

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

**Economic Development/ Brownfields**

**Resolution No.: 04-09-25C**

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with  
Montrose Environmental Solutions, Inc. to Provide Licensed Site Remediation  
Professional and Environmental Services for Certain Property  
Designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114  
of the City of Camden Tax Map for an Amount Not to Exceed \$93,860.00**

**Project Summary:**

- The “Yaffa” Site is inclusive of various lots on Block 331 and Block 324 as designated on the City of Camden Tax Map. The private property owner has been cited for illegally accepting and stockpiling contaminated soil on parcels within Block 331 and 324. Land within Blocks 331 and 324 are active cases with the New Jersey Department of Environmental Protection (“NJDEP”) Site Remediation Program (“SRP”) and Solid Waste Program.
- The City of Camden now owns the property designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 by way of tax foreclosure (the “Site”).
- Preliminary data provided by the NJDEP indicate the presence of elevated levels of contamination in the soils that require an environmental assessment.
- A Licensed Site Remediation Professional (“LSRP”) is required to be retained to oversee the implementation of any environmental assessment and remediation conducted in New Jersey.
- CRA competitively procured and awarded by Resolution No.: No.: 03-09-22C an initial contract to Montrose Environmental Solutions, Inc. (“Montrose”), to serve as the Licensed Site Remediation Professional (“LSRP”) and provide professional environmental consulting services at the Site.
- The environmental assessment of the Site's is necessary to facilitate site cleanup and future reuse.
- CRA issued a request for pricing proposal from Montrose for continued LSRP services and to conduct the additional assessment and remedial activities and Montrose provided a cost proposal in an amount not to exceed \$93,860.00.
- The additional assessment will be funded from an approved State Hazardous Discharge Site Remediation Fund (“HDSRF”) Program grant.

**Resolution No.: 04-09-25C (cont'd)**

**Purpose of Resolution:**

To authorize a professional services agreement

**Award Process:**

The initial contract was procured in a “fair and open” process via a Request for Pricing issued to the CRA’s Prequalified List of Environmental and Engineering Firms. Because of Montrose’s experience as the LSRP of record for the Site, it is reasonable and cost efficient to continue Montrose’s environmental services at the Site. Accordingly, the solicitation was conducted as a non-fair and open process.

**Cost Not to Exceed:**

\$93,860.00

**Total Project Cost:**

TBD

**Source of Funds:**

NJ Hazardous Discharge Site Remediation Fund (“HDSRF”) Assessment Grant

04-09-25C

**Resolution Authorizing a Professional Services Agreement with  
Montrose Environmental Solutions, Inc. to Provide Licensed Site Remediation Professional and  
Environmental Services for Certain Property  
Designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114  
of the City of Camden Tax Map for an Amount Not to Exceed \$93,860.00**

**WHEREAS**, the City of Camden (“City”) owns Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map (the "Site"); and

**WHEREAS**, CRA manages the Camden Brownfields Program for the City and secures brownfield grant funds which are available for such purposes; and

**WHEREAS**, preliminary data indicates the presence of elevated levels of contamination in the soils which require additional environmental assessment; and

**WHEREAS**, a Licensed Site Remediation Professional ("LSRP") is required to be retained to oversee the implementation of any environmental assessment and remediation conducted in New Jersey, pursuant to N.J.S.A. 58:10C-1 et seq; and

**WHEREAS**, CRA Resolution No.: 03-09-22C authorized a contract in the amount of \$130,435.00 with Montrose Environmental Solutions, Inc. (“Montrose”) to provide LSRP assessment and remediation services at the site, Resolution No.: 11-09-22C amended the contract to add \$12,384.00 to the existing service agreement for characterization and sampling of materials, and Resolution No.: 03-20-24D authorized a continuing contract to provide LSRP assessment and remediation services at the site; and

**WHEREAS**, additional environmental assessment and remediation activities are required by the New Jersey Department of Environmental Protection (“NJDEP”) to address site specific conditions encountered during the implementation of the prior contract; and

**WHEREAS**, CRA solicited Montrose as the current LSRP of record in a non-fair and open process, pursuant to the provisions of N.J.S.A. 40A 11-5 (1) (a)(i) and Montrose has provided a price proposal not to exceed \$93,860.00.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a professional services agreement with Montrose to continue to provide Licensed Site Remediation Professional Services (“LSRP”) and additional environmental assessment and remediation services at property designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map for the term of one (1) year in an amount not to exceed \$93,860.00; and

**BE IT FURTHER RESOLVED** that the 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.

04-09-25C (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Tasha Gainey-Humphrey

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins			
Derek Davis	X		
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  
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

## Exhibit A

## TAX BLOCK 331 - YAFFA SITE

Tax Lots	Street Address	Owner Name
46	602 CHESTNUT ST	CAMDEN CITY
50 as well as 41,48,49,52	SS CHESTNUT 60 E 6TH	CAMDEN CITY
54 as well as 55-65	624-644 CHESTNUT ST	CAMDEN CITY
67	NW SYCAMORE & 7TH	CAMDEN CITY
75	619 SYCAMORE ST	CAMDEN CITY
80	601-609 SYCAMORE ST	CAMDEN CITY
114	604 CHESTNUT ST	CAMDEN CITY
86	1114 SO 6TH ST	CAMDEN CITY
87	1112 SO 6TH ST	CAMDEN CITY
89	1108 SO 6TH ST	CAMDEN REDEVELOPMENT AGENCY
113	602 1/2 CHESTNUT ST	CAMDEN CITY
City filed a condemnation complaint; City and Owner reached a settlement for the city to acquire the property.		
53	620 CHESTNUT ST	MCCONNELL, JAMES & SOUDAN, CARLTON