brake Slack Adjusters Meritor	1	0	0
3202-005	AIR DRYER	Air Dryer Wabco System Saver 1200 Bhd LH Batt Box	1	0	0
3215-009	FRONT BRAKE CHAMBERS	Frt Brake Chambers Hendrickson STEERTEK NXT Type 24	1	0	0
3210-014	REAR BRAKE CHAMBERS	Rr Brake Chambers TSE 30/30	1	0	0

AIR SUPPLY SYSTEMS

3320-001	AIR COMPRESSOR	Air Compressor Wabco SS318 18.7 CFM	1	0	0
3339-004	AIR GOVERNOR	Air Governor Mnt on Air Dryer Bracket	1	0	0
3303-001	MOISTURE EJECTORS	Moisture Ejectors Manual	1	0	0
3307-101	AIR SUPPLY LINES	Air Sply Lines Nylon w/PTC Fittings	1	0	0
3338-002	REAR AIR TANK MOUNTING	Rear Air Tank Mnt Any Bhd Rear Axle Perpendicular w/Frame	1	0	0

FRAME

2103-2115	WHEELBASE	Wheelbase 211.5"	1	0	0
2106-0790	REAR OVERHANG	Rear Overhang 79.0"	1	0	0
2101-002	FRAME	Frame Double Channel 35.00" Width	1	0	0
2110-201	FRAME PAINT	Frame Paint Hot Dipped Galvanized - Frame Only Addl Comp Blk Powder Coat	1	0	0
8007-036	FRAME ASSEMBLY STRUCTURAL WARRANTY	Frame Assembly Structural Warranty (50) Year RFW0305	1	0	0
8019-003	FRAME RAIL CORROSION WARRANTY	Frame Rail Corrosion Warranty (25) Year RFW0316	1	0	0
8022-004	FRAME COMPONENTS CORROSION WARRANTY	Frame Components Corrosion Warranty (3) Year RFW0315	1	0	0

BUMPER

2201-001	FRONT BUMPER	Frt Bumper Stainless Steel Flat	1	0	0
2202-005	FRONT BUMPER EXTENSION LENGTH	Frt Bumper Extension Length 21"	1	0	0
2215-004	FRONT BUMPER SUCTION PROVISION	Frt Bumper Suction Provision 5.0" RH Horiz Through	1	6,112	6,112
2208-006	FRONT BUMPER APRON	Frt Bumper Apron For 21" Extension	1	0	0
2237-004	FRONT BUMPER DISCHARGE	Front Bumper Discharge 2.0" LH Frame Mnt Plumbing	1	1,112	1,112
2211-002	FRONT BUMPER COMPARTMENT CENTER	Frt Bumper Cmpt Ctr	1	505	505
5503-022	MECHANICAL SIREN	Mechanical Siren Federal Signal Q2B Pedestal Mnt	1	4,070	4,070

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2218-002	MECHANICAL SIREN LOCATION	Mech Siren Location Frt Bmpr Apron LH OB	1	0	0
5501-020	AIR HORN	Air Horn (2) 21" Round Hadley E-Tone	1	663	663
2216-020	AIR HORN LOCATION	Air Horn Location (2) Frt Bmpr Face Ctr R/L OB	1	0	0
2232-002	AIR HORN RESERVOIR	Air Horn Reservoir (1) 1200 Cu In	1	0	0
5504-029	ELECTRONIC SIREN SPEAKER	Elect Siren Speaker 100W Cast Products SA4301	1	411	411
2217-008	ELECTRONIC SIREN SPEAKER LOCATION	Elec Siren Speaker Location Frt Bmpr Face Ctr	1	0	0
2203-017	FRONT BUMPER TOW HOOKS	Frt Bumper Tow Hooks Painted Side Fwd	1	0	0

CAB TILT

2301-036	CAB TILT SYSTEM	Cab Tilt System w/Pump Bhd RH Frt Step	1	0	0
2303-003	CAB TILT LIMIT SWITCH	Cab Tilt Limit Sw Preset Limit	1	132	132
2305-001	CAB TILT CONTROL RECEPTACLE	Cab Tilt Ctrl Receptacle Temp	1	0	0
2306-002	CAB TILT LOCK DOWN INDICATOR	Cab Tilt Lock Down Indicator	1	0	0

CAB GLASS

1401-109	CAB WINDSHIELD	Cab Windshield	1	0	0
1402-005	GLASS FRONT DOOR	Glass Frt Dr Roll Down/XDuty Regulator	1	0	0
1407-001	GLASS TINT FRONT DOOR	Glass Tint Frt Dr Automotive Green	1	0	0
1419-012	GLASS REAR DOOR RIGHT HAND	Glass Rr Dr RH Roll Down/XDuty Regulator	1	0	0
1430-001	GLASS TINT REAR DOOR RIGHT HAND	Glass Tint Rr Door RH Automotive Green	1	0	0
1412-013	GLASS REAR DOOR LEFT HAND	Glass Rr Dr LH Roll Down/XDuty Regulator	1	0	0
1431-001	GLASS TINT REAR DOOR LEFT HAND	Glass Tint Rr Door LH Automotive Green	1	0	0
1410-103	GLASS SIDE MID RIGHT HAND	Glass Side Mid RH Fxd 15.50"W x 27"H	1	0	0
1432-001	GLASS TINT SIDE MID RIGHT HAND	Glass Tint Side Mid RH Automotive Green	1	0	0
1409-103	GLASS SIDE MID LEFT HAND	Glass Side Mid LH Fxd 15.50"W x 27"H	1	0	0
1433-001	GLASS TINT SIDE MID LEFT HAND	Glass Tint Side Mid LH Automotive Green	1	0	0

CLIMATE CONTROL

1640-007	CABIN AIR FILTRATION	Cabin Air Filtration System Active Air Pur Uptr Ctr Rear Wall Horiz Ign/Shore Pwr	1	2,652	2,652
1614-204	CLIMATE CONTROL	Climate Ctrl Htr Defroster A/C SGM Ovrhd Alum 10-24" RR Short Plenum	1	0	0
1632-002	CLIMATE CONTROL DRAIN	Climate Control Drain Gravity	1	0	0
1617-201	CLIMATE CONTROL ACTIVATION	Climate Ctrl Actv Rotary Dash Mnt Ctr	1	0	0
1620-015	HVAC OVERHEAD COVER PAINT	HVAC Overhead Cover Paint Multi-tone Silver Gray	1	0	0
1603-003	A/C CONDENSER LOCATION	A/C Condenser Location Roof Mnt Fwd Ctr	1	0	0
1601-013	A/C COMPRESSOR	A/C Compressor TM-31/QP-31	1	0	0

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1530-100	UNDER CAB INSULATION	Under Cab Insulation Engine Tunnel	1	0	0

CAB INTERIOR

1327-036	INTERIOR TRIM FLOOR	Interior Trim Floor w/Cast Alum Trim	1	0	0
1302-001	INTERIOR TRIM	Interior Trim Vinyl	1	0	0
1368-002	REAR WALL INTERIOR TRIM	Rear Wall Interior Trim Vinyl	1	0	0
1306-006	HEADER TRIM	Header Trim XDuty	1	0	0
1305-015	TRIM CENTER DASH	Trim Center Dash XDuty w/Gas Cylinder Stay	1	0	0
1339-102	TRIM LEFT HAND DASH	Trim LH Dash XDuty	1	0	0
1321-030	TRIM RIGHT HAND DASH	Trim RH Dash XDuty Glove Cmpt/MDT Prov/4.50"H Glovebox	1	0	0
1307-002	ENGINE TUNNEL TRIM	Eng Tnl Trim Flr Mat	1	0	0
1303-039	STEP TRIM	Step Trim Embossed & Diamond Cut SS Lwr, TPlt Mid	1	0	0
1379-003	UNDER CAB ACCESS DOOR	Under Cab Access Door Rear Step LH Painted	1	0	0
1102-013	INTERIOR DOOR TRIM	Interior Door Trim Painted	1	0	0
1323-050	DOOR TRIM CUSTOMER NAMEPLATE	Door Trim Customer Nameplate	1	0	0
1105-001	CAB DOOR TRIM REFLECTIVE	Cab Dr Trim Reflective Vert Stripe/6" Chevron w/Logo	1	0	0
1308-001	INTERIOR GRAB HANDLE "A" PILLAR	Interior Grab Handle 'A' Pillar 11" Molded	1	0	0
1332-008	INTERIOR GRAB HANDLE FRONT DOOR	Interior Grab Handle Frt Door Horiz 9"	1	0	0
1345-002	INTERIOR GRAB HANDLE REAR DOOR	Int Grab Handle Rr Dr Alum Window Span 30" Black Powder Coat	1	0	0
1301-003	INTERIOR SOFT TRIM COLOR	Interior Soft Trim Color Gray	1	0	0
1337-001	INTERIOR TRIM SUNVISOR	Interior Trim Sunvisor Vinyl	1	0	0
1304-001	INTERIOR FLOOR MAT COLOR	Interior Floor Mat Color Gray	1	0	0
1335-017	CAB PAINT INTERIOR DOOR TRIM	Cab Paint Int Dr Trim Multi-tone Silver Gray	1	0	0
1371-017	HEADER TRIM INTERIOR PAINT	Header Trim Interior Paint Multi-tone Silver Gray	1	0	0
1370-019	TRIM CENTER DASH INTERIOR PAINT	Trim Center Dash Interior Paint Multi-tone Silver Gray	1	0	0
1378-018	TRIM LEFT HAND DASH INTERIOR PAINT	Trim LH Dash Interior Paint Multi-tone Silver Gray	1	0	0
1373-018	TRIM RIGHT HAND DASH INTERIOR PAINT	Trim RH Dash Interior Paint Multi-tone Silver Gray	1	0	0
1344-002	DASH PANEL GROUP	Dash Pnl Group 3-Pnl	1	0	0
1312-002	SWITCHES CENTER PANEL	Switches Ctr Pnl 6 Upr LH	1	0	0
1313-002	SWITCHES LEFT PANEL	Switches Left Pnl 1 Wiper	1	0	0
1314-001	SWITCHES RIGHT PANEL	Switches Right Pnl 0	1	0	0

CAB SEATS

1225-007	SEAT BELT WARNING	Seat Belt Warn Disp w/VDR	1	0	0
1237-005	SEAT MATERIAL	Seat Material Bostrom Durawear Plus	1	0	0
1243-001	SEAT COLOR	Seat Color Gray/Red Seat Belts	1	0	0

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1249-001	SEAT BACK LOGO	Seat Back Logo Spartan	6	0	0
1201-033	SEAT DRIVER	Seat Driver Bostrom Firefighter 8-Way Elect 500 Series ABTS	1	0	0
1213-025	SEAT BACK DRIVER	Seat Back Driver Non-SCBA ABTS	1	0	0
1219-001	SEAT MOUNTING DRIVER	Seat Mounting Driver	1	0	0
8102-200	OCCUPANT PROTECTION DRIVER	Occupant Protection Driver 4Front & Mechanical/Elect Seat RollTek w/SRA	1	0	0
1202-037	SEAT OFFICER	Seat Officer Bostrom Firefighter Fixed 500 Series ABTS	1	0	0
1214-028	SEAT BACK OFFICER	Seat Back Officer Non-SCBA ABTS	1	0	0
1220-002	SEAT MOUNTING OFFICER	Seat Mounting Officer	1	0	0
8103-200	OCCUPANT PROTECTION OFFICER	Occupant Protection Officer 4Front & Mechanical/Elect Seat RollTek w/SRA	1	0	0
1297-002	POWER SEAT WIRING	Power Seats Wiring Battery Direct	1	0	0
1273-001	SEAT BELT ORIENTATION CREW	Seat Belt Orientation Crew Outboard Shoulder To Inboard Hip	1	0	0
1263-001	SEAT REAR FACING OUTER LOCATION	Seat RFO Location Primary Pos (2) R/L	1	0	0
1203-020	SEAT CREW REAR FACING OUTER	Seat Crew RFO Bostrom Firefighter Fixed 500 Series	2	1,171	2,342
1215-055	SEAT BACK REAR FACING OUTER	Seat Back RFO SCBA Bostrom SecureAll+	2	992	1,984
1221-009	SEAT MOUNTING REAR FACING OUTER	Seat Mounting RFO Rwd 2"	1	0	0
8104-200	OCCUPANT PROTECTION RFO	Occupant Protection RFO RollTek w/SRA	1	0	0
1266-001	SEAT FORWARD FACING CENTER LOCATION	Seat FFC Location Secondary Pos (2) Ctr	1	0	0
1206-031	SEAT CREW FORWARD FACING CENTER	Seat Crew FFC Bostrom Firefighter Fold & Hold Flip-Up 500 Series	2	1,468	2,936
1218-057	SEAT BACK FORWARD FACING CENTER	Seat Back FFC SCBA Bostrom SecureAll+	2	992	1,984
8107-101	OCCUPANT PROTECTION FFC	Occupant Protection FFC RollTek Belt Pretensioner	1	0	0
1269-103	SEAT FRAME FORWARD FACING	Seat Frm Fwd Fcg Enll Width	1	939	939
1281-102	SEAT FRAME FORWARD FACING STORAGE ACCESS	Seat Frm Fwd Fcg Strg Acc Dr (1) Ctr Fwd	1	330	330
1224-002	SEAT MOUNTING FORWARD FACING CENTER	Seat Mounting Forward Facing Center	1	0	0
1311-101	CAB FRONT UNDERSEAT STORAGE ACCESS DOOR	Cab Frt Undrst Strg Acc Dr	1	0	0
1355-019	SEAT COMPARTMENT DOOR FINISH	Seat Compartment Door Finish Multi-tone Silver Gray	1	0	0

CAB EXTERIOR

1511-200	WINDSHIELD WIPER SYSTEM	Windshield Wiper System	1	0	0
1534-002	ELECTRONIC WINDSHIELD FLUID LEVEL INDICATOR	Electronic Windshield Fluid Level Indicator	1	0	0
1103-002	CAB DOOR HARDWARE	Cab Door Hardware Black Composite	1	0	0
1111-001	DOOR LOCKS	Door Locks Manual	1	0	0

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1115-002	DOOR LOCK LH REAR CAB COMPARTMENT	Door Lock LH Rear Cab Compartment Manual	1	0	0
1116-002	DOOR LOCK RH REAR CAB COMPARTMENT	Door Lock RH Rear Cab Compartment Manual	1	0	0
1503-200	GRAB HANDLES	Grab Handles SS 18"	1	0	0
1504-014	REARVIEW MIRRORS	Mirror Aerodynamic Retrac 613305 Rmt Htd	1	0	0
1529-003	REARVIEW MIRROR HEAT SWITCH	Rearview Mirror Heat Sw Disp	1	0	0
1513-028	CAB FENDER	Cab Fender Rubber	1	189	189
1514-002	MUD FLAPS FRONT	Mud Flaps Frt	1	0	0
1526-026	CAB EXTERIOR FRONT & SIDE EMBLEMS	Cab Ext Frt & Side Emblems Spartan	1	0	0
1502-052	CAB EXTERIOR MODEL NAMEPLATE	Cab Exterior Model Nameplate Gladiator	1	0	0

START / CHARGING SYSTEMS

5109-015	IGNITION	Ign Mstr Rkr Sw w/Push-Button Start	1	0	0
5101-035	BATTERY	Batt (5) Group 31 Harris	1	0	0
5106-003	BATTERY TRAY	Batt Tray (2) R/L Steel	1	0	0
5107-028	BATTERY BOX COVER	Batt Box Cover (2)	1	0	0
5102-001	BATTERY CABLE	Batt Cables	1	0	0
5108-010	BATTERY JUMPER STUD	Batt Jumper Stud Frt LH Lwr Step 8" Apart	1	0	0
5104-002	ALTERNATOR	Alternator Leece-Neville 320A	1	0	0
5105-001	STARTER MOTOR	Starter Motor Delco	1	0	0

LINE VOLTAGE ELECTRICAL POWER DISTRIBUTION

5202-400	BATTERY CONDITIONER	Batt Cond Kussmaul Chief 4012 40A	1	2,678	2,678
5218-002	BATTERY CONDITIONER LOCATION	Batt Cond Loc LH RFO Seat Position	1	0	0
5203-200	BATTERY CONDITIONER DISPLAY	Batt Cond Display Integrated In Elec Inlet w/Digital Status Center	1	401	401
5220-002	BATTERY CONDITIONER DISPLAY LOCATION	Batt Cond Display Location Integrated with Elec Inlet	1	0	0
3314-208	AUXILIARY AIR COMPRESSOR	Aux Air Cmp Kussmaul Auto Pump 120V w/Auto Drain	1	1,265	1,265
3370-002	AUX AIR COMPRESSOR LOCATION	Aux Air Compressor Location RH Under Dash	1	0	0
5209-002	ELECTRICAL INLET LOCATION	Elec Inlet Location LH Cab Side Mid	1	0	0
5204-055	ELECTRICAL INLET	Elec Inlet 120V 20A Auto Eject	1	617	617
5210-005	ELECTRICAL INLET CONNECTION	Elec Inlet Conn to Batt Conditioner & Air Pump	1	0	0
5206-002	ELECTRICAL INLET COLOR	Elec Inlet Color Yellow	1	0	0

LIGHTING

5301-102	HEADLIGHTS	Headlights 4 Headlamps LED	1	0	0
5337-001	HEADLIGHT LOCATION	Headlights Below Frt Warn Lts	1	0	0

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5303-004	FRONT TURN SIGNALS	Frt Turn Signals Whelen 600 LED	1	0	0
5336-015	SIDE TURN/MARKER LIGHTS	Side Turn/Marker Lts LED Tecniq S170	1	0	0
5302-018	MARKER & ICC LIGHTS	Marker & ICC Lts Face Mnt LED In Scene Lt	1	0	0
5350-060	HEADLIGHT AND MARKER LIGHT ACTIVATION	Hdlt & Mrkr Lt Actv MUX/DRL	1	0	0
5305-350	INTERIOR OVERHEAD LIGHTS	Interior Overhead Lts Red/Clear LED	1	0	0
5388-003	INTERIOR OVERHEAD LIGHTING ACTIVATION	Int Ovrhd Lt Actv Resp Dr & MUX	1	0	0
5403-062	LIGHTBAR PROVISION	Lightbar Prov Wire & Lwr Mnt Chassis Supply	1	689	689
5450N-003	CAB FRONT LIGHTBAR MODEL	Cab Front Lightbar Model Whelen F4N72	1	2,132	2,132
5450-999	CAB FRONT LIGHTBAR	Cab Front Lightbar - Configured in 5450M Subcategory	1	0	0
5450M-002	FRONT LIGHTBAR LAYOUT	Cab Front Lightbar Layout	1	0	0
5450X-002	FRONT LIGHTBAR ORIENTATION	Front Lightbar Orientation - Standard Fwd	1	0	0
5450L2-002	FRONT LIGHTBAR LIGHT POSITION 2	Cab Front Lightbar Position 2 - Red LH Side	1	210	210
5450L5-003	FRONT LIGHTBAR LIGHT POSITION 5	Cab Front Lightbar Position 5 - White	1	295	295
5450L8-002	FRONT LIGHTBAR LIGHT POSITION 8	Cab Front Lightbar Position 8 - Red	1	295	295
5450L11-002	FRONT LIGHTBAR LIGHT POSITION 11	Cab Front Lightbar Position 11 - Red	1	295	295
5450L14-003	FRONT LIGHTBAR LIGHT POSITION 14	Cab Front Lightbar Position 14 - White	1	295	295
5450L17-032	FRONT LIGHTBAR LIGHT POSITION 17	Cab Front Lightbar Position 17 - Red RH Side	1	210	210
5426-003	LIGHTBAR SWITCH	Lightbar Sw Disp	1	0	0
5317-158	FRONT SCENE LIGHTS	Frt Scene Lts FireTech FT-B-72-ML-W 12V LED 72" White	1	7,378	7,378
5329-003	FRONT SCENE LIGHT LOCATION	Frt Scene Lt Loc Ctr Brow Pos	1	0	0
5325-003	FRONT SCENE LIGHTS ACTIVATION	Frt Scene Lts Actv Disp	1	0	0
5306-220	SIDE SCENE LIGHTS	Side Scene Lts Whelen M9 EZ Series 12V LED	1	3,025	3,025
5318-004	SIDE SCENE LIGHT LOCATION	Side Scene Lt Loc Upper Mid Rwd 10" Roof Position	1	0	0
5316-007	SIDE SCENE ACTIVATION	Side Scene Actv Indv Disp Actv	1	0	0
5308-300	GROUND LIGHTS	Ground Lts Tecniq T44 LED	1	0	0
5386-004	GROUND LIGHTING ACTIVATION	Ground Lt Actv Prk Brk, Resp Sd Dr & Disp	1	0	0
5309-003	LOWER CAB STEP LIGHTS	Lwr Cab Step Lts Tecniq T44 LED	1	0	0
5382-008	INTERMEDIATE STEP LIGHTS	Intermediate Step Lts Tecniq D06 LED Frt Drs	1	0	0
5312-003	ENGINE COMPARTMENT LIGHT	Engine Cmpt Work Lt LED (1)	1	0	0

OPTICAL WARNING DEVICES

5406-119	DO NOT MOVE APPARATUS LIGHT	Do Not Move App Lt Flashing Red Tecniq K50 LED w/Alarm	1	0	0

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5422-002	MASTER WARNING SWITCH	Mstr Warn Sw Disp	1	0	0
5409-002	HEADLIGHT FLASHER	Headlight Flasher Alternating	1	0	0
5425-003	HEADLIGHT FLASHER SWITCH	Headlight Flasher Sw Disp	1	0	0
5401-032	INBOARD FRONT WARNING LIGHTS	Inboard Frt Warn Lts Whelen M6 LED Chrm Bezel	1	897	897
5413-002	INBOARD FRONT WARNING LIGHTS COLOR	Inboard Frt Warn Lts Color Red	1	0	0
5423-003	FRONT WARNING SWITCH	Frt Warn Sw Disp	1	0	0
5404-027	INTERSECTION WARNING LIGHTS	Intersection Warn Lts Whelen M6 LED	1	847	847
5419-002	INTERSECTION WARNING LIGHTS COLOR	Int Warn Lts Color Red	1	0	0
5420-002	INTERSECTION WARNING LIGHTS LOCATION	Intersection Warn Lts Location Bumper Tail Rwd	1	0	0
5402-029	SIDE WARNING LIGHTS	Side Warn Lts Whelen M6 LED	1	847	847
5418-002	SIDE WARNING LIGHTS COLOR	Side Warn Lts Color Red	1	0	0
5412-002	SIDE WARNING LIGHTS LOCATION	Side Warn Lts Location Lwr Mid	1	0	0
5424-003	SIDE AND INTERSECTION WARNING SWITCH	Side & Intersection Warn Sw Disp	1	0	0
5469-004	TANK LEVEL LIGHTS	Tank Lvl Lts Whelen PSTANK2 w/Chrm Bzl	1	1,498	1,498
5470-003	TANK LEVEL LIGHTS ACTIVATION	Tank Lvl Lights Actv FRC Lt Driver Under Dash Ign & Prk Brake	1	680	680
5471-002	TANK LEVEL LIGHTS LOCATION	Tank Lvl Lights Loc Rear Cab Sides	1	0	0

AUDIBLE WARNING DEVICES

5514-101	STEERING WHEEL HORN BUTTON SELECTOR SWITCH	Horn Btn Sel Sw Elec Horn/Air Horn MUX	1	71	71
5526-003	AUDIBLE WARNING LH FOOT SWITCH	Audible Warning LH Foot Switch Air Horn & Siren	1	143	143
5526A-001	AIR HORN FOOT SWITCH LH	Air Horn Foot Switch LH Linemaster 491-S	1	0	0
5526B-001	AIR HORN FOOT SWITCH LH LOCATION	Air Horn Foot Switch LH Location A-Pillar	1	0	0
5526C-001	AIR HORN FOOT SWITCH LH POSITION	Air Horn Foot Switch LH Position Inboard of Other Foot Switch	1	0	0
5526D-001	MECHANICAL SIREN FOOT SWITCH LH	Mechanical Siren Foot Switch LH Linemaster 491-S	1	0	0
5526E-001	MECHANICAL SIREN FOOT SWITCH LH LOCATION	Mechanical Foot Switch LH Location A-Pillar	1	0	0
5526F-001	MECHANICAL SIREN FOOT SWITCH LH POSITION	Mechanical Siren Foot Switch Position Outboard of Other Foot Switches	1	0	0
5529-002	AUDIBLE WARNING LH FOOT SWITCH BRACKET	Audible Warn LH Ft Sw Double Brkt 30Deg TPlate	1	0	0
5527-004	AUDIBLE WARNING RH FOOT SWITCH	Audible Warning RH Foot Switch Siren	1	71	71
5527C-001	MECHANICAL SIREN FOOT SWITCH RH	Mechanical Siren Foot Switch RH Linemaster 491-S	1	0	0
5527D-	MECHANICAL SIREN FOOT	Mechanical Siren Foot Switch RH Location Temporary	1	0	0

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002	SWITCH RH LOCATION	Firewall Inboard Coiled			
5512-600	AIR HORN AUXILIARY ACTIVATION	Air Horn Actv PB Sw Pnl	1	102	102
5513-504	MECHANICAL SIREN BRAKE/AUXILIARY ACTIVATION	Mech Siren Brk (2), L/R Disp	1	71	71
5532-001	MECHANICAL SIREN INTERLOCK	Mechanical Siren Interlock Master Warn Only	1	0	0
5505-002	BACK-UP ALARM	Back-Up Alarm Ecco 575	1	0	0

INSTRUMENTATION

5601-063	INSTRUMENTATION	Instrumentation Digital Innovative Controls Touchscreen	1	0	0
5624-005	BACKLIGHTING COLOR	Backlighting Color Red Switch Backlighting w/White Digital Dash Display	1	0	0
5607-030	HOUR METER	Hour Meter Digital Dash Engine/Pump	1	0	0

COMMUNICATIONS SYSTEMS

5728-009	CAMERA REAR	Camera HD Rear Box	1	0	0
5731-023	CAMERA DISPLAY	Camera Display Digital Dash	1	0	0
5732-002	CAMERA SPEAKER	Camera Speaker	1	347	347
5020-002	PANEL LAYOUT	Panel Layout	1	0	0

ADDITIONAL EQUIPMENT

8806-001	FIRE EXTINGUISHER	Fire Extinguisher Shiploose	1	0	0
8810-001	DOOR KEYS	Door Keys for Manual Locks (4)	1	0	0

SALES ADMIN

8030-006	CHASSIS OPERATION MANUAL	Chassis Operation Manual Digital Copy (2)	1	0	0
8031-024	ENGINE & TRANSMISSION OPERATION MANUAL	Eng & Trans Operation Man Eng Hard Copy/Trans Digital/Eng Owner Digital	1	0	0
8805-007	CAB/CHASSIS AS BUILT WIRING DIAGRAMS	Cab/Chassis As Built Wiring Diagrams Digital Copy (2)	1	0	0
8039-001	SALES TERMS	Sales Terms	1	0	0

Totals

TOTAL PRICE(\$)

728,550

DB:dh
01-13-26

R-40

**RESOLUTION RECOGNIZING FIRE FIGHTER JULIUS SNYDER AS A LINE OF DUTY
DEATH AND COMMEMORATING HIS MERITORIOUS SERVICE AND HEROISM
TO THE CITY OF CAMDEN**

WHEREAS, the members of the City of Camden Fire Department are deeply saddened by the loss of Firefighter Julius Snyder, who faithfully served the people of the City of Camden, State of New Jersey with courage, dedication, and selflessness; and

WHEREAS, Firefighter Snyder served with honor and distinction as a member of the Camden Fire Department; and

WHEREAS, Firefighter Snyder joined the City of Camden Fire Department on May 9, 1994 and throughout his service demonstrated exceptional skill, professionalism, and an unwavering commitment to protecting life and property of Camden residents, exemplifying the highest standards of courage and selfless services; and

WHEREAS, Firefighter Snyder, after responding to several incidents made the ultimate sacrifice in the line of duty, exemplifying the highest traditions of the fire service; and

WHEREAS, the people of the City of Camden, State of New Jersey owe a profound debt of gratitude to Firefighter Snyder for his bravery, compassion, and steadfast service; and

WHEREAS, the City honors the life and service of Firefighter Julius Snyder; and

WHEREAS, it is fitting that the Mayor and City Council of City of Camden, formally recognize and honor Firefighter Snyder's life, service, and sacrifice; now, therefore

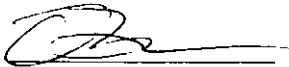
BE IT RESOLVED that the City Council of City of Camden hereby honors the memory of Firefighter Julius Snyder, extends its deepest condolences to his family, friends, and fellow firefighters, and directs that this resolution be entered into the official records as a lasting tribute.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the family of Firefighter Snyder as a symbol of the community's respect, gratitude, and enduring remembrance.

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: January 13, 2026

The above has been reviewed
and approved as to form.


DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: JANUARY 13, 2026

TO: City Council
FROM: Jesse M. Flax — Fire Chief

TITLE OF ORDINANCE/RESOLUTION: Resolution Recognizing Fire Fighter Julius Snyder as a Line of Duty Death and Commemorating His Meritorious Service and Heroism to the City of Camden

Point of Contact:	Jesse M. Flax	Camden Fire Department	(856) 7577518	Jeflax@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			12-16-25	

Approved by:
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)¹
2. Certification of Funds²
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

¹ 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 "T", "Best Price Insurance Contracting" Model Ordinance

² Mandatory for any financial commitment to the City or expenditure of City Funds.

EXECUTIVE SUMMARY

TITLE OF ORDINANCE/RESOLUTION: Resolution Recognizing Fire Fighter Julius Snyder as a Line of Duty Death and Commemorating His Meritorious Service and Heroism to the City of Camden

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

- Fire Fighter Julius Snyder served with honor and distinction as a member of the Camden Fire Department. Throughout his career, he demonstrated unwavering commitment to protecting the lives and property of Camden residents, exemplifying the highest standards of courage, professionalism, and selfless service.
- If Council acts now- The Camden Fire Department and City of Camden would align with state and federal legislature pertaining to Line of Duty Death for firefighters.
- The value of the transaction was established by understanding how identification would assist with morale and benefit the family of Julius Snyder.

AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: There will be no Cost to the City.

IMPACT STATEMENT:

- If City Council approves this legislation the fire department would notify federal, state, and other organization giving official recognition of the ultimate sacrifice that Firefighter Snyder provided the City of Camden community.
- If City Council approves this proposal it will allow for official Line of Duty Death identification and notification.
- Approval of this legislation/ resolution informs all who inquire of the sacrifice of firefighter Julius Snyder.
- Unfortunately, if the City Council does not approve the legislation official notification would not be provided to the public, state and federal government.

SUBJECT MATTER EXPERTS/ADVOCATES:

- Jesse Flax, Camden Fire Department.
 - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
 - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

COORDINATION:

- This legislation impacts the community and the firefighters performing rescue operations.

Prepared by:

Jesse Flax

Name

JeFlax@ci.camden.nj.us

Phone/Email

DB:dh
01-13-26

R-41

**RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN THE
CITY OF CAMDEN AND THE CAMDEN CITY SCHOOL DISTRICT AND RUTGERS-
CAMDEN, DIVISION OF DIVERSITY, INCLUSION AND COMMUNITY ENGAGEMENT**

WHEREAS, the City of Camden, Department of Human Services ("DHS") through the signing of a Memorandum of Understanding ("MOU") with Camden City School District and the Rutgers-Camden, Division of Diversity, Inclusion and Community Engagement ("DICE") desires to collectively design a program designed as an alternative to suspension of student in grades six (6) through twelve (12) called Support Through Education Partnership ("STEP"); and

WHEREAS the program will focus on students that have otherwise received an out of school suspension, with the opportunity to receive credit for their attendance; and

WHEREAS the students will have the opportunity to complete their coursework in a safe and supportive environment, receive individual tutoring and participate in social-emotional learning exercises; and

WHEREAS DHS will be lead partner and host the students at their premises located at North Camden Community Center in Camden; and

WHEREAS, it is necessary for the City of Camden's DHS to enter into a MOU with the Camden City School District and DICE to define the terms and conditions for the establishment of the STEP program; and

WHEREAS, the Mayor of the City of Camden and the Council of the City of Camden supports and deems it in the best interest of the City to enter into a MOU with Camden City School District and DICE; now, therefore

BE IT RESOLVED by the City of Camden that the proper officials be and are hereby authorized to enter into a MOU for the above stated reasons.

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: January 13, 2026

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

DRAFT

Support Through Education Partnership (S.T.E.P.)

Memorandum of Understanding

This MEMORANDUM OF UNDERSTANDING ("MOU" or "Agreement"), made or entered into this _____ day of _____, 2025, is an agreement by and between the City of Camden, Division of Human Services hereinafter called "DHS" a municipal corporation of the State of New Jersey, located at 1000 N. 6th Street, Camden, New Jersey 08102; the City of Camden School District, hereinafter called the "District", located at 1033 Cambridge Street, Camden, New Jersey 08105 and the Rutgers-Camden, the State University, an instrumentality of the State of New Jersey, a public entity, on behalf of the Division of Diversity, Inclusion and Community Engagement (DICE) shall hereinafter be collective referred to as the "parties".

WHEREAS the parties desire to collectively design a program designed as an alternative to suspension of students in grades six (6) through (12) called Support Through Education Partnership ("STEP"); and

WHEREAS STEP is a partnership between Camden City School District, the City of Camden, Department of Human Services (DHS) and the Rutgers-Camden, Division of Diversity, Inclusion and Community Engagement (DICE); and

WHEREAS the program is designed as alternative to suspension for grades six (6) through twelve (12); and

WHEREAS the program will focus on students that have otherwise received an out of school suspension, with the opportunity to receive credit for their attendance; and

WHEREAS the students will have the opportunity to complete their coursework in a safe and supportive environment, receive individual tutoring and participate in social-emotional learning exercises; and

WHEREAS DHS will be lead partner and host the students at their premises located at North Camden Community Center in Camden, New Jersey.

NOW THEREFORE, in consideration of the principles, assurances, and promises contained herein, the parties agree on the following terms and conditions contained in this Memorandum of Understanding.

1. Responsibilities

A. Camden City School District (District)

1. The District will handle all administrative duties of the referral process for the students.
2. The District will provide all transportation of the students both to and from the DHS facility. Transportation may include shuttle vans or buses, or bus tickets as needed.
3. The District will provide a data sharing agreement that will identify the data to be shared regarding the student base, along with security measures for protection of data as well as uses of such data. This will include the screening of all students with full disclosure of all known behavioral issues that the parties should be aware of while hosting the referred students. This is very effective tool for tracking progress of the program.

B. City of Camden Department of Human Services (DHS)

1. DHS will provide space and staffing for the students at their North Camden Community Center location at 1000 N. 6th Street in Camden, New Jersey.
2. DHS will implement the program and provide supervision in a safe and secure environment at its facility.
3. DHS will provide supervision to ensure that program goals are met with regard to completion of assignments, counseling and other responsibilities.
4. DHS will act with District regarding participating students assigned to the program.

C. Rutgers-Camden Division of Diversity, Inclusion and Community Engagement (DICE)

1. DICE will support STEP by providing a certified staff member, whom will be substitute certified or teacher certified to support with daily instruction.
2. DICE will provide tutoring and academic support to the STEP program as well assist DHS where necessary.

2. Right to Inspect

The Parties shall permit the District or its authorized representative to make visits to the site where specified activities are being provided, at a time convenient and agreed upon by the Parties, for purposes of assuring compliance with the terms of this Agreement.

Construction of the 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 and is binding upon all Parties hereto.

3. Amendments

This Agreement may not be amended, altered or modified in any manner except in writing signed by the Parties hereto.

4. Assignability

This Agreement and all rights, duties and obligations contained herein may not be assigned without all of the Parties prior written permission.

5. Waiver

It is understood and agreed by the Parties that a failure or delay in the enforcement of any of the provisions of this Agreement by any or all of the Parties shall not be construed as a waiver of those provisions.

6. Entire Agreement

This written Agreement represents the entire understanding of the Parties and sets forth all the promises, covenants and agreements between the Parties with respect to this Agreement.

7. Term

This Agreement shall be in effect for one (1) year and with an option to renew the term, so long as the Parties are notified thirty (30) days prior to the end of the term.

IN WITNESS WHEREOF, the Parties have caused these present to be signed by its proper officers and sealed with its common or corporate seals, the day and year first aforesaid.

FUENTES
1/13/2026

A-42

RESOLUTION IN OPPOSITION TO A-5870, ESTABLISHING REQUIREMENTS FOR ON-DEMAND MICRO TRANSIT PROGRAMS OPERATING WITHIN THE STATE AND SUPPORTING THE LETTER SUBMITTED BY CAMDEN COMMUNITY PARTNERSHIP ON JANUARY 2, 2026, OPPOSING THIS PROPOSED LEGISLATION

WHEREAS, Assembly Bill No. A-5870, establishes requirements for on-demand micro transit programs operating in New Jersey; and

WHEREAS, in 2023, the City of Camden, in partnership with Camden Community Partnership, launched the "Camden Loop" micro transit service, a flexible, community-based transit service available to assist Camden residents with needed travel opportunities for commuters, seniors, and others needing access to their jobs, transit hubs, education and healthcare services or those simply seeking access to grocery stores; and

WHEREAS, Assembly Bill No. A-5870, through its imposition of additional requirements -- for example, requiring all drivers to hold commercial driver's licenses -- could have an adverse impact on the Camden Loop operations; cause significant cost increases for the program itself, hinder recruitment and hiring efforts, and may, ultimately, place the Camden Loop at risk of having to reduce or discontinue its current operations; and

WHEREAS, such an adverse outcome would be disastrous not only for the Camden Loop but for the residents of the City of Camden who make use of the Camden Loop, and which has become an essential lifeline to Camden residents who are relying on this micro transit service for transportation services as they perform their essential day-to-day activities; and

WHEREAS, the City Council of the City of Camden wishes to express its strong opposition to Assembly Bill No. A-5870, as currently composed as well as its commensurate strong support for the letter from the Camden Community Partnership to Assemblyman William Spearman, dated January 2, 2026, in which the Camden Community Partnership expresses its serious concerns related to the passage of Assembly Bill No. A-5870 and the ultimate adverse impact such passage will have on the Camden Loop as well as the residents of the City of Camden who significantly rely on this micro transit service; and

WHEREAS, the City Council of the City of Camden respectfully requests that the Legislature not advance Assembly Bill No. A-5870 and, instead, work the City of Camden and other municipalities to ensure that any future legislation seeking to address on-demand micro transit programs will not infringe upon or adversely affect those successfully operated micro transit programs, similar to the Camden Loop; now therefore

BE IT RESOLVED by the City Council of the City of Camden that the City of Camden:

1. Hereby expresses its strong opposition to Assembly Bill No. A-5870, as currently composed, as the passage of Assembly Bill No. A-5870 will have an adverse impact on the Camden Loop operations as well as the residents of the City of Camden who rely on this micro transit service as they perform their essential day-to-day activities.

2. Hereby expresses its strong support for the letter from the Camden Community Partnership to Assemblyman William Spearman, dated January 2, 2026, in which the Camden Community Partnership expresses its serious concerns related to the passage of Assembly Bill No. A-5870 and the ultimate adverse impact such passage will have on the Camden Loop as well as the residents of the City of Camden who significantly rely on this micro transit service.

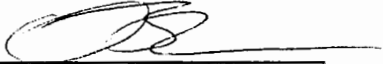
3. Respectfully requests that the Legislature not advance Assembly Bill No. A-5870 and, instead, work the City of Camden and other municipalities to ensure that any future legislation seeking to address on-demand micro transit programs will not infringe upon or adversely affect those successfully operated micro transit programs, similar to the Camden Loop.

4. Will provide a copy of this resolution to our Assembly representatives: Assemblyman William W. Spearman and 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: January 13, 2026

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

DB
01-13-26

R-43

**RESOLUTION DESIGNATING BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95
AND BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30, ALSO KNOWN AS THE
SAUNDERS STREET PROJECT, AS "AN AREA IN NEED OF REDEVELOPMENT"
WITHOUT THE POWER OF EMINENT DOMAIN IN ACCORDANCE WITH THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law") N.J.S.A. 40A:12A-1, et seq. grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment"; and

WHEREAS, by Resolution No. MC-25:10182 adopted on September 9, 2025, as amended by Resolution MC-25:10229 adopted on October 14, 2025, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation of Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries as required by the Redevelopment Law and prepared a Preliminary Investigation of a Non-Condemnation Area in Need of Redevelopment report prepared through October 22, 2025 through its Planner, LRK, Inc. (the "Preliminary Investigation Report"); and

WHEREAS, on December 11, 2025, the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, on December 11, 2025, the City of Camden Planning Board adopted a Resolution recommending to the City Council that the study area as delineated within, and for the reasons set forth within the Preliminary Investigation Report, be determined to be an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; now, therefore

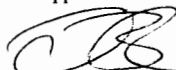
BE IT RESOLVED, by the City Council of the City of Camden that as set forth in the Preliminary Investigation Report prepared through October 22, 2025, and based upon the investigation undertaken by the City of Camden Planning Board and the recommendation of the Planning Board following a public hearing on the matter, that Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 as delineated on the Tax Maps of the City of Camden be and is hereby designated an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the City Council of the City of Camden that a copy of this Resolution be made available to, and notice of this designation be served upon, each owner of property within redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Planning Board process, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the City Council of the City of Camden that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

Date: January 13, 2026

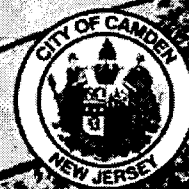
The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk



PRELIMINARY INVESTIGATION OF A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT SAUNDERS & NORTH 30TH STREETS

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 95; and Block 1107, Lots 15-20 & 27-30

City of Camden, Camden County, New Jersey

Prepared by **LRK, Inc.** | October 22, 2025



Preliminary Investigation of a Non-Condensation Area in Need of Redevelopment Saunders & North 30th Streets

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 93; and Block 1107, Lots 15-20 & 27-30

City of Camden, Camden County, New Jersey

Recommended by the Planning Board on Month ##, 20##

Adopted by the City Council by Resolution ##-#### on Month ##, 20##



Prepared for:

Camden Planning Board
Department of Development & Planning
520 Market Street, City Hall, Room 224
Camden, NJ 08102



Prepared by:

LRK, Inc.
1218 Chestnut Street, 5th Floor
Philadelphia, PA 19107

The original copy of this document was appropriately signed and sealed in accordance to N.J.S.A. 45:14A-1 et seq.

A handwritten signature in black ink, reading "Nando Micale".

Nando Micale, FAIA, AICP, PP
NJPP License No. 5798

A handwritten signature in black ink, reading "Chris S. Cosenza".

Chris S. Cosenza, AICP, PP, LEED AP
NJPP License No. 6344



ACKNOWLEDGMENTS

MAYOR & CITY COUNCIL

Mayor	Victor G. Carstarphen	Council Member	Sheila Davis
President	Angel Fuentes	Council Member	Falio Leyba-Martinez
Vice President	Arthur Barclay	Council Member	Jannette Ramos
Council Member	Christopher Collins	Council Member	Nohem G. Soria-Perez

CITY STAFF

Business Administrator	Timothy Cunningham, Esq.
City Attorney	Daniel Blackburn, Esq.
Counsel to City Council	Howard McCoach, Esq.
City Clerk & Registrar	Luis Pastoriza, MSM, RMC, CMR
Director of Planning & Development / Zoning Officer	Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

PLANNING BOARD

Class I Member	Victor G. Carstarphen	Class IV Member	Ian Leonard
Class II Member	Keith L. Walker	Class IV Member	Omari Thomas
Class III Member, Liaison	Jannette Ramos	Class IV Member	Vacant
Class IV Member, Chair	Jose DeJesus, Jr.	Class IV Member	Vacant
Class IV Member, Vice Chair	Steven Lee	Alternate I	Brenda Fraction
Class IV Member	Erin Crean	Alternate II	Vacant

PLANNING BOARD STAFF

Board Attorney	James Burns, Esq.
Board Engineer	Dena Moore Johnson
Board Secretary	Angela Miller
Director of Planning & Development / Zoning Officer	Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

CAMDEN REDEVELOPMENT AGENCY

Executive Director	Olivette Simpson
Urban Planner	Sanjana Arunachalam
Project Coordinator & Property Asset Manager	Sulena Robinson-Rivera

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1 | INTRODUCTION

1.1 OVERVIEW

Camden's vibrant waterfront, rich cultural heritage, and emerging neighborhoods are redefining its identity as a dynamic urban center in South Jersey. With direct access to Philadelphia via multiple transportation options and anchors like Rutgers and Rowan Universities, Cooper University Health Care, and Virtua Health, the City of Camden (the "City") is positioned as both a hub for innovation and a welcoming home for residents.

Based on the City's comprehensive master plan, *FutureCamden*, redevelopment efforts in Camden are guided by a commitment to neighborhood reinvestment, with particular focus on historically underserved neighborhoods such as the Rosedale / Dudley neighborhood in East Camden. As outlined in the master plan, this neighborhood is poised for revitalization through targeted site assembly of vacant properties to achieve cohesive project areas and the preparation of redevelopment plans, in accordance with the New Jersey Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40A:12A-1 et seq.

Within the Rosedale / Dudley neighborhood, the area around Saunders and North 30th Streets once featured two prominent community landmarks: the Hosanna AME Church and the 1929 Octavius V. Catto Elementary School. Over the years, both sites suffered from neglect, structural issues, and were each damaged by fire at different times. Both buildings have since been demolished, leaving the entire block vacant today.

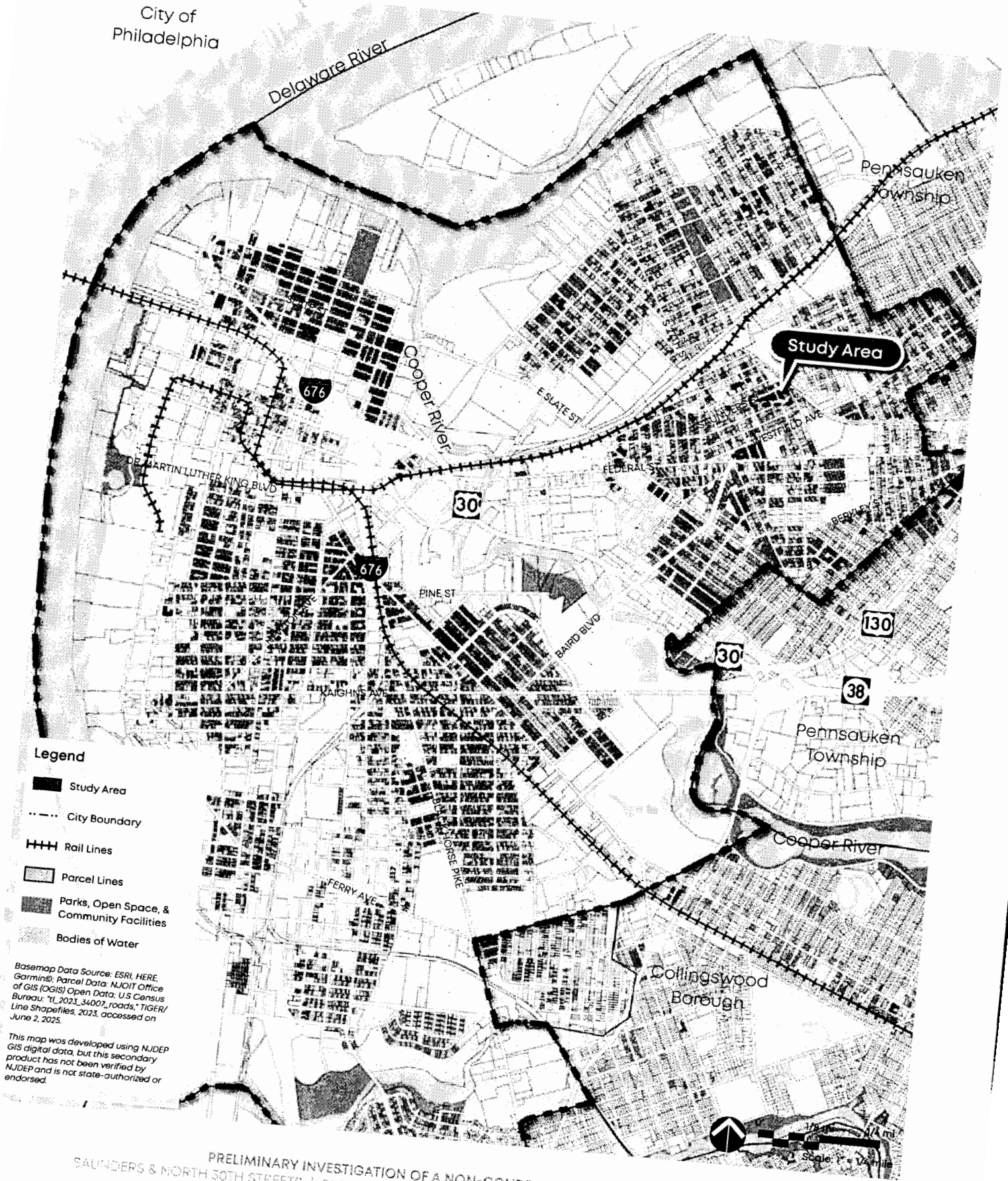
This vacant block and adjacent vacant properties across North 30th Street now stand as a tangible opportunity for neighborhood investment. As such, the Mayor and City Council of the City of Camden (the "City Council") determined that it was in the best interest of the City that a preliminary investigation be conducted to determine whether the vacant properties qualify as a "non-condemnation area in need of redevelopment."

1.2 STUDY AUTHORIZATION

On September 9, 2025, the City Council adopted a resolution, authorizing and directing the Planning Board of the City of Camden (the "Planning Board") to conduct a preliminary investigation (or "Study") pursuant to N.J.S.A. 40A:12A-6 of the properties identified on the City Tax Maps as Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, and 93, and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30 (collectively, the "Study Area") along with all streets and rights of way appurtenant thereto to determine whether all or a portion of the Study Area meets the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a "non-condemnation area in need of redevelopment" under the LRHL, and whether all or a portion of said Study Area should be designated as a "non-condemnation area in need of redevelopment." On October 14, 2025, the City Council adopted a resolution, to amend and correct the prior resolution to include Block 1104, Lot 95 to be part of the Study Area.

Map 1. Context Map

City of
Philadelphia



PRELIMINARY INVESTIGATION OF A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
SAUNDERS & NORTH 30TH STREETS | BLOCK 1104, LOTS 50-53, 55-56, 59-60, 91, 93 & 95, BLOCK 1107, LOTS 15-20 & 27-30

1.3 NON-CONDEMNATION

As of 2013, the New Jersey State Legislature (the “Legislature”) requires that preliminary investigations state whether the redevelopment area determination 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 (a “non-condemnation area in need of redevelopment”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a “condemnation area in need of redevelopment”).

The City Council, in accordance with the above requirements, indicated in its resolution to the Planning Board that the Study Area was being considered as a “non-condemnation area in need of redevelopment.”

1.4 SCOPE OF STUDY

The scope of this planning effort encompassed the following tasks:

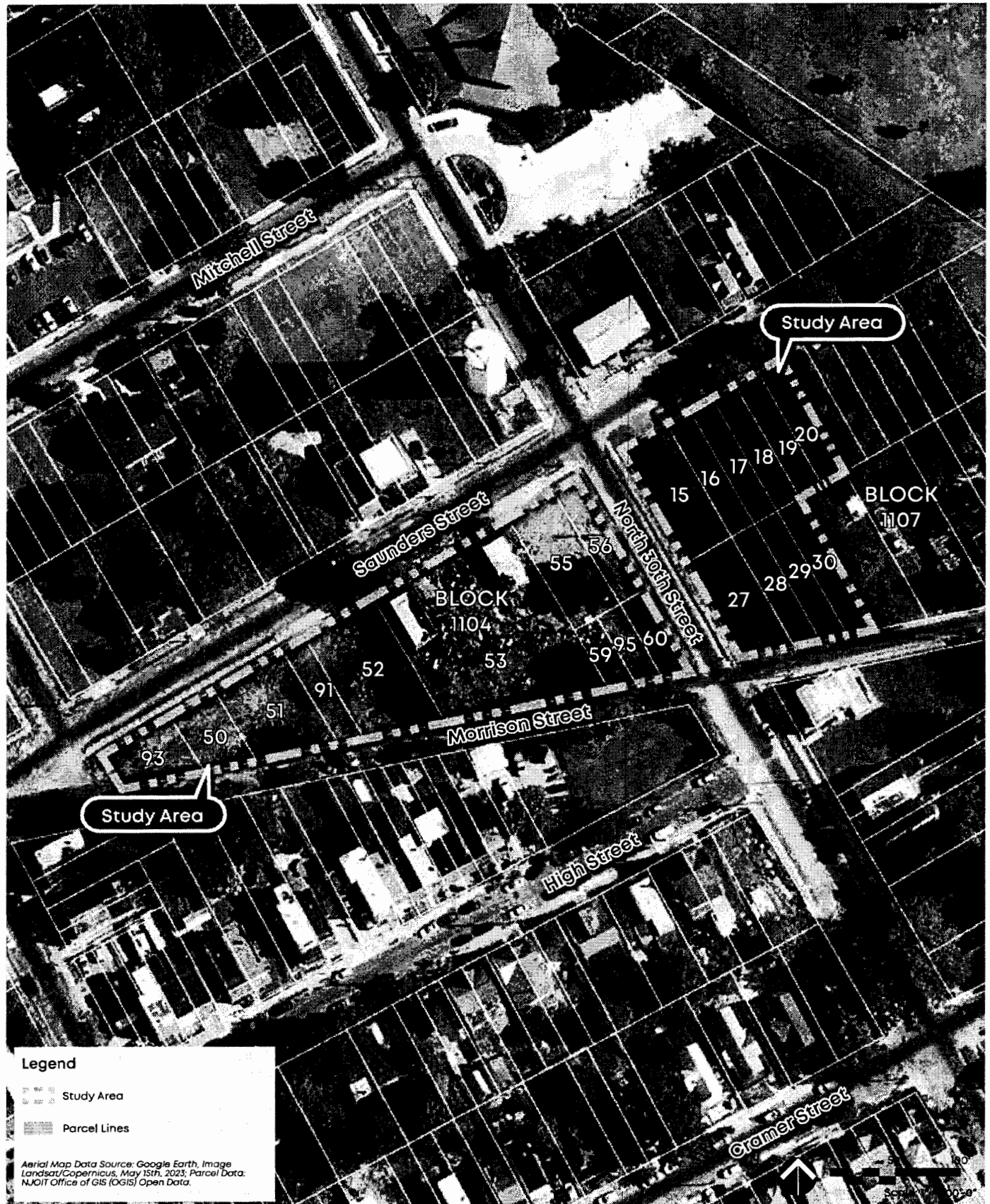
- Review the physical and digital records and reports pertaining to the properties within the Study Area;
- Review and assess the current land use, zoning classification, and other relevant data associated with the properties within the Study Area;
- Review the goals and objectives of municipal and state planning documents, and evaluate how they relate to the Study Area and the surrounding neighborhood;
- Conduct an inventory, catalog, and examine the physical conditions and characteristics of the existing buildings and site improvements within the Study Area;
- Clearly articulate to what extent the existing physical conditions and characteristics meet the statutory criteria for designation as “non-condemnation area in need of redevelopment”; and
- Indicate findings and propose recommendations relative to determining if the Study Area should be designated as a “non-condemnation area in need of redevelopment.”

As part of this multi-step process, a site inspection of the grounds within the Study Area and the surrounding neighborhood was conducted in order to observe and document the existing physical conditions and characteristics of the Study Area.

Additionally, the scope of this Study included a request for and/or a review of the following documents:

- Department of Development & Planning: land development approvals, permits, and violations;
- Bureau of License & Inspections: licenses, permits, and violations;
- Camden Redevelopment Agency: records and planning documents;

Map 2. Study Area Map



*Note: Aerial base imagery is based on older 2024-2025 imagery and reflects buildings in the Study Area that may no longer be present.

PRELIMINARY INVESTIGATION OF A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
SAUNDERS & NORTH 30TH STREETS | BLOCK 1104, LOTS 50-53, 55-56, 59-60, 91, 93 & 95, BLOCK 1107, LOTS 15-20 & 27-30

- Camden County Health Department: licenses, permits, and violations;
- Camden County Police Department & Office of the Fire Marshal: incident reports;
- Bureau of Revenue Collections: property ownership and tax assessment data, and history of tax payments and liens;
- Environmental notification and status reports;
- Geographic Information System (GIS) maps, aerial orthophotography, shape files, and available data sets;
- Sanborn maps & historic aerial photography;
- City of Camden Tax Maps;
- City of Camden Land Use Ordinance and Zoning Map;
- Camden Master Plan and neighborhood plans; and
- New Jersey State Development and Redevelopment Plan.

1.5 SUMMARY OF FINDINGS

Ultimately, this Study finds that the Study Area displays characteristics which satisfy the statutory criteria - and provides a recommendation - that the entire Study Area be designated a "non-condemnation area in need of redevelopment."

It should be noted that this Study does not constitute an endorsement or recommendation for a specific plan or strategy for the Study Area. Any subsequent redevelopment plan, plan amendment, or strategy remains in the purview of the City Council.

This Study serves as the "map [and] a statement setting forth the basis for the investigation," as required by the LRHL at N.J.S.A. 40A:12A-6.b(1). The Planning Board shall advertise, notice, and conduct a public hearing; at this hearing, the Planning Board "shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record," in accordance with the LRHL at N.J.S.A. 40A:12A-6.b(4).

At the conclusion of the hearing, the Planning Board shall make a recommendation, by resolution, to the City Council as to whether it should designate all or a part of the Study Area as a "non-condemnation area in need of redevelopment."

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2 | REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the Legislature enacted the LRHL, which was largely based on the 1949 Blighted Areas Act. The Legislature revised, consolidated, and ultimately replaced the State's various redevelopment statutes with a new statute concerning redevelopment and housing by the State's local governments.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at N.J.S.A. 40A:12A-2.a. that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any redevelopment powers, a specified area must be designated a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. In order to utilize the power of eminent domain, the area must have been designated as a "condemnation area in need of redevelopment" or have been designated as a redevelopment area before the effective date of P.L. 2013, c. 159.

Once an area has been designated a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared to utilize various planning and financial tools to eliminate the conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships that facilitate the desired redevelopment of the area.

From a practical standpoint, a redevelopment plan is essentially a combined "mini" master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community's vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the City, to creatively improve properties which meet the statutory criteria into healthier, more vibrant, and/or economically productive land uses.

2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific structures to be preserved, specific areas to be up-zoned or down-zoned, and specific areas to be preserved as open space and improved as public gathering spaces or parks, as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe specific land uses, area requirements, intensity of use, residential density, build-to lines, setbacks, coverage requirements, height, scale, massing, form, and site layout including the location of new structures and parking areas, pedestrian improvements, and streetscape improvements, as well as the provision for off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design, and appearance of future buildings and site improvements.
- The ability to require certain green infrastructure, sustainable design, and universal design features and strategies to be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and the redeveloper / property owner to work in a productive public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

A summary of the process is more fully described on the following pages.

REDEVELOPMENT PROCEDURE SUMMARY

Preliminary Investigation

Adopt resolution to **authorize** planning board to conduct **preliminary investigation** for delineated area

Prepare **map** depicting boundaries of delineated area and **statement** setting forth basis of preliminary investigation

Select meeting date and serve notice for **public hearing**

Hold public hearing and adopt resolution with **recommendation** to governing body

Decide whether to adopt resolution **designating** all or portion of delineated area an "**area in need of redevelopment**"

If resolution is adopted, **transmit resolution** for review by Commissioner of Community Affairs

Redevelopment Plan

Authorize preparation of **redevelopment plan**, which may be delegated to planning board

Prepare redevelopment plan

Prepare redevelopment plan

First reading: **introduce** redevelopment plan by ordinance

First reading: **introduce** redevelopment plan by ordinance

Consistency review of redevelopment plan with master plan

Second reading: hold **public hearing** and **adopt redevelopment plan** by ordinance



Governing Body



Planning Board

PRELIMINARY INVESTIGATION

The following is a summary of N.J.S.A. 40A:12A-6, concerning the procedure for the preliminary investigation for determination of a delineated area as a redevelopment area, as well as related public hearing and notice requirements:

- The process begins as the governing body, by resolution, authorizes the planning board to undertake a preliminary investigation to determine whether the delineated area is an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5.
 - The resolution shall state whether the "area in need of redevelopment" determination shall authorize the municipality to use all redevelopment powers other than the use of eminent domain (in which case, it shall be referred to as a "non-condemnation area in need of redevelopment") or if shall authorize all redevelopment powers including the use of eminent domain (in which case, it shall be referred to as a "condemnation area in need of redevelopment").
- The planning board then prepares a map depicting the boundaries of the delineated area, the location of various properties included therein, and a statement setting forth the basis for the preliminary investigation. Generally, the governing body or the planning board, by resolution, enters into an agreement with a licensed professional planner to prepare a summary report presenting the findings of the preliminary investigation (that is, the map and the statement).
- After the preliminary investigation is complete, the planning board specifies a date for and gives notice of a public hearing.
 - The notice shall set forth the general boundaries for the delineated area and shall state that a map (and statement) has been prepared and can be inspected at the municipal clerk's office. Consistent with the governing body's initial resolution, the notice shall specifically state that the "area in need of redevelopment" determination shall not or shall authorize with municipality to exercise the power of eminent domain.
 - A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two (2) consecutive weeks, and the last publication shall not be less than 10 days prior to the hearing date.
 - A copy of the notice shall be mailed at least 10 days prior to the hearing date to the last owner of, and claimants of an interest in, each property within the delineated area.
- At the public hearing, the planning board, generally through the licensed professional planner, presents the findings of the preliminary investigation, and allows for all interested parties to give testimony. All oral or written objections are made part of the public record. At the conclusion of the public hearing, the planning board, by resolution, recommends whether all or a portion of the delineated area be determined (or not be determined) by the governing body to be an "area in need of redevelopment."
- After receipt of the recommendation from the planning board, the governing body, by resolution, may determine that all or a portion of the delineated area as an "area in need of redevelopment."
- When the resolution is adopted, the municipal clerk shall transmit a copy of the resolution to the Commissioner of Community Affairs for review. The determination shall not take effect without approval of the commissioner. If the commissioner does not issue an approval or disapproval within 30 calendar days, the determination shall be deemed

approved. If the determination is of an area in which development or redevelopment is encouraged (by any State law or regulation), the determination shall take effect immediately after transmission.

- The notice of the determination shall be served within 10 days after the determination, upon the last owner of each property within the delineated area and any person who filed a written objection.
- If the governing body's initial resolution stated that the "area in need of redevelopment" determination shall not or shall authorize with municipality to exercise the power of eminent domain, the notice shall indicate that the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain; any legal action to challenge the determination must be commenced within 45 days of receipt of notice.

REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
- If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
- If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

2.4 STATUTORY CRITERIA

In 1947, the New Jersey Constitution was amended to add the so-called "Blighted Areas Clause," which was initially intended by the Legislature to provide for a wide range of activities to facilitate investment in what it viewed as blighted areas. Article VIII, Section III, paragraph 1 of the Constitution reads as follows:

"The clearance, replanning, development or redevelopment of blighted areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time during which the profits of and dividends payable by any private corporation enjoying such tax exemption shall be limited by law. The conditions of use, ownership, management and control of such improvements shall be regulated by law."

The LRHL implements this provision of the Constitution by authorizing municipalities and local governments to designate a "redevelopment area" or "area in need of redevelopment," as defined pursuant to N.J.S.A. 40A:12A-3.

The LRHL further elaborates that a delineated area may be determined to be in need of redevelopment if, after a preliminary investigation, the governing body concludes that the delineated area exhibits any one (1) of the eight (8) statutory criteria listed under N.J.S.A. 40A:12A-5, which are outlined on the opposite page.

It is noted that the LRHL does not require all properties located within a delineated area to be in need of redevelopment, but rather that a majority or generality of properties meet the criteria for determination.

In fact, the very definition of "redevelopment area" or "area in need of redevelopment" as referred to above continues by stating that "[a] redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part [emphasis added]." This is commonly referred to as the "Section 3" criteria.

Furthermore, according to *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities, 3rd Edition*, this "section" allows for the inclusion of properties that do not meet the statutory criteria but are "essential to be included in the designation to effectively redevelop the area."

Examples include properties located within and surrounded by otherwise designated areas, properties that are needed to provide access to an area to be redeveloped, properties that are needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area's successful redevelopment.

REDEVELOPMENT STATUTORY CRITERIA

- A | Deterioration.** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B | Abandoned Commercial and Industrial Buildings.** The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C | Public or Unimproved Vacant Land.** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D | Obsolete Layout and Design.** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E | Property Ownership and Title Issues.** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F | Fire and Natural Disasters. Areas,** in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G | Urban Enterprise Zones.** In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C. 52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C. 40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C. 40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- H | Smart Growth Consistency.** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

APPLICATION OF “G” CRITERION - URBAN ENTERPRISE ZONES

The “G” criterion under the LRHL applies to municipalities designated as an Urban Enterprise Zone (“UEZ”) under the New Jersey Urban Enterprise Zones Act of 1983.

According to the statutory requirements, this criterion may only be used for the purpose of granting tax exemptions within the Urban Enterprise Zone in accordance with the provisions of the Long Term Tax Exemption Law at N.J.S.A. 40A:20-1 et seq. or through the adoption of a tax abatement and exemption ordinance in accordance with the provisions of the Five-Year Exemption and Abatement Law at N.J.S.A. 40A:21-1 et seq.

A municipality will not be able to exercise any other redevelopment powers including, among others, the adoption of a redevelopment plan, for the delineated area within the Urban Enterprise Zone unless one or more properties are found to meet at least one other statutory criterion for being designated as an “area in need of redevelopment.”

APPLICATION OF “H” CRITERION - SMART GROWTH CONSISTENCY

The “H” criterion under the LRHL applies to properties if “the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Elaborating further, according to *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities, 3rd Edition*, smart growth is “an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities.”

Smart growth is best defined as development that encourages compact, transit-accessible, pedestrian-oriented, and environmental sustainable development. The core principles of Smart Growth as outlined by the Smart Growth Network and cited by the United States Environmental Protection Agency include:

- Mix land uses;
- Take advantage of compact building design;
- Create a range of housing opportunities and choices;
- Create walkable neighborhoods;
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty, and critical environmental areas;
- Strengthen and direct development towards existing communities;
- Provide a variety of transportation choices;
- Make development decisions predictable, fair, and cost effective; and
- Encourage community and stakeholder collaboration in development decisions.

Smart growth is a concept that is inherent in the New Jersey State Development and Redevelopment Plan (the "State Plan"). The New Jersey Office for Planning Advocacy has developed a definition of a "Smart Growth Area" to include an area classified as any one of the following:

- Metropolitan Planning Area (PA1) in the State Plan;
- Suburban Planning Area (PA2) in the State Plan;
- A designated center in the State Plan;
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;
- A smart growth area designated by the New Jersey Meadowlands Commission; or
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

Generally speaking, the analysis in relation to the "H" criterion should include an evaluation of the planning context for the delineated area, including whether smart growth principles are promoted by the municipality in its master plan or other planning documents, regional plans, and the State Plan. It should be noted, however, that this analysis generally focuses on the future redevelopment of the delineated area, as opposed to reviewing existing conditions and applying an objective analysis as with the other statutory criteria.

As such, planning professionals typically do not rely solely on the "H" criterion when analyzing whether the property qualifies as an "area in need of redevelopment," especially in the case of a "condemnation area in need of redevelopment." Nevertheless, the criterion remains part of the redevelopment statute and is intended to promote smart growth principles and align local planning efforts with broader state-level objectives, and can be utilized to supplement other statutory criteria in the evaluation of existing land uses in this context, particularly in the case of a "non-condemnation area in need of redevelopment."

3 | STUDY AREA CONTEXT

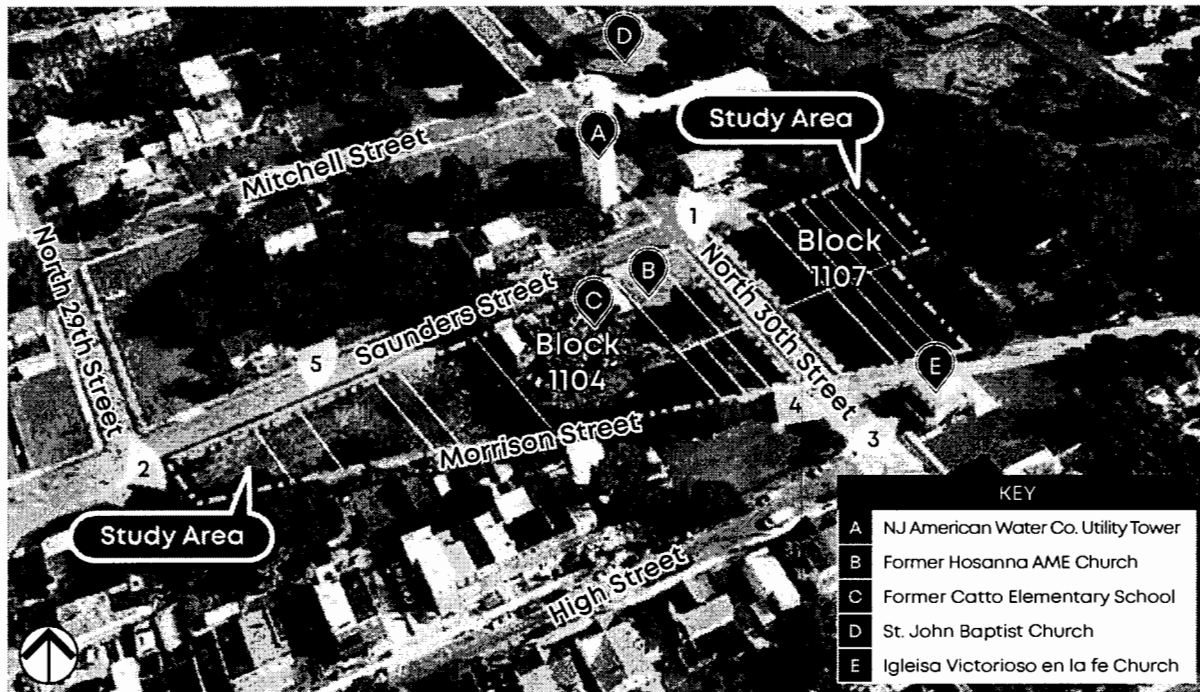
3.1 EXISTING CONDITIONS

The Study Area is situated in Rosedale / Dudley neighborhood in East Camden, located on the south side of Saunders Street, north side of Morrison Street, and between North 29th Street and North 30th Street, as well as on the opposite side of North 30th Street.

The Study Area includes 21 properties encompassing 21 tax lots within Block 1104 and a portion of Block 1107. The entire Study Area is currently vacant land. It is noted that Block 1104, Lot 53 (commonly known as 2930 Saunders Street) was the original site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire in May 2024. The school was rebuilt and reopened in 2007 as the Octavius V. Catto Family School at the corner of Westfield Avenue and North Dudley Street. Additionally, Block 1104, Lot 55 (commonly known as 2938 Saunders Street) was the former site of the Hosanna AME Church, which the City demolished in recent years.

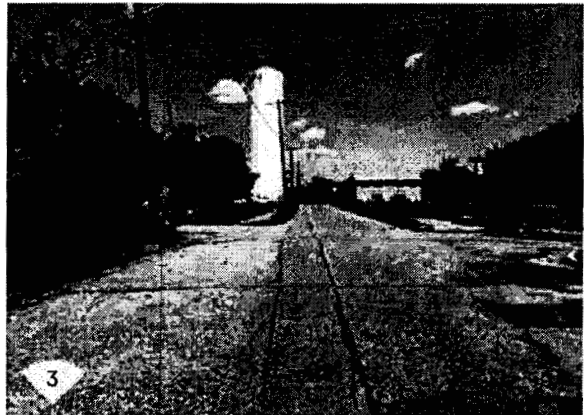
The Study Area is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land. To the north, along Saunders Street, are a water tower, vacant lots, residences, and parking lots associated with religious institutions. To the south, along Morrison Street, are the rear yards of homes facing High Street and a religious institution fronting North 30th Street. It is noted that a portion of Saunders Street north of Block 1107 is unpaved and lacks public sidewalks, while Morrison Street between North 29th Street and North 30th Street is essentially a dirt pathway with no public sidewalks.

Bird's Eye View of Existing Conditions



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

Ground-Level Views of Existing Conditions



3.2 PROPERTY OWNERSHIP

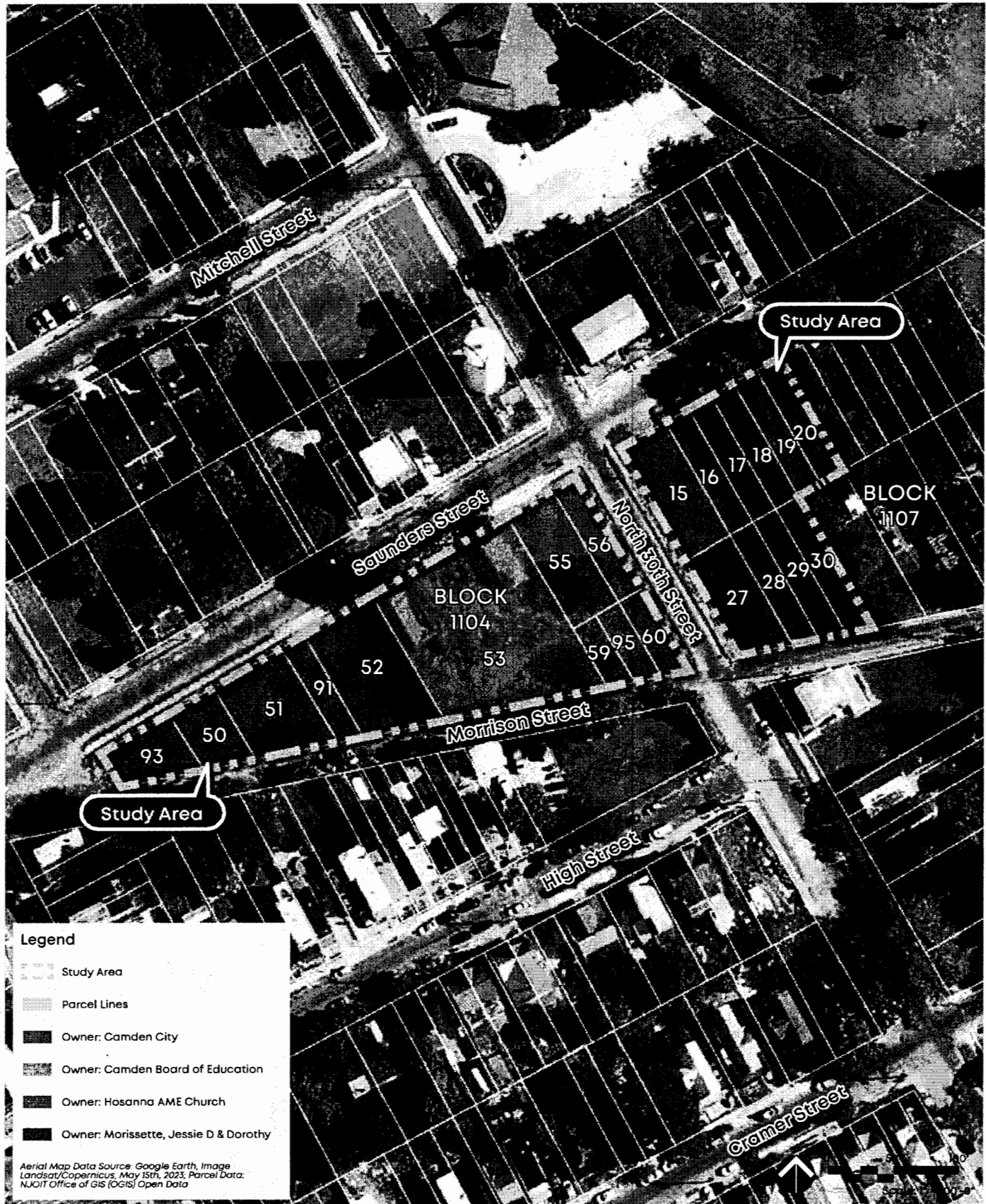
The Study Area has diverse ownership, with the majority of properties owned by either the Hosanna AME Church or the City of Camden. Two (2) exceptions include Block 1107, Lot 29, which is privately owned, and Block 1104, Lot 53, which is owned by the Camden Board of Education. All 21 properties, taken together, comprises approximately 1.55 acres, as summarized in the table below.

Table 1. Property Ownership

Block	Lot	Class	Address	Owner	Acreage ¹
1104	50	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total					1.55

Note 1: The acreage values listed are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection. Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

Map 3. Property Ownership Map



3.3 PROPERTY ASSESSMENT

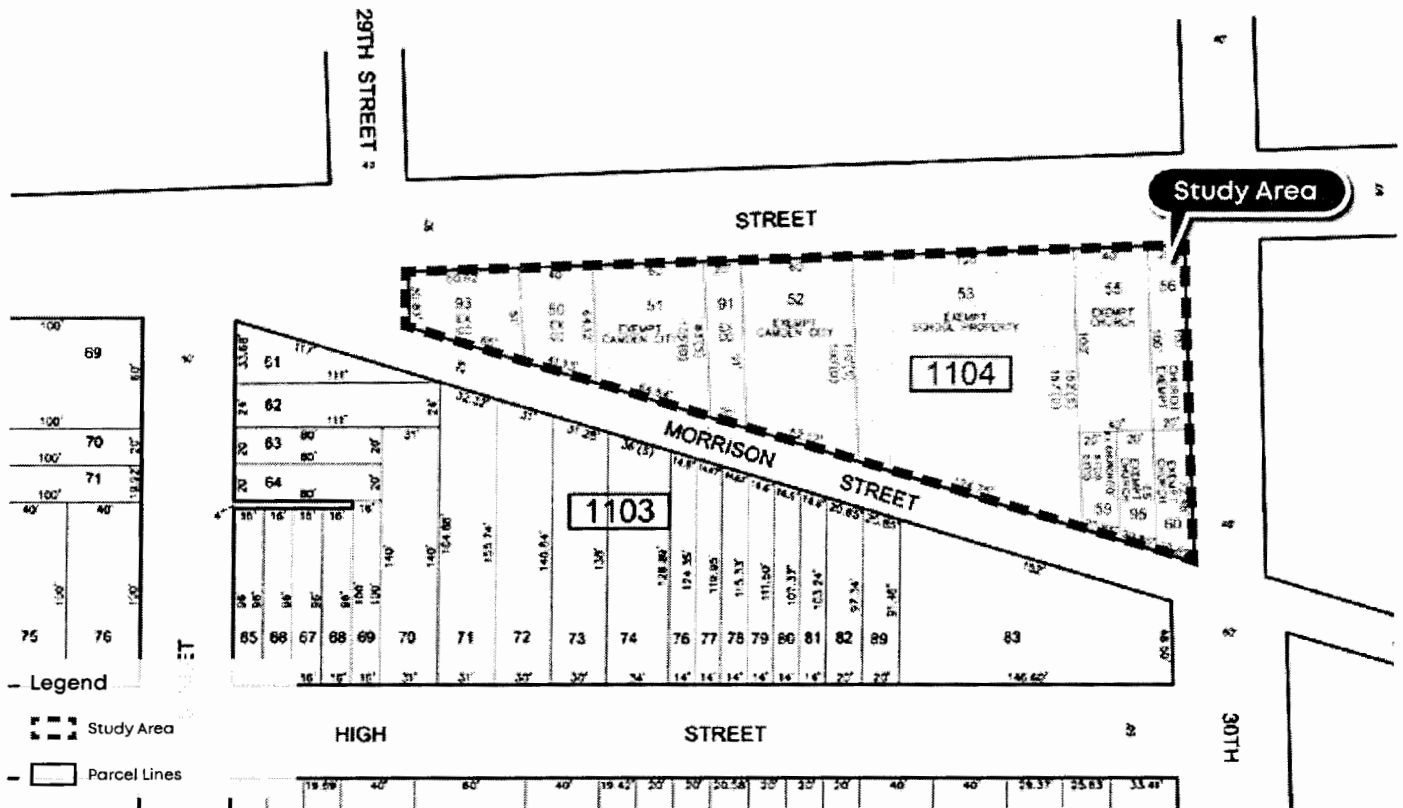
Property tax records derived from the Camden County Property Assessment Search Hub and the City of Camden Bureau of Revenue Collections were analyzed to determine the land, improvement, and net assessed value of each property within the Study Area, as well as the prior year's property taxes billed, as summarized in the table below.

It is noted that the Study Area has a improvement ratio of approximately 44%, meaning that, given that it is less than 50%, assessed land value is greater than assessed improvement value. Additionally, all privately-owned properties all have liens, held by the City of Camden.

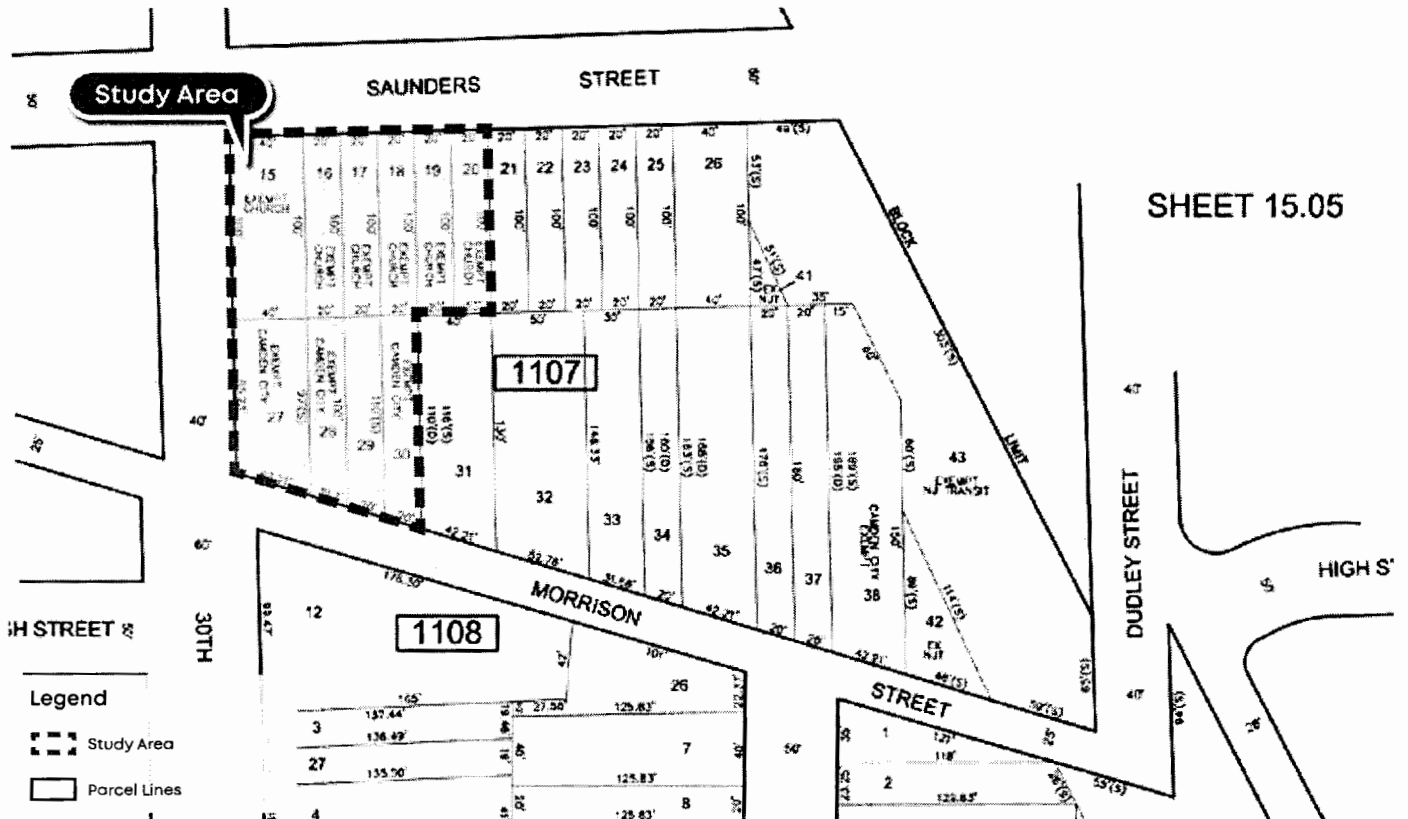
Table 2. Property Assessment

Block	Lot	Assessed Land Value	Assessed Improvement Value	Net Assessed Value	Prior Year Taxes
1104	50	\$22,300	\$0	\$22,300	\$0
1104	51	\$27,600	\$0	\$27,600	\$0
1104	52	\$29,400	\$0	\$29,400	\$0
1104	53	\$60,000	\$342,500	\$402,500	\$0
1104	55	\$23,000	\$28,500	\$51,500	\$1,824.65
1104	56	\$19,000	\$0	\$19,000	\$673.17
1104	59	\$19,000	\$0	\$19,000	\$673.17
1104	60	\$17,900	\$0	\$17,900	\$634.20
1104	91	\$18,400	\$0	\$18,400	\$0
1104	93	\$19,800	\$0	\$19,800	\$0
1104	95	\$17,600	\$0	\$17,600	\$623.57
1107	15	\$23,000	\$0	\$23,000	\$814.89
1107	16	\$19,000	\$0	\$19,000	\$673.17
1107	17	\$19,000	\$0	\$19,000	\$673.17
1107	18	\$19,000	\$0	\$19,000	\$673.17
1107	19	\$19,000	\$0	\$19,000	\$673.17
1107	20	\$19,000	\$0	\$19,000	\$673.17
1107	27	\$22,100	\$0	\$22,100	\$0
1107	28	\$19,200	\$0	\$19,200	\$0
1107	29	\$19,000	\$0	\$19,000	\$673.17
1107	30	\$19,200	\$0	\$19,200	\$0
Totals		\$471,500	\$371,000	\$842,500	\$9,282.67

Map 4. City of Camden Tax Map Sheet 17.03



Map 5. City of Camden Tax Map Sheet 17.04



3.4 EXISTING LAND USE

Sites & Facilities - The Study Area does not contain any sites that are enumerated through the New Jersey Department of Environmental Protection ("NJDEP") New Jersey Environmental Management System ("NJEMS"). Sites that are listed on the NJEMS may be regulated by the NJDEP under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program.

Land - There are no wetlands as identified by the NJDEP and no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency ("FEMA") within the Study Area.

Utilities - The Study Area is serviced by PSE&G for electric utilities, PSE&G for gas utilities, New Jersey American Water for water utilities, and is located within the Camden County Municipal Utilities Authority sewer service area.

Historic Preservation - According to the 2023 Historical Districts GIS map prepared by Camden County, the Study Area does not contain any properties listed in the New Jersey and National Registers of Historic Places.

Soils & Geology - Upon review of the Web Soil Survey provided by the Natural Resources Conservation Service ("NRCS"), an agency of the United States Department of Agriculture ("USDA"), the Study Area contains a single map unit identified as "URgB—Urban land-Cramerhill complex, 0 to 5 percent slopes." This soil map unit is characterized as very deep, well-drained soils, typically with an 80 inch depth to the water table.

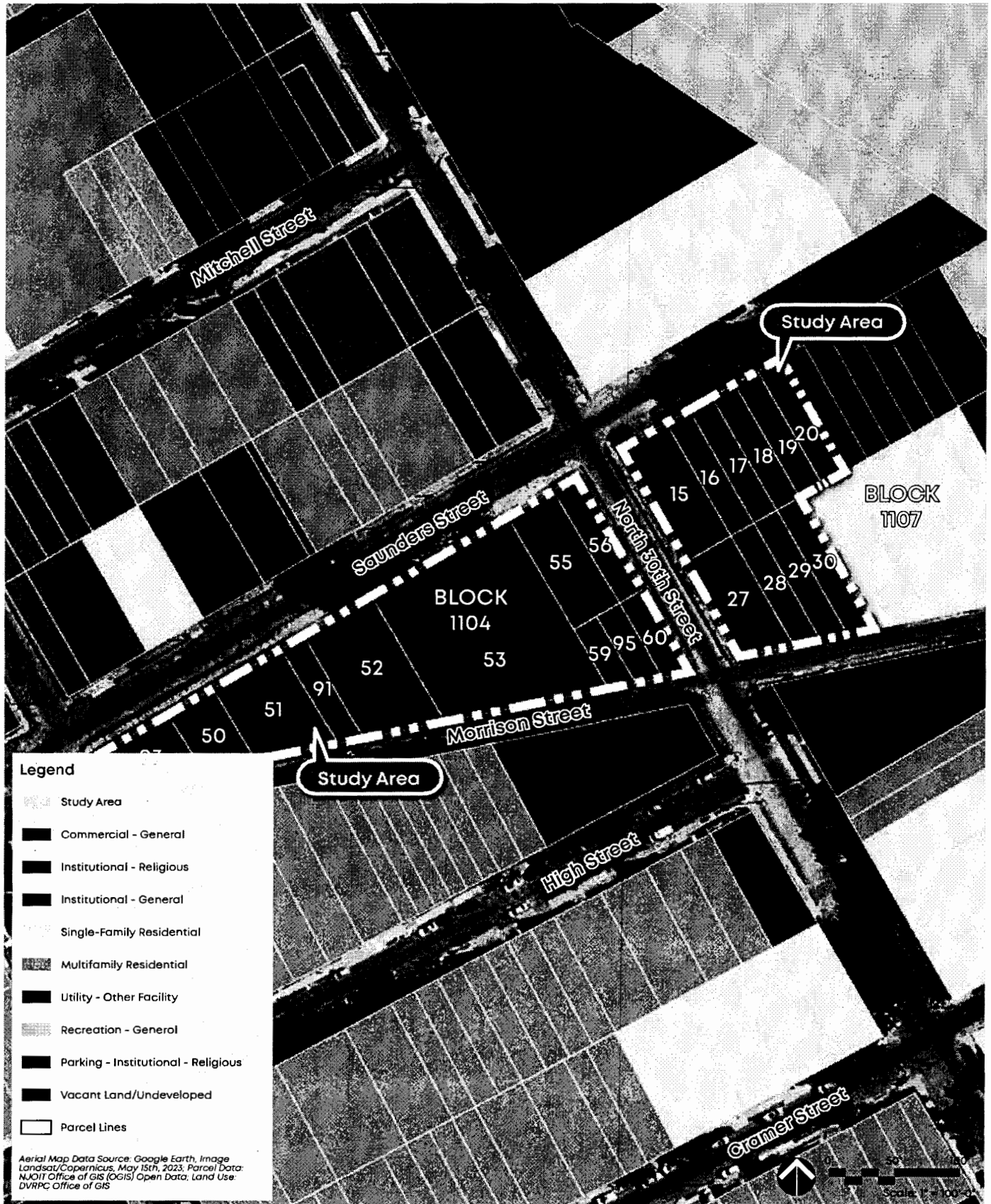
All of City of Camden is situated within the Coastal Plain geological region, atop the Potomac Formation (Kp3, characterized by sand, fine to coarse-grained, interbedded with white, red, or yellow clay) and Magothy Formation (Kmg, characterized by quartz sand, fine to coarse-grained, interbedded with thin-bedded clay or clay silt), and a small portion atop the Merchantville Formation (Kmv, characterized by glauconite sand to quartz-glauconite sand, clayey and silty.) The Study Area is situated within the Magothy Formation.

Land Use - As previously noted, the entire Study Area presently contains vacant land, and is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land.

The land use map, as shown on the following page, was generally derived from the Delaware Valley Regional Planning Commission ("DVRPC") 2023 Camden County Map, with minor updates, but may not accurately reflect specific land uses, including where there are a mix of uses.

The original data depicted that most of the Study Area was designated as vacant or undeveloped land, with Block 1104, Lots 53 and 55, identified as educational and religious institutional uses. However, as of the time of this Study, those properties are now vacant or undeveloped land, and the land use map has been updated accordingly.

Map 6. Existing Land Use Map



VACANT LAND

As previously noted, the entire Study Area currently consists of vacant land. A review of historical aerial orthophotography from 2012, obtained from the New Jersey Office of Information Technology (NJOIT), indicates that - aside from Block 1104, Lots 53 and 55 - all other properties within the Study Area have been vacant for more than 10 years.



Current site photo of Block 1104, Lot 53 showing vacant land (Photo taken June 2025)



Current site photo of Block 1104, Lot 55 showing vacant land (Photo taken June 2025)

Map 7. Aerial Map (2023)



Map 8. Aerial Map (2012)



3.5 EXISTING ZONING

The entire Study Area is situated within the R-2 Residential Zone. The R-2 Zone generally permits single-family detached dwellings, semidetached dwellings, two-family dwellings, and townhouses. Each type of development has specific bulk requirements appropriate to their respective types of development, and height may range from a minimum of two (2) stories to a maximum of three (3) stories.

A summary of the specific zoning requirements - including permitted and prohibited uses as well as bulk regulations for each permitted use type - for the R-2 Zone are outlined in the tables below and on the following pages.

Table 3: Land Uses Regulations for the R-2 Zone

Applicability

Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95;
Block 1107, Lots 15, 16, 17, 18, 19, 20, 21, 27, 28, 29 & 30

Permitted Uses

Single-family detached dwellings; Semidetached dwellings; Duplex (two-family) dwellings; Townhouse (attached/row) dwellings; Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes; Parks, playgrounds or recreation areas, community center buildings, and libraries; and Public, private, or parochial educational institutions.

Accessory Uses

In-ground and above-ground swimming pools; Accessory buildings and structures; Off-street parking and private garages; Fences and walls; Signs; and Porches, decks and patios.

Prohibited Uses

Signs in any form except as permitted in [Chapter 870]; Lodging houses, boardinghouses, rooming houses, multifamily dwellings or any combination thereof; and Wireless telecommunications facilities.

Conditional Uses

Places of worship; Community residences for person with head injuries and for the developmentally disabled and/or community shelters for victims of domestic violence, as required by N.J.S.A. 40:55D-66.1; Family day-care homes; Parabolic dish antennas; Public utility facilities; Cemetery; and Home occupation and home professional offices.

Map 9. Existing Zoning Map

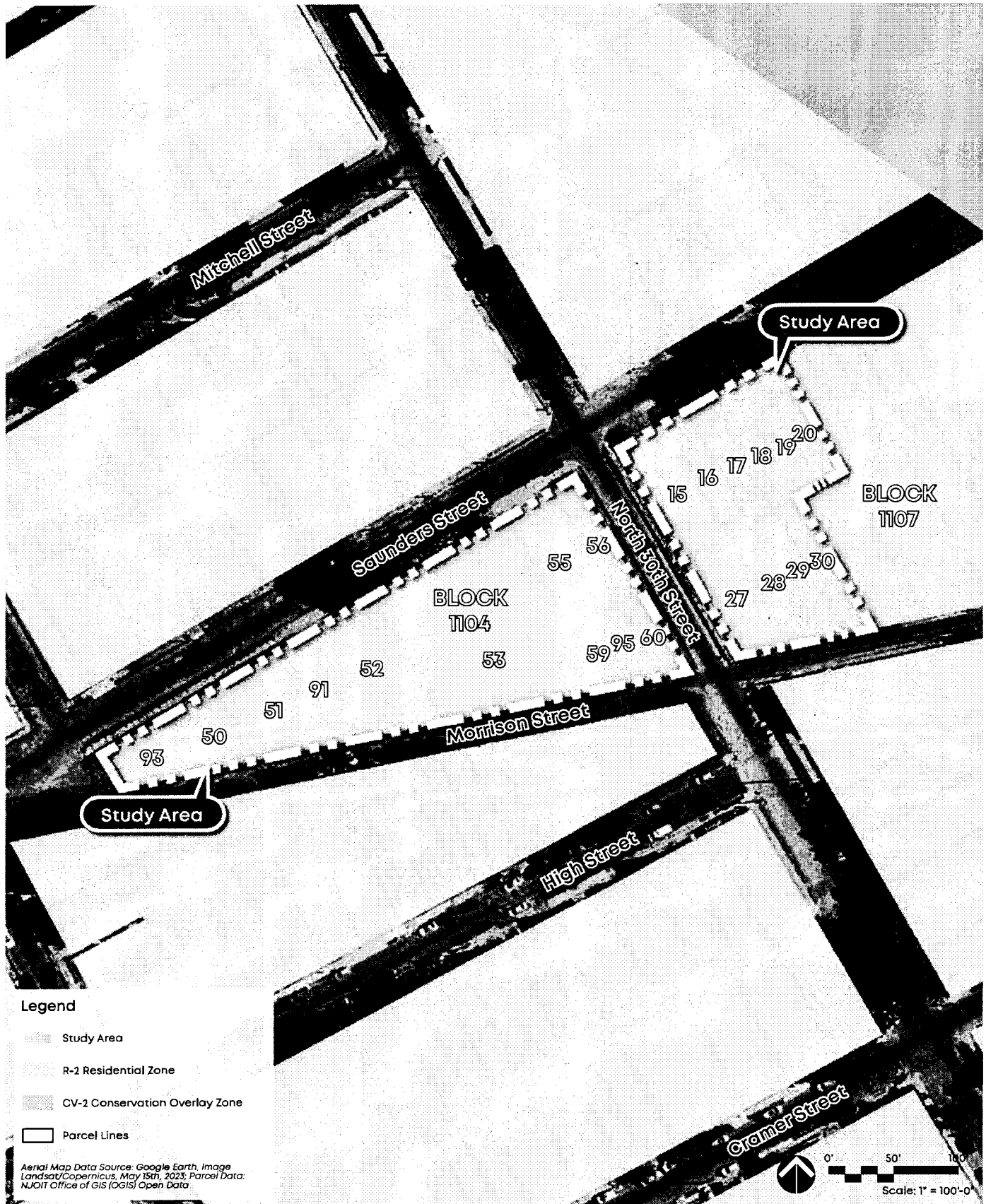


Table 4: Bulk Regulations for the R-2 Zone - Single-Family

Bulk Regulations - Single-Family			
Lot		Height	
Min. Lot Area (SF)	3,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	30	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 5: Bulk Regulations for the R-2 Zone - Semi-Detached

Bulk Regulations - Semi-Detached			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	4,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft) ²	10 ³	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Zero feet for common wall.

Table 6: Bulk Regulations for the R-2 Zone - Duplex

Bulk Regulations - Duplex			
Lot		Height	
Min. Lot Area (SF)	4,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	40	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 7: Bulk Regulations for the R-2 Zone - Townhouse

Bulk Regulations - Townhouse			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	60%
Min. 1 Side Yard (Ft)	Varies ²	Max. Impervious Coverage	80%
Min. 2 Side Yards (Ft)	N/A		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Interior lots at zero feet; end of corner lots at 10 feet.

3.6 URBAN ENTERPRISE ZONE

Following the enactment of the New Jersey Urban Enterprise Zones Act of 1983, a significant portion of the City of Camden was designated an Urban Enterprise Zone ("UEZ") by resolution adopted on August 9, 1984, and by Ordinance No. MC-2067 adopted on September 27, 1984.

The program was created as part of a broader strategy to revitalize designated urban communities and stimulate their growth by encouraging businesses to develop and create private sector jobs through public and private investment. Additionally, participating businesses within the UEZ receive a reduced sales tax rate, as well as tax exemptions on certain purchases, including capital equipment acquired and investments made to build a new facility or expand or upgrade an existing facility.

The City of Camden was one of first municipalities to participate in the State-wide program. In Camden's Urban Enterprise Zone, the program has included a number of reinvestment projects, including a business facade program, Camden Strong Façade, as well as small business loan and marketing initiatives. Taken together, the program is helping to uplift Camden's small business community, which, in turn, is helping to uplift its residents and neighborhoods.

As seen in Map 10 on the following page, the entire Study Area is situated within Camden's Urban Enterprise Zone.

Map 10. Camden's Urban Enterprise Zone Map



3.7 PLANNING CONTEXT FOR SMART GROWTH

CITY OF CAMDEN MASTER PLAN

The City's comprehensive master plan, *FutureCamden*, was adopted in March 2002, and has been reexamined in 2008 and 2018 (collectively, the "Master Plan"). The Master Plan provides the following goals:

- Reinforcing Camden's Role in the Philadelphia-South Jersey Region;
- Improving Housing and Neighborhoods;
- Achieving a Dynamic Economy;
- Capitalizing on the City's Physical and Historical Assets;
- Maintaining and Improving the Environment;
- Integrating Camden's Transportation System;
- Achieving Improved Public Facilities, Education and Safety; and
- Translating the Master Plan into Action.

The Master Plan contains language that supports redevelopment and revitalization, noting in the Land Use Plan that "where neighborhoods were distressed, recommended policies have been developed which target deteriorating, vacant and blighted properties."

Within the Housing Plan, the following recommendations aim to improve housing and neighborhoods in the City:

- Creating a coordinated City-wide housing and community development program;
- Restructuring the management of vacant and underutilized properties;
- Retaining, empowering and attracting middle income households; and
- Establishing economically integrated neighborhoods and deconcentrating poverty.

Additionally, the Master Plan proposes a combination of conservation, rehabilitation, and revitalization strategies specific to the Rosedale / Dudley neighborhood. Among them, the Master Plan recommends "target[ing] site assembly for rehab and new housing production efforts around areas involving school, modernization activities and ongoing neighborhood improvement efforts."

Various action steps to implement this recommendation include identifying City-owned properties, preparing redevelopment plans "for targeted areas to enable site development areas," begin site assembly "to achieve cohesive project areas rather than treatment of individual properties," and, once assembled, transfer site control to "community-based non-profit development organizations or private developers for block-wide improvement." Additionally, the Master Plan recommends that "units designated for elderly households" be incorporated in new projects within the neighborhood.

MY EAST CAMDEN NEIGHBORHOOD PLANS

In October 2013, the *My East Camden* neighborhood plan was published, presenting a five-year, resident-driven vision for revitalizing the East Camden neighborhoods of Marlton, Dudley, Stockton, and Rosedale. At the time, the plan noted that while the population for the City of Camden as a whole continued to decline, East Camden was experiencing growth and neighborhood stability. The plan sought to build on this momentum through extensive community engagement, helping residents and stakeholders articulate a shared strategic vision for the future of East Camden.

The guiding principle of the plan is “Cultivating Community” - leveraging existing neighborhood assets and resident values to foster a healthy and viable future for East Camden. To achieve this vision, the plan outlined four overarching goals:

- Improve Neighborhood Conditions
- Foster Commercial Revitalization & Economic Development
- Improve Housing
- Enhance Culture, Arts, Open Space & the Public Realm

Among the many findings and recommendations, the plan recommends infill development to complete the residential fabric of neighborhoods, and strategies to create small public spaces and improve pedestrian and cyclist access.

In November 2021, the *My East Camden Neighborhood Plan* was published, providing an updated 10-year neighborhood plan that builds upon the 2013 plan. While continuing to emphasize the theme of “Cultivating Community,” the updated plan shifted focus toward actionable steps, implementation strategies, and potential funding sources. It highlighted the importance of resident leadership and collaboration through the newly formed My East Camden Collaborative. The 2021 plan identifies several key goals, including:

- Increase Accessibility and Improve Physical Conditions
- Center Residents and Local Businesses in Economic Development Initiatives
- Improve Sustainability and Environmental Resiliency
- Support Arts, Culture, Community, and Health
- Enhance Communication and Collaboration

Together, the 2013 and 2021 plans establish a strategic framework for advancing East Camden's resilience and long-term development.

DUDLEY & ROSEDALE NEIGHBORHOOD DEVELOPMENT PLAN

In 1990, the Camden Redevelopment Agency completed a study of the Rosedale / Dudley neighborhood, which evolved into a comprehensive analysis and action plan for the area's revitalization. This effort, led by the Dudley and Rosedale Planning Task Force, resulted in the Dudley and Rosedale Neighborhood Development Plan, completed in 1994 and adopted by City Council in 2000.

Although the plan is now well over 30 years old, it remains relevant today and, as noted previously, is referenced in the Master Plan. The goals and objectives outlined in the plan continue to inform local planning efforts.

The primary purpose of the plan is to "create neighborhoods which offer housing opportunities for low, moderate and middle income residents," while also improving physical infrastructure and encouraging property enhancements. This plan emphasizes that this vision be supported by supportive community facilities, including: health and day care facilities, community and recreation centers, and parks and playgrounds.

The plan identifies nine (9) key revitalization topics, each with its own set of policies, including: Zoning, Housing, Economic Development, Public Facilities, Open Space, Public Safety, Traffic and Transportation, Urban Design, and Implementation.

One of the plan's key challenges or "revitalization target" is inappropriate zoning, recognizing the underlying zoning at the time prohibits apartments, despite such types of uses in the neighborhood, which "creates obstacles to development of new housing." Another revitalization target is undeveloped land, recognizing that "vacant lots deflates property values, inflates the appearance of decline, and reflects poor planning. Many lots are overgrown with weeds and harbor rodents. These conditions delay and challenge future development."

A primary goal related to housing is to ensure the improvement and development of neighborhood housing. One of the objectives to achieve this goal is to foster and control future housing development, along with several specific strategies, including:

- Aggressively acquire abandoned land for redevelopment;
- Productively reuse City land for housing development;
- Promote new housing, especially infill construction; and
- Promote housing for senior and disabled citizens.

Additionally, a primary goal related to open space is to reuse vacant land productively. One of the specific strategies directly pertains to the Study Area, which recommends the creation of "a park or garden on the lot at 29th & Morrison Streets."

Based on the above, it is clear that the Master Plan and other planning efforts support the use of rehabilitation and redevelopment in targeted areas within the Rosedale / Dudley neighborhood, and any future redevelopment plan for the Study Area should be developed with consideration of these goals, recommendations, and strategies.

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STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In March 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the "State Plan"). The purpose of the State Plan is to:

"Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

The State Plan promotes Smart Growth in New Jersey by guiding State-level development and redevelopment policy as well as local and regional planning efforts to centers and areas where infrastructure is available or could be extended to developed or developing suburbs and urban areas.

According to the State Plan, statewide goals are to be achieved through the flexible application of State Plan's statewide policies, which are designed to improve the planning and coordination of public policy decisions among all levels of government.

The State Plan's eight (8) statewide goals are as follows:

Goal 1: Revitalize the State's cities and towns.

Goal 2: Conserve the State's natural resources and systems.

Goal 3: Promote beneficial economic growth, development and renewal for all New Jersey residents.

Goal 4: Protect the environment, prevent and clean up pollution.

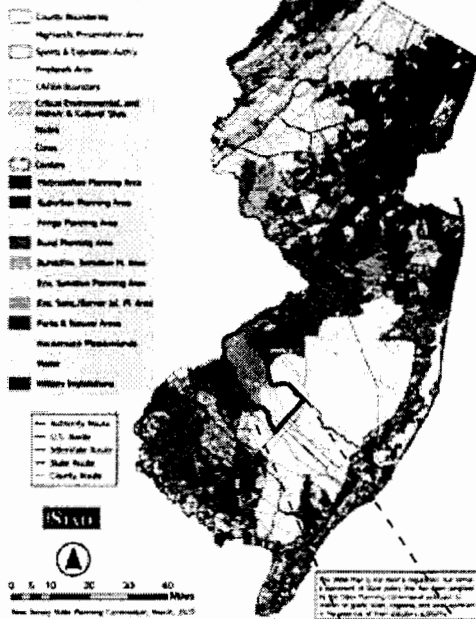
Goal 5: Provide adequate public facilities and services at a reasonable cost.

Goal 6: Provide adequate housing at a reasonable cost.

Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

Goal 8: Ensure sound and integrated planning and implementation statewide.

Map of the State Development and Redevelopment Plan



STATE PLAN POLICY MAP

The State Plan also provides a State Plan Policy Map, as shown to the left, which divides the State into several planning areas as well as the identification of "centers" and "environs." Planning areas serve a critical role in the State Plan by setting forth policy objectives that guide implementation of the State Plan's statewide policies within each area, guide local planning on the location and size of centers within their respective planning areas, and protect or enhance the environs of these centers.

The City of Camden is situated within the Metropolitan Planning Area (PA1) as depicted on the [State Plan] Policy Map of the State Development and Redevelopment Plan [for] New Jersey as shown on this page. Additionally, the City received designated center status as an "Urban Center" on June 12, 1992, which remains in effect without expiration.



STATE PLAN - METROPOLITAN PLANNING AREA (PA1)

According to the State Plan Policy Map, the Study Area is situated within the Metropolitan Planning Area (PA1), which classification denotes a Smart Growth area and generally includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the State Plan's goals and objectives are as follows:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The State Plan provides a series of policy objectives intended as guidelines for planning activities in the Metropolitan Planning Area, including:

- Promote redevelopment and development neighborhoods of Centers;
- Provide a full range of housing choices through redevelopment;
- Promote economic development by encouraging infill development, public/private partnerships and infrastructure improvements that support an identified role for the community;
- Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile; and
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

STATE PLAN - URBAN CENTER

According to the State Plan Policy Map, the Study Area is situated within a designated Urban Center, which is one of five (5) types of Centers provided by the State Plan. These Centers - Urban, Regional, Town, Village, and Hamlet - are the State's preferred vehicle for accommodating future growth in a sustainable and coordinated manner.

The State Plan recognizes the many benefits of Centers, as they promote a compact and efficient development pattern that is preferred over sprawl. This approach provides for significant cost savings, as the form and structure of a Center is able to utilize existing infrastructure and offer the flexibility to evolve and adopt over time in response to changing market conditions. Ultimately, Centers help foster vibrant communities, protect the environment, and contribute to a higher overall quality of life for residents.

As an Urban Center - the largest type of the five (5) types of Centers - it offers "the most diverse mix of industry, commerce, services, residences and cultural facilities." The State Plan recognizes that while all Urban Centers have suffered decline, they are generally defined as fully developed communities with an extensive infrastructure network, and well-positioned to support compact, mixed-use, and transit-accessible development.

4 | STUDY AREA EVALUATION

4.1 SUMMARY

The following is an evaluation of each property within the Study Area as it relates to the statutory criteria for designation as a "non-condemnation area in need of redevelopment." The evaluations were based on site inspections of the grounds as well as a review of each property's physical characteristics and conditions, occupancy, ownership status, and other relevant data.

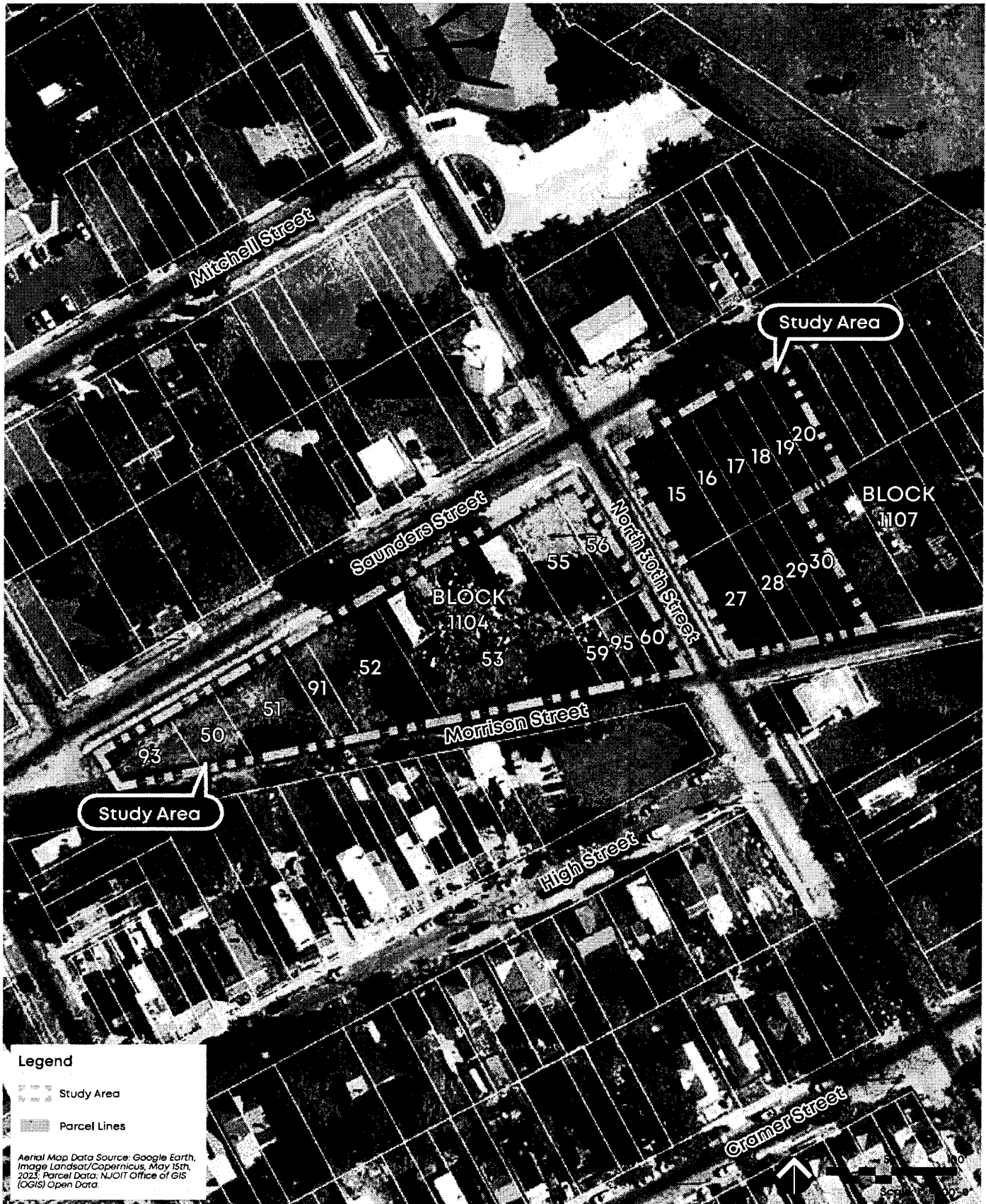
Ultimately, this Study finds that the Study Area displays characteristics which satisfy the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a "non-condemnation area in need of redevelopment" under the LRHL.

The table below summarizes the findings of this Study regarding the statutory criterion's applicability to each property within the Study Area.

Table 8. Evaluation Summary

Block	Lot	Address	Statutory Criteria								Sec. 3
			A	B	C	D	E	F	G	H	
1104	50	SS Saunders 60 E 29th St			X				X	X	
1104	51	SS Saunders 100 E 29th St			X				X	X	
1104	52	SS Saunders 180 E 29th St			X				X	X	
1104	53	2930 Saunders St							X	X	X
1104	55	2938 Saunders St							X	X	X
1104	56	2940 Saunders St			X				X	X	
1104	59	2974 Morrison St			X				X	X	
1104	60	2951 Morrison St			X				X	X	
1104	91	SS Saunders 160 E 29th St			X				X	X	
1104	93	SS Saunders & 29th St			X				X	X	
1104	95	NS Morrison St W 30th St			X				X	X	
1107	15	SE Saunders & 30th St			X				X	X	
1107	16	3004 Saunders St			X				X	X	
1107	17	SS Saunders 60E 30th St			X				X	X	
1107	18	SS Saunders 80 E 30th St			X				X	X	
1107	19	SS Saunders 100 E 30th St			X				X	X	
1107	20	SS Saunders 120 E 30th St			X				X	X	
1107	27	NE Morrison & 30th St			X				X	X	
1107	28	NS Morrison 42 E 30th St			X				X	X	
1107	29	3005 Morrison St			X				X	X	
1107	30	NS Morrison 84 E 30th St			X				X	X	

Map 11. Study Area Map



*Note: Aerial base imagery is based on older 2024-2025 imagery and reflects buildings in the Study Area that may no longer be present.

APPLICATION OF CRITERION "A"

A property will satisfy Criterion "A" for redevelopment where "the generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions."

Given that none of the properties within the Study Area contain extant buildings, there is no evidence that any of the properties satisfy Criterion "A."

APPLICATION OF CRITERION "B"

A property will satisfy Criterion "B" for redevelopment where "the discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable."

Given that none of the properties within the Study Area contain extant buildings, there is no evidence that any of the properties satisfy Criterion "B."

APPLICATION OF CRITERION "C"

A property will satisfy Criterion "C" for redevelopment where "land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital."

Within the Study Area, eight (8) properties are owned by the municipality, including Block 1104, Lots 50, 51, 52, 91, and 93, and Block 1107, Lots 27, 28, and 30. Additionally, 11 properties are privately owned, including Block 1104, Lots 56, 59, 60, and 95, and Block 1107, Lots 15, 16, 17, 18, 19, 20, and 29. A review of historical aerial orthophotography from 2012 indicates that these privately-owned properties have remained vacant for a period of at least 10 years.

Although these 19 properties are neither remote nor lacking access to developed areas within the municipality, and are not constrained by unusual topographic or soil conditions, the fact that each vacant property is adjacent to another vacant property within the Study Area, and adjacent to other vacant and boarded-up properties within the surrounding distressed neighborhood, have discouraged private development. As such, it can reasonably be concluded that, by reason of their location, and prevailing conditions of those properties, within the context of the Study Area and the surrounding neighborhood, they are not likely to be developed through the instrumentality of private capital.

It is noted that at least two (2) properties within Block 1104 have frontage only on Morrison Street. Given that the public right-of-way is substandard and the "street" itself is merely a dirt pathway, those properties are effectively land-locked and lack proper access. Furthermore, several properties within the Study Area are undersized by virtue of their size and shape, such that they cannot be independently developed without site assembly with several adjacent properties. While these specific conditions alone may not necessarily satisfy the statutory criteria, they contribute significantly to the long-term vacancy of the properties and further support the conclusion that these properties are not likely to be developed through the instrumentality of project capital.

Therefore, Block 1104, Lots 50, 51, 52, 56, 59, 60, 91, 93, and 95, and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30 satisfy Criterion "C."

As to Block 1104, Lot 53, while the Camden Board of Education is considered to be public body that functions within and for the municipality, it is considered a separate legal entity and not the municipality for purposes of the statutory criteria. Additionally, while the property is now vacant, it has only been so for approximately one (1) year. As to Block 1104, Lot 55, while the property is now vacant, it has only been so for a few years (i.e., less than 10 years).

Therefore, there is no evidence that Block 1104, Lots 53 and 55 satisfy Criterion "C."

APPLICATION OF CRITERION "D"

A property will satisfy Criterion "D" for redevelopment where "areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community"

Given that none of the properties within the Study Area contain extant buildings or improvements, there is no evidence that any of the properties satisfy Criterion "D."

APPLICATION OF CRITERION "E"

A property will satisfy Criterion "E" for redevelopment where there is "a growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

The City conducts an annual tax sale as a means of enforcing the collection of delinquent municipal charges such as property taxes, water and sewer fees, and other assessments. Properties may be listed in the tax sale if those charges remain unpaid. At the time of the tax sale, prospective purchasers bid on the interest rate they will earn on the tax sale certificate, thus becoming a lien. Generally speaking, where there are multiple bidders the certificate is awarded to the bidder offering the lowest interest rate; where there are no bidders, the lien reverts back to the City and is classified a municipal lien.

Once a municipal lien is in place, all subsequent charges are automatically attached to the municipal lien and continue to accrue interest. A lien - whether, it is held by a private party of the City - remains in effect until it is redeemed by the property owner, at which point all outstanding charges and interest must be paid in full.

All of the privately-owned properties within the Study Area have municipal liens and are presently vacant. It is noted that one of the municipal liens for Block 1107, Lot 29 has been in place since 1987, while all other municipal liens were attached within the past few months.

Generally speaking, it is reasonable to infer that the liens impede site assembly and discourage redevelopment, contributing to the stagnant and unproductive condition of the entire Study Area, which has, in turn, negatively impacted the surrounding area in a number of ways.

However, a formal title search has not been conducted to determine whether there are additional liens, title issues, or other encumbrances exist. Ultimately, while the presence of municipal liens is relevant, it may not be appropriate to consider it to be sufficient to satisfy the statutory criteria without further investigation.

Therefore, there is no evidence that any of the properties satisfy Criterion "E."

APPLICATION OF CRITERION "F"

A property will satisfy Criterion "F" for redevelopment where "areas, in excess of five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated."

While the former Octavius V. Catto Elementary School was destroyed by fire and subsequently demolished as a result, the property itself - and none of the other properties within the Study Area for that matter, whether individually or in combination - exceeds five (5) acres in area.

Therefore, there is no evidence that any of the properties satisfy Criterion "F."

APPLICATION OF CRITERION "G"

A property will satisfy Criterion "G" for redevelopment where it is located in an enterprise zone designated pursuant to the New Jersey Urban Enterprise Zones Act.

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, all of the properties satisfy Criterion "G."

APPLICATION OF CRITERION “H”

A property will satisfy Criterion “H” for redevelopment where “the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

As outlined in Chapter 3, the Master Plan - including the Dudley & Rosedale Neighborhood Development Plan - sets forth a range of goals, recommendations, and strategies intended to promote smart growth principles within the Study Area and surrounding neighborhood. These planning efforts emphasize coordinated reinvestment in underutilized land and neighborhood improvements to support long-term revitalization.

Given the above, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, all of the properties satisfy Criterion “H.”

APPLICATION OF “SECTION 3” CRITERIA

A property will satisfy the “Section 3” criteria where the “lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Block 1104, Lots 53 and 55 cannot satisfy several of the statutory criteria, mainly because the buildings contained thereon were demolished recently, and the properties have been vacant for less than 10 years.

Nevertheless, these two (2) properties constitute the proverbial “hole in the donut” for the successful implementation of future redevelopment of the block. As such, in addition to meeting Criteria “G” and “H,” the properties also align with the intent and purpose of the so-called “*Section 3*” criteria of the LRHL. While this is typically applied in cases where other statutory criteria are not met, its relevance here further reinforces the inclusion of these properties as essential to the effective redevelopment of the Study Area.

Therefore, Block 1104, Lots 53 and 55 satisfy the “Section 3” criteria.

4.2 BLOCK 1104, LOT 50 | SS SAUNDERS 60 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

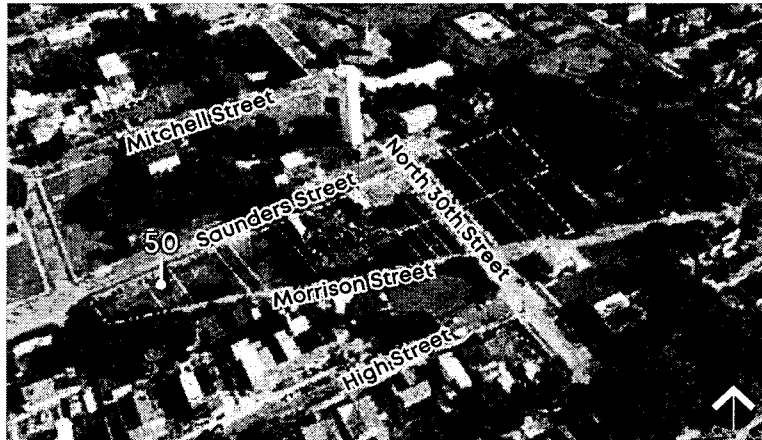
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 2,302 square feet (0.05 acres) in area, with 40 feet of frontage along Saunders Street, 41.13 feet of frontage along Morrison Street, and has an average depth of approximately 58 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high generally along the perimeter of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.3 BLOCK 1104, LOT 51 | SS SAUNDERS 100 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.10 acres

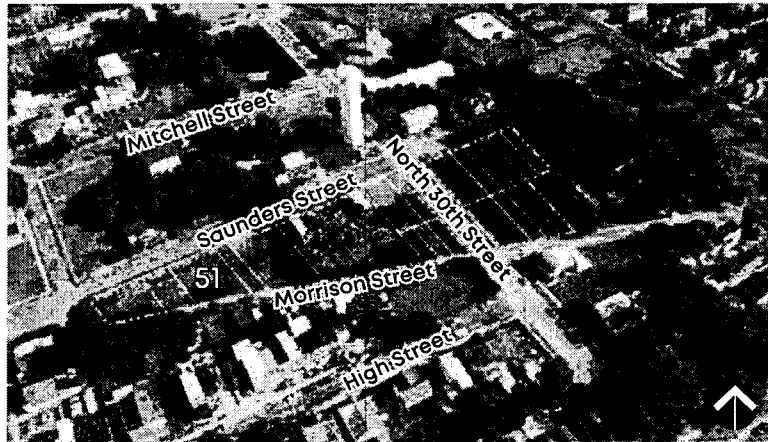
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 4,413 square feet (0.10 acres) in area, with 60 feet of frontage along Saunders Street, 64.54 feet of frontage along Morrison Street, and has an average depth of approximately 74 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high generally along the perimeter of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.4 BLOCK 1104, LOT 52 | SS SAUNDERS 180 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.14 acres

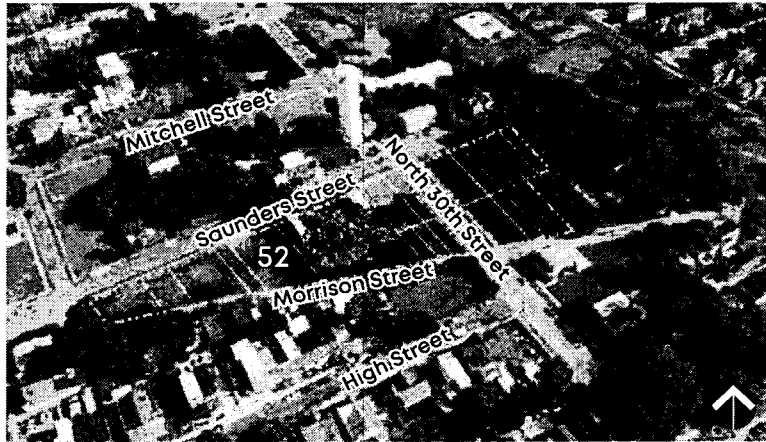
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

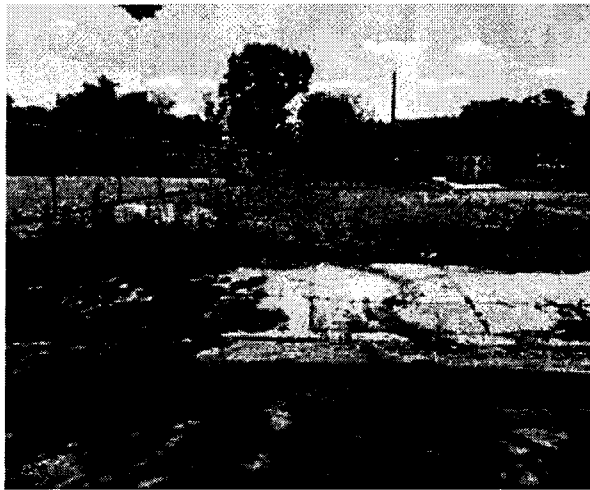
The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 6,030 square feet (0.14 acres) in area, with 60 feet of frontage along Saunders Street, 62.17 feet of frontage along Morrison Street, and has an average depth of approximately 101 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by broken asphalt, loose stones, and dirt, as well as an oversized curb cut along Saunders Street. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.5 BLOCK 1104, LOT 53 | 2930 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:
Camden Board of
Education

Property Owner Address:
1033 Cambridge Street
Camden, NJ 08105

Acreage:
0.36 acres

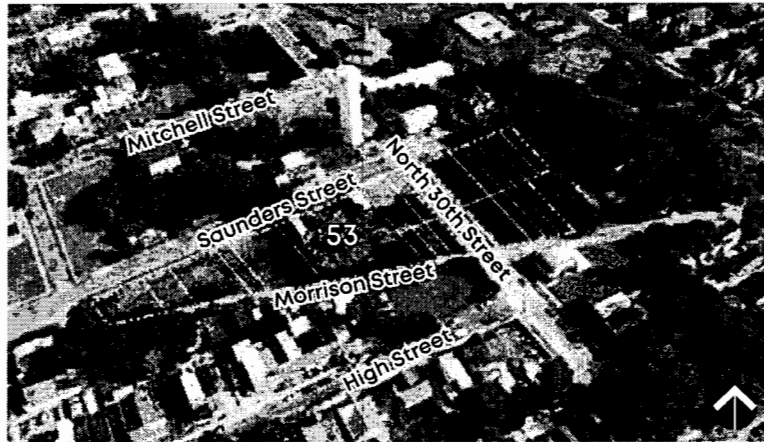
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☐ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☒ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 15,720 square feet (0.36 acres) in area, with 120 feet of frontage along Saunders Street, 124.75 feet of frontage along Morrison Street, and has an average depth of approximately 131 feet.

The property is presently vacant, with only a chain-link fence along the perimeter of the property. Along the Saunders Street frontage, there is a public sidewalk and a single mature street tree. Along Morrison Street, there are neither public sidewalks nor street trees.

This property is the former site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire.

RECORDS SUMMARY

In May 2024, the Fire Department reported an incident involving a building fire. Nearly a dozen other incidents were reported between 2008 and 2013, most of them involving an alarm system activation. No other records were found. Upon review of historical aerial orthophotography, the property has been vacant for approximately one (1) year.



PROPERTY INSPECTION FINDINGS

The property is generally being maintained, by virtue of the apparent lack of vegetation and the chain-link fence along the perimeter of the property. However, along Saunders Street, the public sidewalk is in extremely poor condition, exhibiting severe cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk. Additionally, Morrison Street itself is essentially a dirt pathway.

SUMMARY

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

Given that the property is situated within the middle of the Study Area, and its inclusion is necessary for the effective redevelopment of the Study Area as a whole, the property satisfies the so-called "*Section 3*" criteria.

4.6 BLOCK 1104, LOT 55 | 2938 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.09 acres

Land Use:

Vacant Land

Zoning:

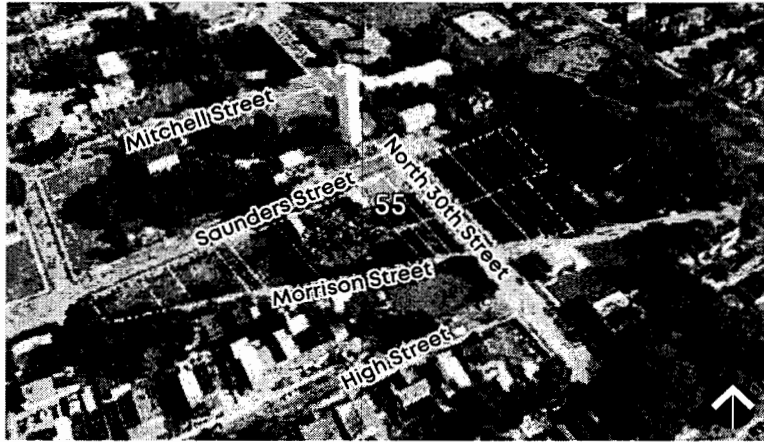
R-2 Residential

Redevelopment**Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☐ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☒ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

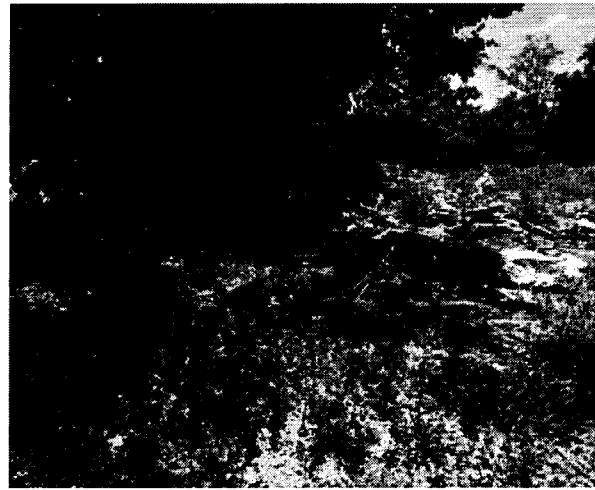
The property is a mid-block lot, located on the south side of Saunders Street. The property is regular in shape, 4,000 square feet (0.09 acres) in area, with 40 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a single tree near the rear of the property. Along the Saunders Street frontage, there is a public sidewalk but no street trees.

This property is the former site of the Hosanna AME Church, which suffered from and eventually succumbed to structural issues, and was demolished by the City in recent years.

RECORDS SUMMARY

In December 2019, the Fire Department reported an incident involving a building fire. No other records were found. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001311 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for only a few years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, with large piles of trash around the base of the tree. During site inspection, two (2) persons were rummaging through the trash. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration.

SUMMARY

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

Given that the property is situated within the middle of the Study Area, and its inclusion is necessary for the effective redevelopment of the Study Area as a whole, the property satisfies the so-called "*Section 3*" criteria.

4.7 BLOCK 1104, LOT 56 | 2940 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

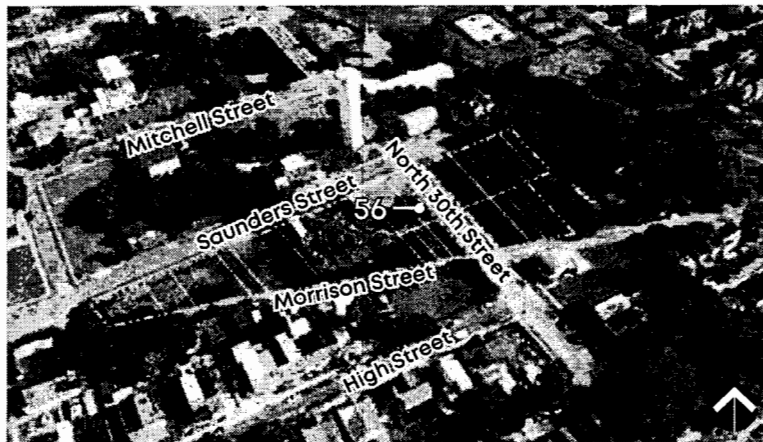
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a corner lot, located on the south side of Saunders Street and west side of North 30th Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, 100 feet of frontage along North 30th Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along both Saunders and North 30th Streets, there is a public sidewalk, but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001312 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting some vegetative overgrowth and dirt in various areas throughout the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration. Along North 30th Street, the public sidewalk is in fair condition, with some vegetative overgrowth encroaching into the sidewalk.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.8 BLOCK 1104, LOT 59 | 2974 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

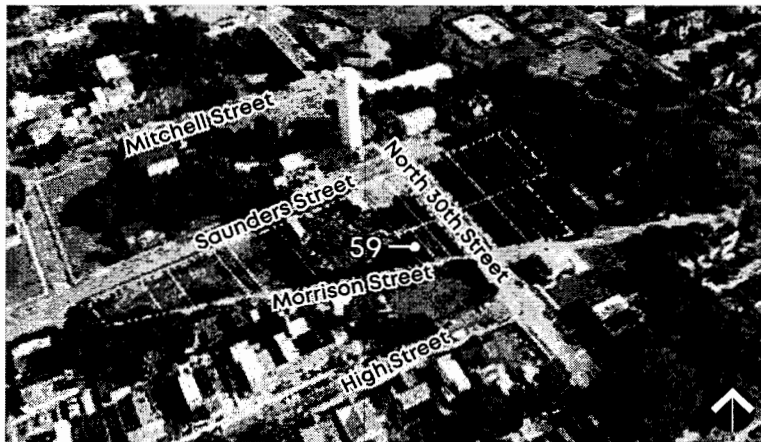
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,120 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, and has an average depth of approximately 56 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a municipal currently a lien on the property, with tax certificate no. 25001313 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and a large pile of trash was observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.9 BLOCK 1104, LOT 60 | 2951 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

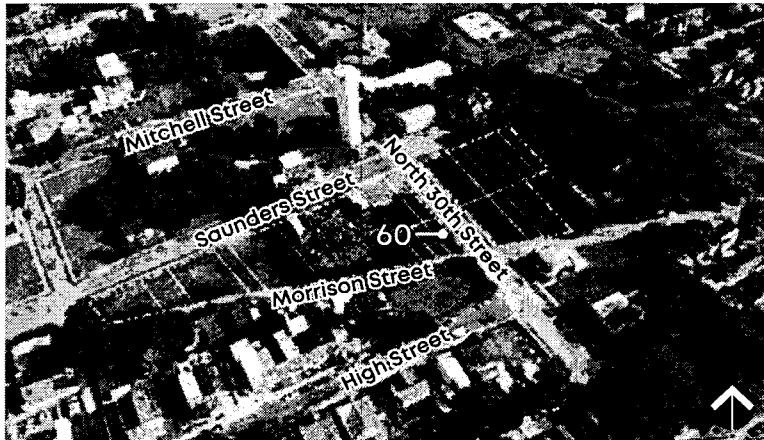
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the north side of Morrison Street and west side of North 30th Street. The property is irregularly shaped, approximately 1,306 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, 72.48 feet of frontage along North 30th Street, and has an average depth of approximately 69 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees, and along North 30th Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001314 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and multiple piles of trash were observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it. Along North 30th Street, the public sidewalk is in fair condition, with some vegetative overgrowth encroaching into the sidewalk.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.10 BLOCK 1104, LOT 91 | SS SAUNDERS 160 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.04 acres

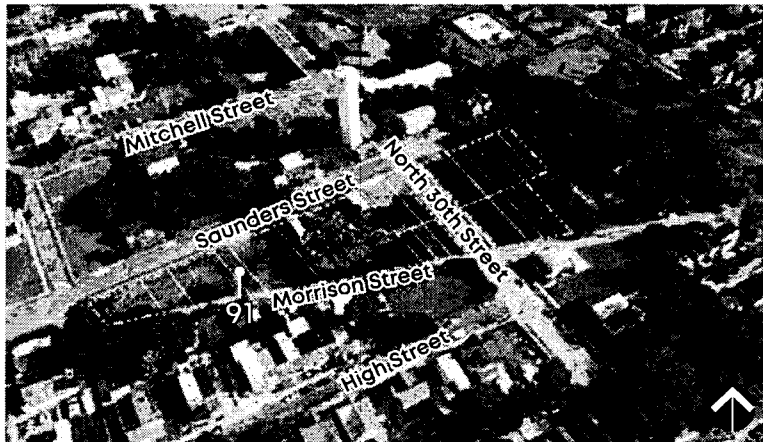
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 1,740 square feet (0.04 acres) in area, with 20 feet of frontage along both Saunders and Morrison Streets, and has an average depth of approximately 87 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by broken asphalt, loose stones, and dirt, as well as an oversized curb cut along Saunders Street. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.11 BLOCK 1104, LOT 93 | SS SAUNDERS & 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.06 acres

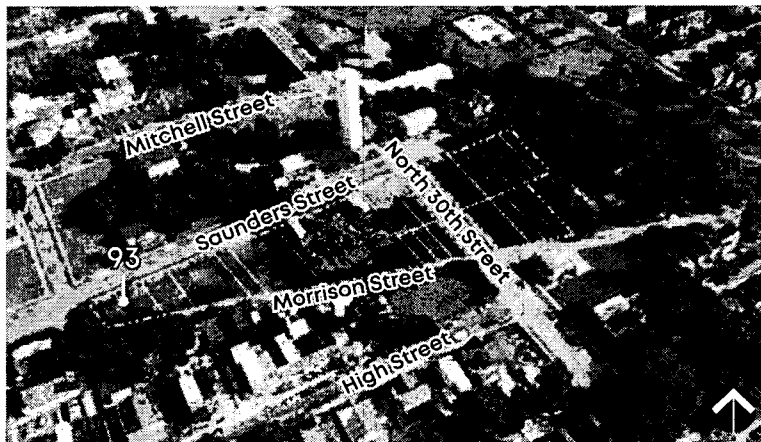
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the south side of Saunders Street, north side of Morrison Street, and east side of North 29th Street. The property is irregular in shape, approximately 2,613 square feet (0.06 acres) in area, with 60.62 feet of frontage along Saunders Street, 65 feet of frontage along Morrison Street, 30.83 feet of frontage along North 29th Street, and has an average depth of approximately 41 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street and North 29th Street, there are neither public sidewalks nor street trees.



RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.

PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb and inlet are in poor condition.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.12 BLOCK 1104, LOT 95 | NS MORRISON ST W 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

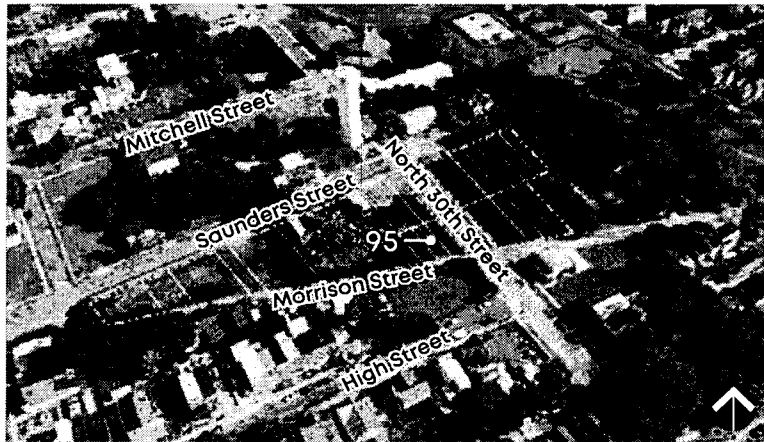
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,250 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, and has an average depth of approximately 63 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001315 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and a large pile of trash was observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.13 BLOCK 1107, LOT 15 | SE SAUNDERS & 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.09 acres

Land Use:

Vacant Land

Zoning:

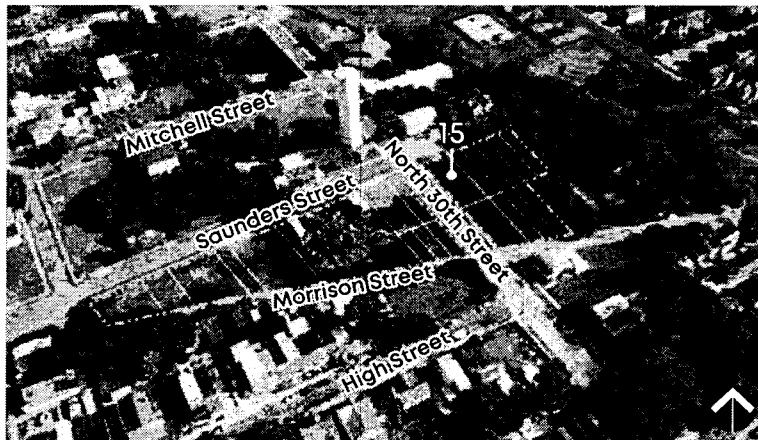
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a corner lot, located on the south side of Saunders Street and east side of North 30th Street. The property is rectangular in shape, 4,000 square feet (0.09 acres) in area, with 40 feet of frontage along Saunders Street and 100 feet of frontage along North 30th Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees, and along North 30th Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

The Fire Department reported motor vehicle accidents along the frontage of the property, in December 2013 and June 2022. No other records were found. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001319 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved. Along North 30th Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb is in poor condition.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.14 BLOCK 1107, LOT 16 | 3004 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

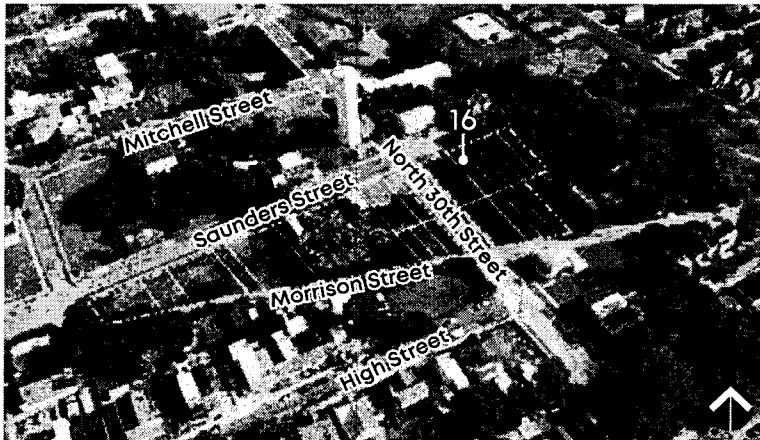
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001320 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.15 BLOCK 1107, LOT 17 | SS SAUNDERS 60E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

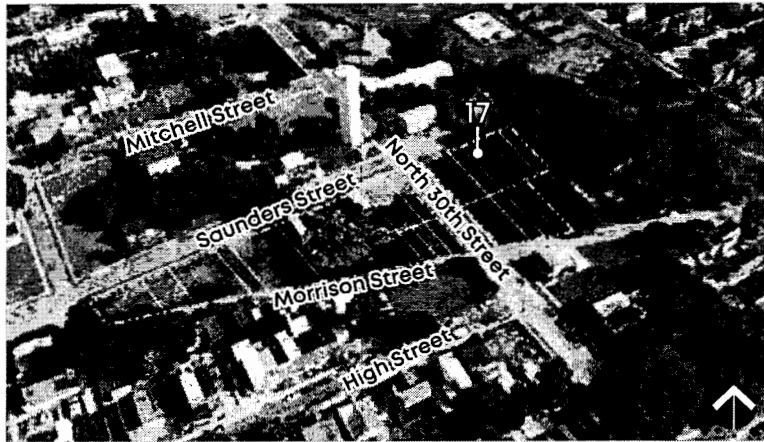
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001321 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.16 BLOCK 1107, LOT 18 | SS SAUNDERS 80 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

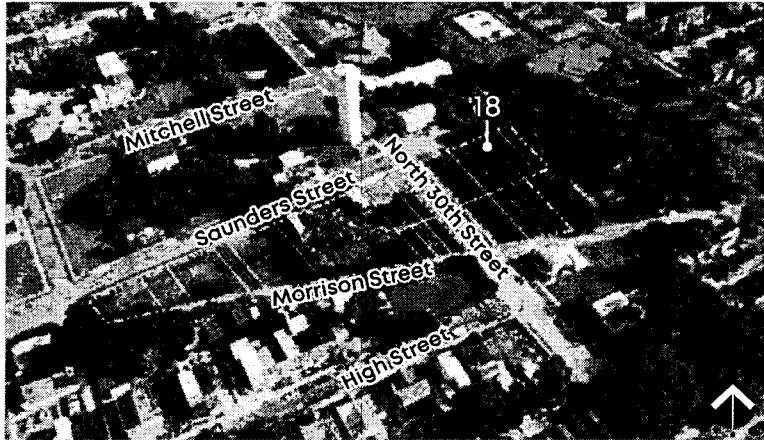
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

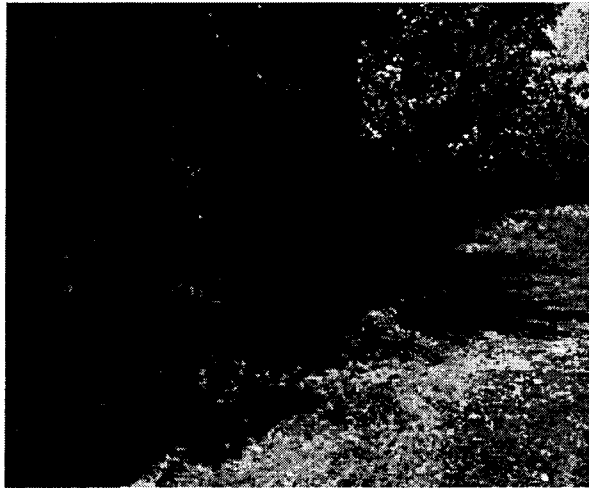
The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001322 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high along the chain-link fence. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.17 BLOCK 1107, LOT 19 | SS SAUNDERS 100 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

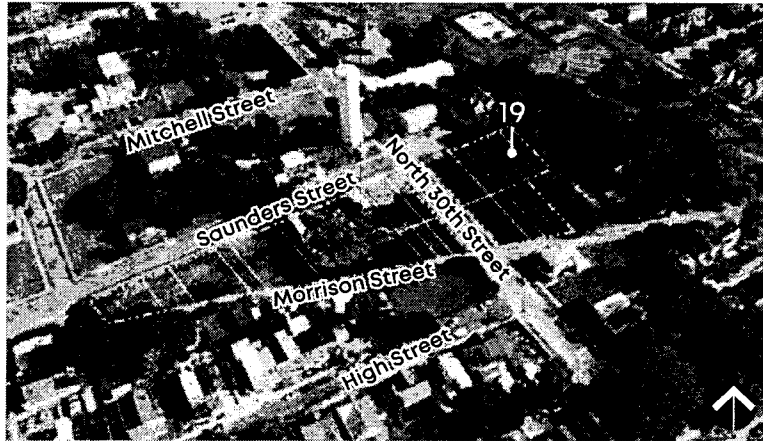
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

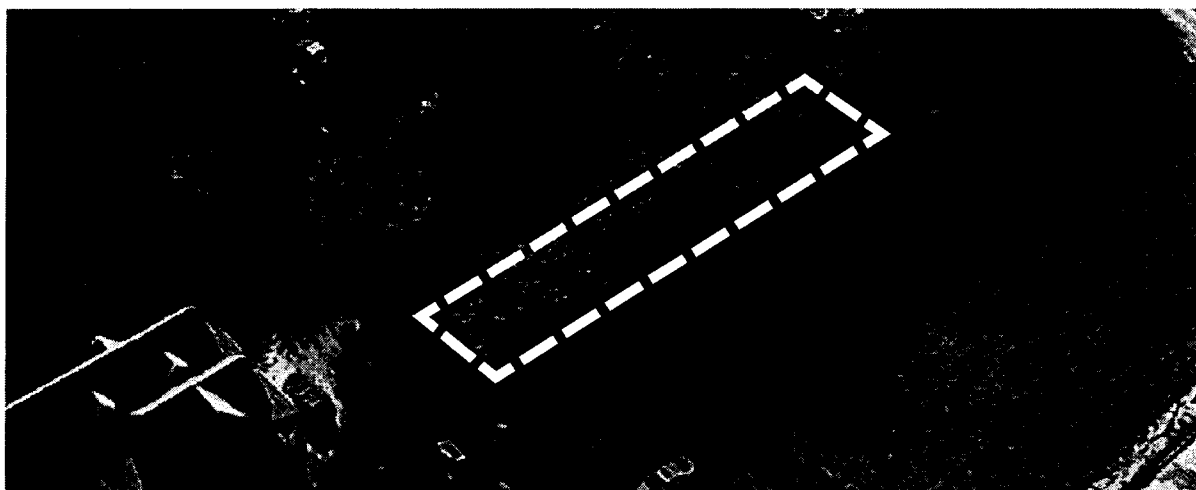
The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a chain-link fence around the perimeter of Lots 19 and 20. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001323 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

PROPERTY INSPECTION FINDINGS

The property is essentially a small, fenced-in wooded and heavily overgrown lot. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.18 BLOCK 1107, LOT 20 | SS SAUNDERS 120 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

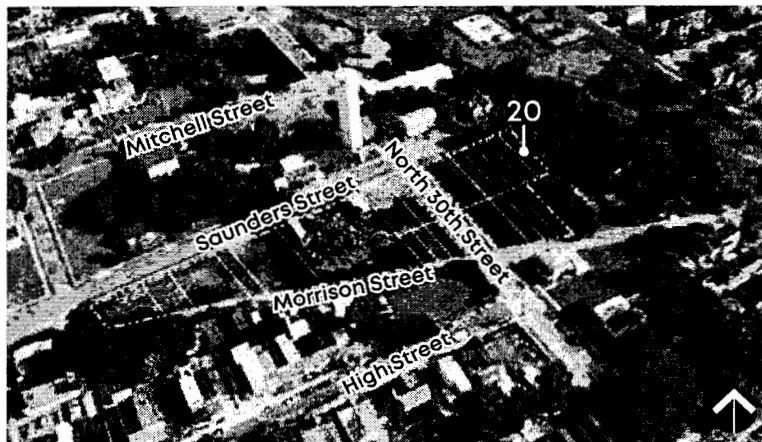
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

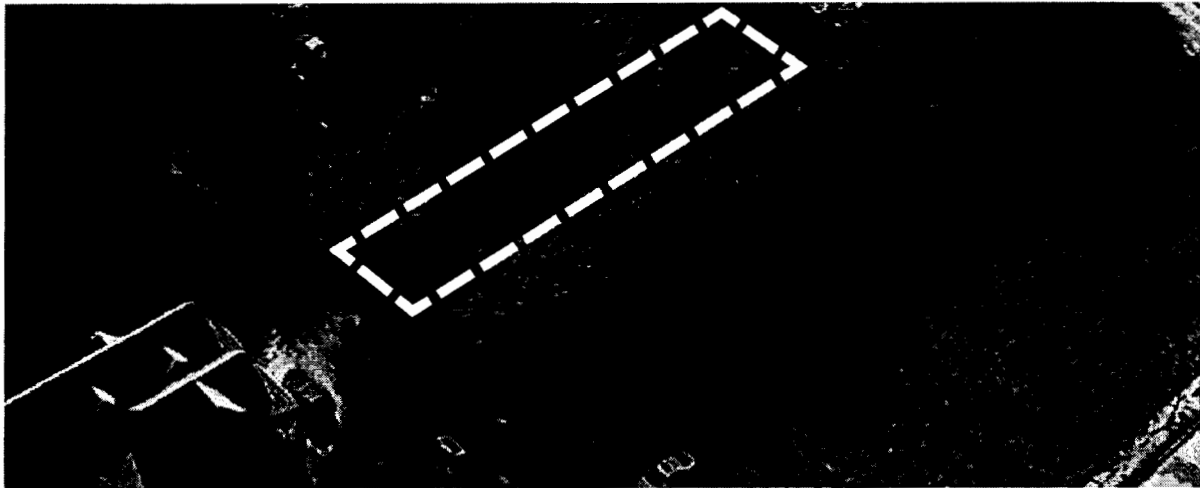
The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a chain-link fence around the perimeter of Lots 19 and 20. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001324 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

PROPERTY INSPECTION FINDINGS

The property is essentially a small, fenced-in wooded and heavily overgrown lot. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.19 BLOCK 1107, LOT 27 | NE MORRISON & 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.08 acres

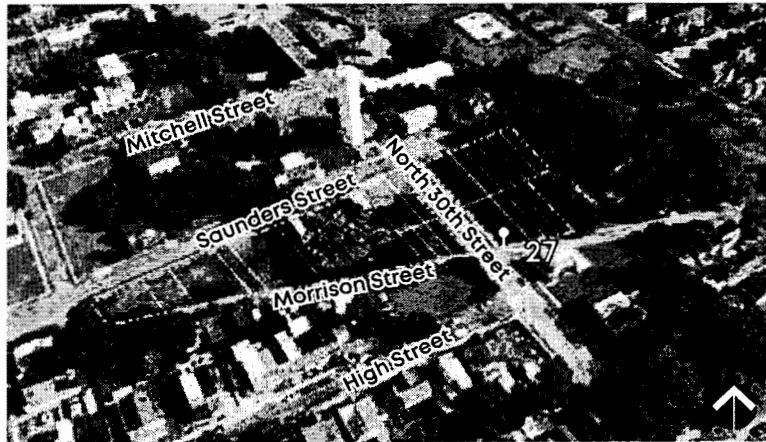
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

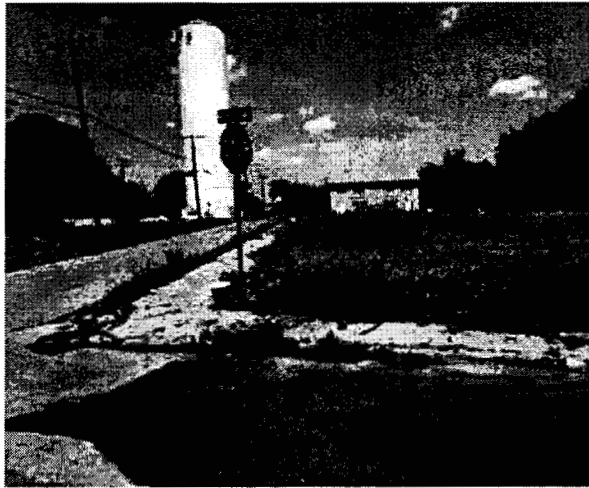
The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and lot width for certain use types, the property has a non-conforming lot depth for all use types. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the north side of Morrison Street and east side of North 30th Street. The property is irregular in shape, approximately 3,484 square feet (0.08 acres) in area, with 42.21 feet of frontage along Morrison Street and 85.23 feet of frontage along North 30th Street, and has an average depth of approximately 91 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street and North 30th Street, there are public sidewalks but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and trash was observed along the frontage of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along both Morrison Street and North 30th Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb and inlet are in poor condition.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.20 BLOCK 1107, LOT 28 | NS MORRISON 42 E 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

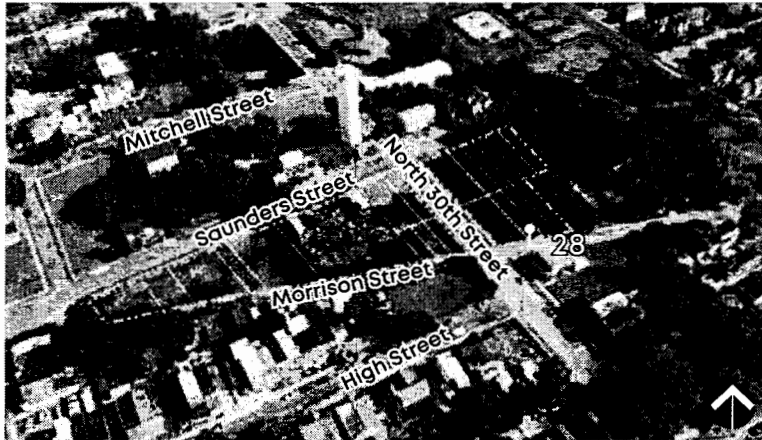
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,970 square feet (0.05 acres) in area, with 21.1 feet of frontage along Morrison Street, and has an average depth of approximately 99 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.21 BLOCK 1107, LOT 29 | 3005 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Morrisette, Jesse D &
Dorothy

Property Owner Address:

3000 Morrison Street
Camden, NJ 08105

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

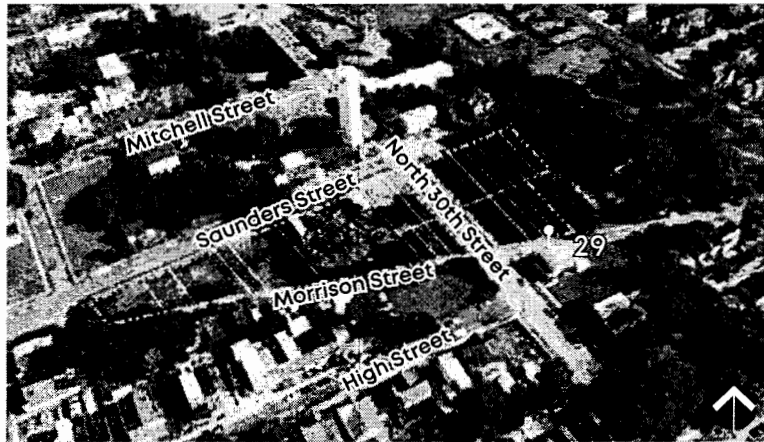
R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 2,100 square feet (0.05 acres) in area, with 20 feet of frontage along Morrison Street, and has an average depth of approximately 105 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 37673 issued on October 9, 1987. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk and roadway.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.22 BLOCK 1107, LOT 30 | NS MORRISON 84 E 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

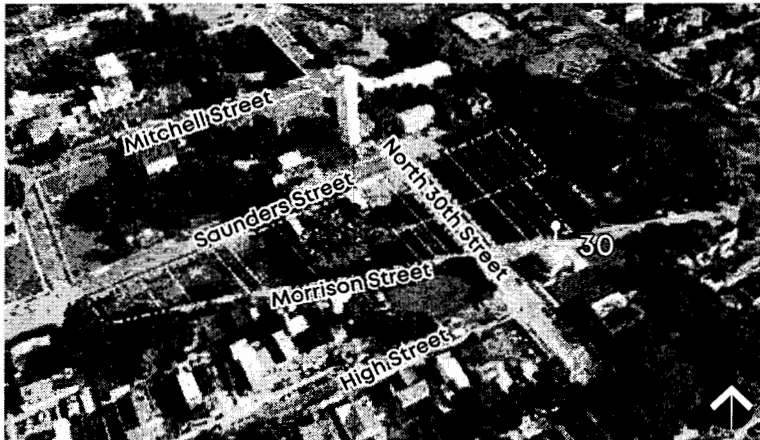
Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- ☐ A. Deterioration
- ☐ B. Abandoned
- ☒ C. Public/Vacant
- ☐ D. Obsolete Layout
- ☐ E. Title Issues
- ☐ F. Natural Disaster
- ☒ G. Urban Enterprise
- ☒ H. Smart Growth
- ☐ Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 2,260 square feet (0.05 acres) in area, with 20 feet of frontage along Morrison Street, and has an average depth of approximately 113 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

5 | CONCLUSION

5.1 CONCLUSION

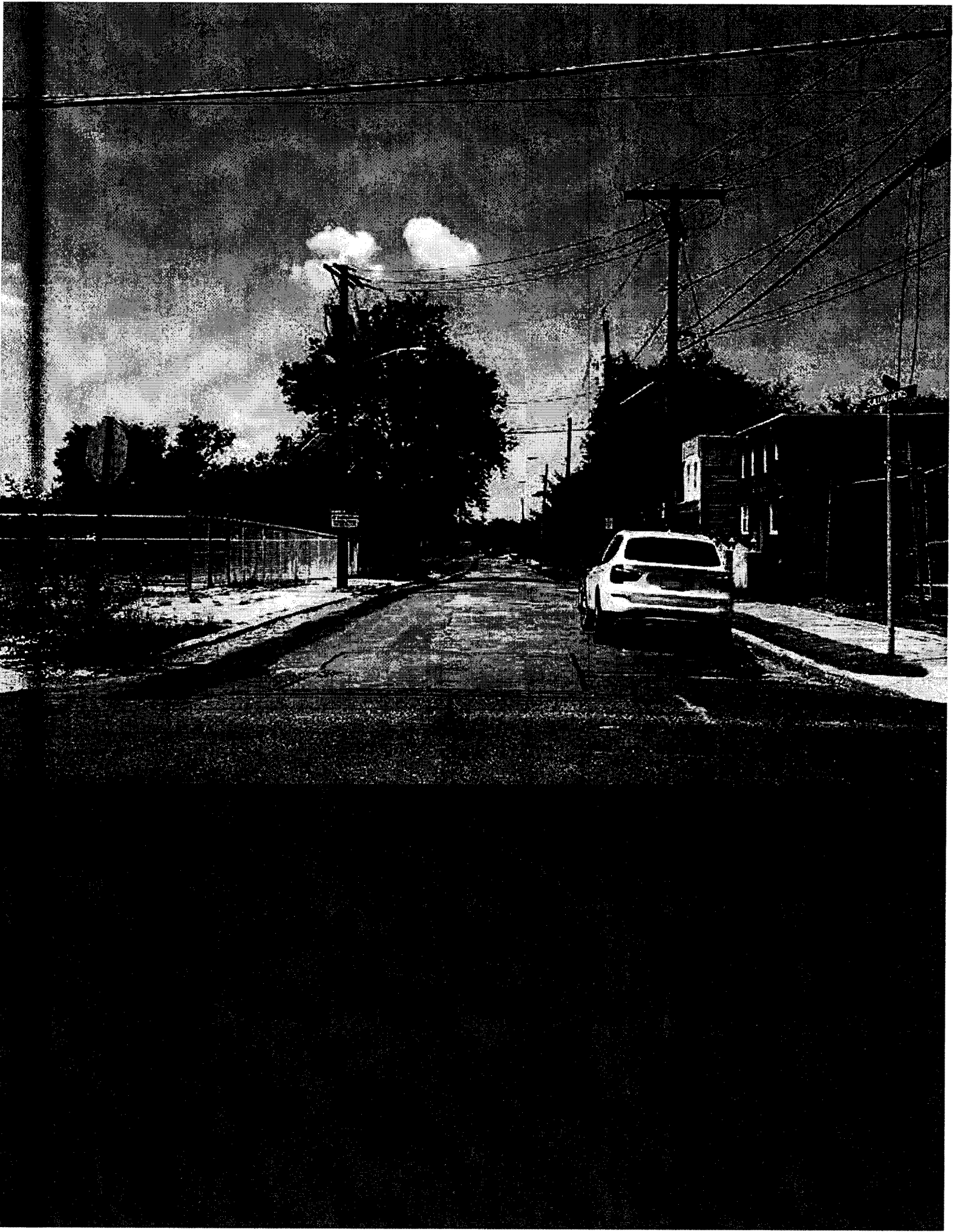
The foregoing report was prepared at the direction of the City Council and on behalf of the Planning Board to conduct a Study pursuant to N.J.S.A. 40A:12A-6 of the Study Area and determine whether all or a portion of the Study Area meets the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a “non-condemnation area in need of redevelopment” under the LRHL, and whether all or a portion of said Study Area should be designated as a “non-condemnation area in need of redevelopment.”

The analysis contained herein shows that this designation is appropriate for the Study Area due to: municipal-owned land, or unimproved vacant land that has remained so for a period of at least 10 years, and that by reason of its location, are not likely to be developed through the instrumentality of private capital; being situated within Camden's Urban Enterprise Zone; and being situated within an area that is consistent with and promotes smart growth planning principles. Additionally, in the case of certain properties within the Study Area, this designation is appropriate not only because it meets the criteria established above, but also because it aligns with the intent and purpose of the so-called “Section 3” criteria.

Overcoming these existing hindrances while taking advantage of opportunities for redevelopment - as envisioned in the Master Plan and State Plan - would allow these properties to become potentially more useful and valuable for contributing to and serving the public health, safety, and welfare of the surrounding area and the overall community.

For the reasons articulated in this Study, it is recommended that the City Council and the Planning Board take the action necessary as prescribed by the LRHL to declare the Study Area as a “non-condemnation area in need of redevelopment.”

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LEYBA-MARTINEZ
1/13/2026

R-44

RESOLUTION RECOGNIZING AND HONORING JOSE VELAZQUEZ, FOUNDER AND PRESIDENT OF LIGA FÚTBOL LA CORONA, WHICH WAS CREATED TWENTY YEARS AGO TO CREATE A SAFE, WELCOMING SPACE FOR CAMDEN'S LATINO COMMUNITY, BRINGING PEOPLE TOGETHER THROUGH THE SHARED LOVE OF THE GAME

WHEREAS, JOSE VELAZQUEZ, is the Founder and President of **LIGA DE FÚTBOL LA CORONA**; and

WHEREAS, JOSE VELAZQUEZ, was born and raised in Chipas, Mexico; and

WHEREAS, JOSE VELAZQUEZ, immigrated to the United States in the early 2000s in search of greater opportunities; and

WHEREAS, JOSE VELAZQUEZ, since the early 2000s has made his home in the City of Camden; and

WHEREAS, JOSE VELAZQUEZ, in 2005, founded and established **LIGA DE FÚTBOL LA CORONA**, to create a safe, welcoming space for the City's Latino community; and

WHEREAS, JOSE VELAZQUEZ, in establishing **LIGA DE FÚTBOL LA CORONA** sought to and did, in fact, bring people together through their shared love of this beautiful game; and

WHEREAS, JOSE VELAZQUEZ, takes great pride in the League's growth and is grateful for all of the support the City of Camden has given him and **LIGA DE FÚTBOL LA CORONA** over the years; and

WHEREAS, JOSE VELAZQUEZ has brought recognition and honor to his community, the City of Camden, its Officials and its residents; and

WHEREAS, JOSE VELAZQUEZ, deserves praise and admiration from the City of Camden, its Officials and Residents for his incredible efforts over the years leading to the success of **LIGA DE FÚTBOL LA CORONA**; now therefore,

BE IT RESOLVED, by the City Council of the City of Camden, that it hereby wishes to recognize and commend **JOSE VELAZQUEZ** for his achievements and dedication to **LIGA DE FÚTBOL LA CORONA** as well as to his community, the City of Camden, its Officials and Residents. **Well-deserved congratulations!**

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: January 13, 2026

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

RESOLUTION IN MEMORIAM FOR RUSSELL C. FARMER, JR.

WHEREAS, RUSSELL C. FARMER, JR. departed this life and peacefully entered into eternal life on December 31, 2025 at the blessed age of 85 years; and

WHEREAS, RUSSELL C. FARMER, JR. was affectionately known by many names, including "Russ", "Uncle Russ", "Pop-Pop", "RC", "Chopper", "Pork Chop", and most notably, "Socrates with the Scissors"; and

WHEREAS, RUSSELL C. FARMER, JR. was born in the City of Camden on February 4th, 1940, to the late Russell C. Farmer Sr. and Eva Farmer (Smith), spent his adolescence attending St. Bart's Catholic School until 8th grade and then attended Camden High School; and

WHEREAS, RUSSELL C. FARMER, JR. during this time, met the love of his life and soul mate, Elizabeth Farmer (Lang) and shortly after, they married! From this union they had four children- Charm "Snail" Farmer, the late Ava "Polly" Farmer, Russell "Speed/Beanie Boy" Farmer III (Kelly Ahern), and Dara "Pea" Riggs (Farmer) (Reginald "Reg" Riggs); and

WHEREAS, RUSSELL C. FARMER, JR. ultimately pursued his passion for barbering, was an apprentice at Willie's Barbershop and Mr. Watson's and, in 1964, Mr. Watson's sold the shop to **RUSSELL C. FARMER, JR.** who then renamed it to what we know it today- -- "RC's Universal Tonsorial Parlor". Later in the early 1980's, RC's relocated the shop to the corner of 5th and Washington where it still stands; and

WHEREAS, RUSSELL C. FARMER, JR., throughout his life, had an immense love for nutrition, making his own foods from scratch when he could, cooking, baking, hunting, writing poems, barbering, and of course his family- especially his Bess, "my wife, my life". Moreover, Russell was an avid believer in making the most of your time and not being stagnant in life- to try new things, which he made sure he kept himself always busy. His life and legacy are truly unique and have touched so many lives in the community; and

WHEREAS, RUSSELL C. FARMER, JR. adored history, especially Black History. He was one of the founding members of the BPUM (Black People Unity Movement) where they provided health programs, education, and lunches to the children of the City of Camden. While at RC's, Russ would also host many events such as "Half off Wednesdays for senior citizens and disabled veterans (1974)", "Stop the Violence: Larry Gaines basketball tournaments", and the annual "Black History in the Barbershop". At this event, he would have free blood pressure and diabetes testing, as well as have Black Historians come in with artifacts during the time of Slavery and information on Black inventors; thereby reminding the elementary students that would attend, and news outlets, friends, family, and clients alike that Black history is WORLD HISTORY- and it is forever happening; and

WHEREAS, RUSSELL C. FARMER, JR., was a member of the Baptist Temple Church under the leadership of Pastor Cornell N. Williams and was a member of various ministries including ushering, security, and health education; and

WHEREAS, RUSSELL C. FARMER, JR. loved baking and cooking. Many members of the church and friends were lucky enough to get their hands on his cakes, specifically the famous pound cake that was loved by so many. Though he shared his passion of baking and cooking with his church family, his talents were also highly praised at home where he hosted holidays at the longtime family home in Lawnside, and where all of the families would gather for numerous Thanksgivings and Christmases; and

WHEREAS, RUSSELL C. FARMER, JR. is survived by his wife, Elizabeth "Bess" Farmer (Lang); sister, Veronica "Lump" Shelton (Farmer) (late Howard Shelton Sr.); children, Charm "Snail" Farmer, late Ava "Polly" Farmer, Russell "Speed/Beanie Boy" Farmer III (Kelly Ahern), Dara "Pea" Riggs (Farmer) (Reginald "Reg" Riggs); grandchildren, Shaunn "He-Man" Farmer, Chanel "Nelly" Verdell, Sade "Boo-Boo" Clarke (Verdell) (William Clarke), Clarence "Jeeb" Verdell, Asha "Sally" Verdell, Russell "Russ-Russ" Collier (Phyllis Wormley), Tiara "Tibs" Farmer (Javier "Jav" Torres), Amaya "Poo-Poo" Thomas (Josh "JOSHHH" Thomas), Mehki Brown, Nadja "Garfield" Riggs, Naomi "Princess" Riggs, Jalen "Jaybird/Zap" Riggs; great grandchildren, Zeda, Shaunn, Justus, Lilu, Aliyah, Jahcier, Layla, Jadin, Anayah, Jeremiah; furry great grandchildren, the late Louie, Pablo, Leafy, Loki, Stella, Roxi, Barkely; special relationship with his cousin, Calvin "Doodlebug" Farmer (late Joanna); nieces and nephews, Howard Shelton Jr. (Phyllis Harris), the late Jeffrey Shelton, Leah Dorsey (Shelton) (Darnell Dorsey), and Nada Kinniebrew (Shelton) (Rolanzo Kinniebrew) -- with a host of cousins, friends, and acquaintances, now therefore,

BE IT RESOLVED by the City Council of the City of Camden that it hereby extends to the family and friends of **RUSSELL C. FARMER, JR.**, this expression of sincere regret and sympathy for the loss of their loved one and offers the hope that they will be consoled by the memories of his life and legacy.

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.

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

FUENTES
1/13/2026

17-216

RESOLUTION APPOINTING WARD 3 COUNCILMAN FALIO LEYBA-MARTINEZ TO THE PLANNING BOARD AS A CLASS III MEMBER FOR A TERM OF ONE YEAR, ENDING ON JANUARY 12, 2027

WHEREAS, N.J.S.A. 40:55D-23 authorizes the City Council of the City of Camden to appoint a member of the Governing Body as the Class III member to the City of Camden Planning Board; and

WHEREAS, the City Council of the City of Camden, has now determined to appoint Ward 3 Councilman Falio Leyba-Martinez to the Planning Board as a Class III Member for a term of one-year which will end on January 12, 2027; now therefore,

BE IT RESOLVED, by the City Council of the City of Camden that it hereby appoints Ward 3 Camden City Councilman Falio Leyba-Martinez as the Class III member to the City of Camden Planning Board for a one-year term ending on January 12, 2027.

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

Date of Introduction: January 13, 2026

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-47

ALL MEMBERS

1/13/2026

**RESOLUTION APPOINTING MEMBERS OF THE MUNICIPAL APPOINTMENT
COMMITTEE OF CITY COUNCIL FOR A TERM OF ONE (1) YEAR**

WHEREAS, Chapter 26, section 26-32 of the Camden Code provides for the appointment of three (3) Councilpersons to serve on the three-member Municipal Appointment Committee of City Council; and

WHEREAS, this City Council wishes to appoint the Council members to serve on the Municipal Appointment Committee of City Council; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden does hereby appoint the following City Councilpersons to serve on the Municipal Appointment Committee of City Council for a term of one (1) year commencing on January 13, 2026 and ending on January 12, 2027:

City Councilman Falio Leyba-Martinez
City Council Vice President Arthur Barclay
City Councilwoman Nohemi Soria-Perez

BE IT FURTHER RESOLVED, that the City Council of the City of Camden hereby supports the election of City Councilman Falio Leyba-Martinez to serve as Chairperson of the Municipal Appointment Committee during the term set forth above.

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

Date of Introduction: January 13, 2026

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