

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Economic Development/ Brownfields**

**Resolution No.: 05-10-23A**

**Resolution Title:**

**Resolution Authorizing a Contract with The Ambient Group, LLC for Contaminated Soil Removal Services at the Southern Block of the Yaffa Site Designated as Block 331 of the City of Camden Tax Map for an Amount Not to Exceed \$4,164,630.00**

**Project Summary:**

- S.Yaffa & Sons, Inc. has been cited for illegally importing and stockpiling contaminated soil material on property owned by Weyhill Realty Holdings, LLC d/b/a WRH I, LLC an affiliated entity, at Mount Vernon, Sycamore, 6<sup>th</sup> and 7<sup>th</sup> Street which are designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 89, 113, 114 and as Block 324, Lots 4, 7-9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 26-33, 34, 39, 40, 41 on the City of Camden Tax Map (the "Yaffa Site")
- CRA, pursuant to Resolution 03-09-22A, entered into a Shared Services Agreement with the City of Camden for CRA to manage environmental services for the Yaffa Site including City-owned and CRA-owned property and certain private properties within Blocks 331 and 324
- Based on waste characterization sampling data provided by Montrose, the Licensed Site Remediation Professional (LSRP) under contract for this site, site soils contained elevated levels of contamination that require removal from the Site.
- CRA issued an Invitation for Bids to remove the contaminated soil pile material from the Southern portion (Block 331) of the Yaffa Site.
- CRA received four (4) bids, and determined that Ambient Group LLC provided the lowest responsible bid for an amount Not to Exceed \$4,164,630

**Purpose of Resolution:**

To authorize a non-professional contract

**Award Process:**

An Invitation for Bids was advertised in accordance with the "fair and open" process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq.

**Cost Not To Exceed:**

\$4,164,630 (Total Bid)

**Total Project Cost:**

TBD

**Source of Funds:**

Shared Services Agreement with City of Camden, American Recovery Act Plan funding

05-10-23A

**Resolution Authorizing a Contract with The Ambient Group, LLC for Contaminated Soil Removal Services at the Southern Block of the Yaffa Site Designated as Block 331 of the City of Camden Tax Map for an Amount Not to Exceed \$4,164,630.00**

**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, as part of the CRA’s redevelopment duties, the CRA manages the City of Camden Brownfields Program; and

**WHEREAS**, S.Yaffa & Sons, Inc. has been cited for illegally importing and stockpiling contaminated soil material on property at Mount Vernon, Sycamore, 6<sup>th</sup> and 7<sup>th</sup> Street which are designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 89, 113, 114 and as Block 324, Lots 4, 7-9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 26-33, 34, 39, 40, 41 on the City of Camden Tax Map (the "Yaffa Site"); and

**WHEREAS**, the City of Camden (“City”) acquired the Yaffa Site via tax foreclosure in 2022; and

**WHEREAS**, CRA, pursuant to Resolution 03-09-22A, entered into a Shared Services Agreement with the City for CRA to manage environmental services needed to address the contamination at properties within Blocks 331 and 334 designated on the City of Camden Tax Map; and

**WHEREAS**, in order to procure the removal of the soil pile on the Southern portion of the Yaffa Site (Block 331), CRA advertised an Invitation for Bids entitled "Contaminated Soil Removal 618 Chestnut Street (Block 331), Camden, New Jersey" dated February 17, 2023, in accordance with the "fair and open" process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq., and

**WHEREAS**, CRA received four (4) bids in response to the bid solicitation, and determined that Ambient Group LLC provided the lowest responsible bid.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a contract with Ambient Group LLC for the removal of contaminated soil pile material from the Southern portion of the Yaffa Site in an amount not to exceed \$4,164,630 Total Bid; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

05-10-23A (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Christopher Collins**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis			
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey			X
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel