



# AGENDA

CITY OF CAMDEN

CITY COUNCIL SPECIAL MEETING

*October 22nd, 2021 – 4:30 p.m.*

*Honorable Curtis Jenkins, President*  
*Honorable Marilyn Torres, Vice President*  
*Honorable Sheila Davis*  
*Honorable Angel Fuentes*  
*Honorable Felisha Reyes-Morton*  
*Honorable Shaneka Boucher*  
*Honorable Chris Collins*

*Honorable Victor Carstarphen, Mayor*

*Michelle Spearman, City Attorney*  
*Howard McCoach-Acting Counsel to Council*

*Luis Pastoriza, Municipal Clerk*



# CITY COUNCIL AGENDA

## SPECIAL MEETING

FRIDAY, OCTOBER 22ND, 2021– 4:30 P.M.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

### RESOLUTIONS

#### Department of Administration

1. RESOLUTION AUTHORIZING EXECUTION OF AN OPERATIONS AGREEMENT AMONGST THE CITY OF CAMDEN, COUNTY OF CAMDEN AND CAMDEN REDEVELOPMENT AGENCY FOR THE CRAMER HILL WATERFRONT PARK

### PUBLIC COMMENT

### 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.*

MBS:dh  
10-22-21

R-1

**RESOLUTION AUTHORIZING EXECUTION OF AN OPERATIONS AGREEMENT  
AMONGST THE CITY OF CAMDEN, COUNTY OF CAMDEN, AND CAMDEN  
REDEVELOPMENT AGENCY FOR THE CRAMER HILL WATERFRONT PARK**

WHEREAS, the CRA and the New Jersey Department of Environmental Protection ("DEP") Office of Natural Resource Restoration ("ONRR") entered into a Memorandum of Understanding dated February 7, 2018 ("MOU") relating to the DEP's design and construction of a project ("Project") on a portion of the former Harrison Avenue Landfill that is owned by the CRA ("CRA Parcel"); and

WHEREAS, the Project includes the closure of the former Harrison Avenue Landfill, shoreline protection, natural resource restoration and construction of the new Cramer Hill Waterfront Park ("Park"); and

WHEREAS, the DEP has determined that the Park is substantially complete and may be opened for use by the general public on or about October 26, 2021, at which time the DEP will be relinquishing control of the Park; and

WHEREAS, the CRA and the City of Camden ("City") contemplated that the CRA's role would be to facilitate redevelopment of the Harrison Avenue Landfill site and that once the redevelopment was completed title to the CRA Parcel would be transferred to the City and the CRA would not be responsible for operation of the Park; and

WHEREAS, the City is not in the position to operate the Park at this time, however the County of Camden ("County") has the desire, resources and capability to operate and maintain the Park until title to the Park is transferred to the City; and

WHEREAS, the CRA wishes to transfer title to the CRA Parcel to the City, and the City wishes to acquire title to the CRA Parcel from the CRA, at or about the time that the CRA completes certain environmental remediation obligations relating to the Project pursuant to the MOU; and

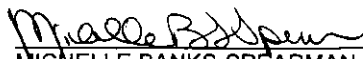
WHEREAS, the Parties wish to enter into the Operations Agreement attached hereto as Exhibit A, regarding the transfer of the responsibility for the operation and maintenance of the Park to the County on and effective as of the date the Park is opened for use, and the eventual transfer of the ownership of the CRA Parcel to the City; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor is hereby authorized to execute the Operations Agreement attached as Exhibit A 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.

Dated: October 22, 2021

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**

**CITY COUNCIL REQUEST FORM**

Council Meeting: October 22, 2021 (Special)

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Michelle Banks-Spearman, City Attorney

**Department Making Request:** Office of the City Attorney

**TITLE OF ORDINANCE OR RESOLUTION:**

**Resolution Authorizing Execution of an Operations Agreement Amongst the City of Camden, County of Camden, and Camden Redevelopment Agency for the Cramer Hill Waterfront Park**

**BRIEF DESCRIPTION OF ACTION:** The City transferred the former Harrison Landfill to the Camden Redevelopment Agency ("CRA") to remediate and redevelop the landfill with the understanding that once the remediation was complete the property would be transferred back to the City. The CRA entered into a Memorandum of Understanding with New Jersey Department of Environmental Protection ("DEP") Office of Natural Resource Restoration ("ONRR") under which it was agreed that ONRR would design and undertake a project consisting of the closure of the Harrison Avenue Landfill, shoreline protection, natural resource restoration and construction of the new Cramer Hill Waterfront Park ("Park"). The construction of the Park is substantially complete. This resolution will authorize the City to enter into an Operations Agreement with the County of Camden and the Camden Redevelopment Agency detailing the obligation of the CRA to complete certain environmental work at the Park; the obligation of the City to take title to the Park and take responsibility for operating the Park upon the CRA's completion of its environmental work; and the obligation of the County to operate and maintain the Park until such time as the title to the Park is transferred to the City.

**APPROPRIATION ACCOUNT TO BE CHARGED:**

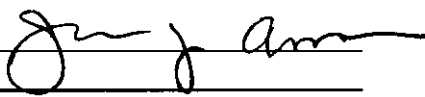
**AMOUNT OF PROPOSED CONTRACT:**

**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
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

Approved by City Attorney:	<u>10/20/21</u>	<u>Michelle Banks-Spearman</u>
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		(If applicable)

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\*\*\*\***

Approved by Business Administrator: 10.21.21 

**(Name) Please Print**

**(Extension #)**

Prepared By: Dionne Giles

X7185

Contact Person: Michelle Banks-Spearman, City Attorney

X7170

**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\*\*\***

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

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

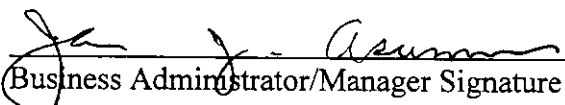
Municipality	<b>CAMDEN</b>
Professional Service or EUS Type	<b>Operations Agreement</b>
Name of Vendor	<b>County of Camden &amp; Camden Redevelopment Agency</b>
Purpose or Need for service:	The agreement will detail the obligation of the County and CRA to complete certain environmental work at the Cramer Hill Waterfront Park
Contract Award Amount	
Term of Contract	
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	<b>No</b>
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	<b>No</b>

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

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

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

Date \_\_\_\_\_

  
Business Administrator/Manager Signature

Date 10.21.21

\*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 \_\_\_\_\_

## MEMORANDUM

To: Jason Asuncion, BA  
Michelle Banks Spearman, City Attorney

From: Olivette Simpson, CRA

Date: October 15, 2021

RE: Request for City Council Action for a Resolution to Authorize Execution of an Operations Agreement for the Cramer Hill Waterfront Park

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Purposes of Operations Agreement. The Park is complete and will be opened to the public on October 26, 2021 returning control of the Park from DEP to the CRA. However, the CRA and the City cannot operate or maintain the Park, and the State of New Jersey and the DEP will not retain any responsibility for Park operations. Thus, the purpose of the Operations Agreement is to provide for the transfer to Camden County, and the County's assumption of, all liability and responsibility for operation and maintenance of the Park and the CRA Parcel. The County has the desire, resources, and capacity to operate and maintain the Park.

- 1) Background. The former Harrison Avenue Landfill occupied 86 acres in the Cramer Hill community of Camden, New Jersey. The Salvation Army is the current owner of a 24-acre portion of the former landfill which is known as Block 810, Lots 5 & 6 of the tax maps of the City of Camden and the CRA is the current owner of the remaining 62-acre portion which is known as Block 809, Lots 7 & 13 of the tax maps of the City of Camden ("CRA Parcel"). The Project now complete transforms the CRA Parcel into a passive waterfront park that will serve as a destination location for the City of Camden and the region. The DEP assumed control of the CRA Parcel and provided funding, planning, design, and construction oversight for: capping and closure of the former Harrison Avenue landfill, installation of shoreline protection, natural resource restoration, habitat protection, and Park construction. Construction of the Park began in March of 2018.
- 2) The Agreement also addresses the understanding among the County, City, and CRA that title to the CRA Parcel, and responsibility for undertaking environmental obligations relating to the CRA Parcel, will be transferred to the City when a Site-Wide RAO is issued by DEP. A Site-Wide RAO is anticipated to be issued at the end of 2023.
- 3) Projected Costs to the City after title is transferred from the CRA to the City – Annual environmental costs are could start at \$ 96,122 per year.
- 4) The CRA will continue to conduct environmental permitting obligations and activities until the transfer of title to the City. The CRA will fund these activities through a combination of existing EPA Cleanup Grants and the state HDSRF grants. (City, as the responsible party, is not eligible for either of these grant funding sources). After title has been returned to the City, the EPA Clean up funds will have expired in 2023. After the transfer of title back to the City, CRA and City could enter into a shared services agreement for CRA's continued administration of the state HDSRF funds and environmental activities at the Park site and provide an administrative fee to the CRA for such services.

Attached is a briefing of the Cramer Hill Park Operations and Long-Term Maintenance Plan.

### Executive Summary

An Operations & Long-Term Maintenance Plan (the "Plan") has been prepared for use by the City of Camden Redevelopment Agency ("CRA") and other Stakeholders for the new Cramer Hill Waterfront Park at the site of the former Harrison Ave. Landfill. The Plan is based on a 25-year management horizon that provides a reasonable long-term look-ahead at estimated costs to operate and maintain the Park in that period.

- There are seven types of operations and maintenance activities in the Plan. Following transition of the property, the City will be responsible for the continuation of activities within Item #5 Engineered Systems.
- The transition of property Title to the City is anticipated to take place in 2024, following issuance of the Remedial Action Outcomes ("RAO").
- The annualized cost that the City should anticipate for budgetary purposes is **\$96,122 / year**. This includes some amount of reserve funding to be carried over for engineered system repairs and maintenance.
- Prior to taking Title, it is anticipated that the EPA Cleanup Grant funding will have expired in 2023, and the City would assume the cost of the Annual Remediation Permit Fees (currently estimated to be \$11,740/ year) and the Title V Permit Fee (currently estimated to be \$39,685/ year).
- At the time of transition of Title to the City a shared services agreement could be established which would allow the CRA to continue providing Licensed Site Remediation Professional ("LSRP") environmental services.

## Cramer Hill Waterfront Park - Long Term Operations and Maintenance Summary<sup>1</sup>

The types of expected operations and maintenance activities generally be grouped as:

1. **General Maintenance:** These activities include tasks required on a daily or weekly basis that may be provided with a maintenance staff. These activities include grass cutting and edging in the upland areas, raking leaves and pulling weeds in the forested areas and gardens, collecting and disposing of litter and debris, snow removal, emptying trash receptacles, mobile toilet maintenance, routine park inspections for unsafe conditions or damage, etc. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*
2. **Installed Amenities:** These activities include specialized inspection, upkeep and replacement of installed products and amenities such as the playground and exercise equipment, park benches & picnic tables, security fencing and guardrails, signage, etc. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*
3. **Wetlands and Riparian Zones:** These activities include specialized inspection, maintenance, and monitoring of the plantings, grading, erosion control, and structural elements at the low areas and coastline of the Park (i.e. areas that will remain partially or wholly submerged or wet for portions of the year) including the living shorelines, stream and low marsh, tidal marsh, scrub-shrub marsh, shoreline stabilization areas, habitat restoration areas, and fishing pond. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*
4. **Upland Landscaping:** These activities include specialized inspection, care and replacement of plantings (e.g., tree, shrubs, turf and ornamentals) in the gardens, upland planting zones and forested areas including the Northern Slope and Mixed Hardwoods planting areas. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*
5. **Engineered Systems:** These activities include specialized inspections, sampling and record keeping, as well as regular maintenance and repair of the large engineered systems at the site including the landfill cap engineering control, the network of groundwater monitoring wells (both on-site and off-site), the storm water management system, and the landfill gas ("LFG") venting system. *The Draft Operations and Maintenance Transfer Agreement envisions the CRA being responsible fulfilling these functions until transfer of title to the City.*
6. **Electrical Systems:** These activities include the specialized inspection, maintenance and repair of the Park's pole-mounted lighting and security camera equipment assemblies. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*
7. **Structures (Section 3.7):** These activities include the specialized inspection, maintenance and repair of large installed structures at the site such as the paved asphalt parking areas and pathways, stairs and steps along path walkways, light poles, shoreline overlooks, guard rails, barriers, and bollards, the eagle perch poles, pedestrian bridge, kayak launch, etc. *The Draft Operations and Maintenance Transfer Agreement envisions Camden County fulfilling these functions.*

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<sup>1</sup> This information is being provided for discussion purposes from the Cramer Hill Waterfront Park Operations & Long-Term Maintenance Plan DRAFT prepared by BRS, Inc (March 26, 2020). Costs are estimated projections.

**PARK DEVELOPMENT ACTIVITIES**

	Year 0 (Up to 10/26/2021)	Year 1 (Beginning 10/27/2021 - 2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)	1/4	Year 20 (2040)
Park Development Activity / Year								
Complete Park Construction (Approx. Dec. 2020)	Guarantee NIDEP ONRR							
General Maintenance								
Upland Landscaping								
Amenities Playground, benches, fences, signs, etc.	Inspection, Maintenance, & Repair							
Stormwater Management System								
NIDEP Div. of Land Use Permits								
Electrical Systems Lighting Assemblies, Security Cameras								
Structures Parking, Guard Rails & Fences, Bridge, Kayak Launch								
Wetlands and Riparian Zones NIDEP Div. of Land Use Permits								

**ENVIRONMENTAL COMPLIANCE ACTIVITIES**

	Year 0 (2021)	Year 1 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)	1/4	Year 20 (2040)
Environmental Compliance Activity / Year								
Soil Remediation & Landfill Cap NIDEP Div. of Solid Waste, SRP Permits	SOIL RAO/RAP	Annual/Periodic Monitoring						
Groundwater Remediation NIDEP SRP Permits	Well Insal & Quaterly Monitoring	Quarterly Monitoring Biannual Monitoring	CEN/STATE WIDE RAO/RAP Annual Monitoring					
Title V Air Emissions (LFG System) NIDEP Div. of Air Quality Permits								

Key:

NIDEP ONRR								
COUNTY PARK OPERATOR								
CITY								

Environmental Permit Activities to be conducted / continued by CRA:

- **Landfill Closure Plan Approval from the NJDEP Division of Solid and Hazardous Waste (“DSHW”)** as it pertains to the construction and management of the landfill cap engineering control and LFG venting system, and post-closure monitoring and reporting requirements. The Approval was issued on 12/21/2017 under Permit # LCC17001.

The Post-Closure requirements of the Plan Approval include a 30-year period of monitoring and maintenance to assure that all closure conditions are maintained including maintenance of final cover and final cover vegetation, maintenance of run-off through the storm water management system, sampling and maintenance of the groundwater and LFG monitoring wells, and control of access to the Park. *These activities are anticipated to be conducted by the CRA until transfer of title to the City. The CRA will fund these activities through a combination of EPA Cleanup Grants and the state HDSRF grants. City, as the responsible party, is not eligible for either of these grant funding sources.*

- **Remedial Action Permits for Soil and Groundwater from the NJDEP Site Remediation Program (“SRP”)** as they pertain to institutional controls such as deed-restrictions, and Classification Exception Areas (“CEA”) and the network of groundwater monitoring wells. The permits have not yet been issued but will be required to complete remediation of the soil and groundwater at the Site. The Soil RAO is anticipated to be issued by the end of 2021. The CEA and Site Wide RAO is anticipated to be issued in end of 2023/2024.

*These activities are anticipated to be conducted by the CRA until transfer of title to the City. The CRA will fund these activities through a combination of EPA Cleanup Grants and the state HDSRF grants. City, as the responsible party, is not eligible for either of these grant funding sources.*

*EXCEPTION IS THE ANNUAL REMEDIAL ACTION PERMIT FEES (currently estimated to be \$11,740/year). CRA is able to pay this using EPA Cleanup Grant funding until September 2023 when this funding source completely expires.*

- **Air Pollution Control Permits from the NJDEP Division of Air Quality (“DAQ”)** including the existing **Preconstruction Permit (“PCP”)** and forthcoming **Title V Operating Permit** as they pertain to long-term monitoring and reporting requirements for the LFG venting system and perimeter air sampling and analysis program. It should be noted that the forthcoming Title V Operating Permit will be issued jointly with the Salvation Army facility located on the adjoining property. A cost sharing arrangement with the Salvation Army has been established under an MOU.

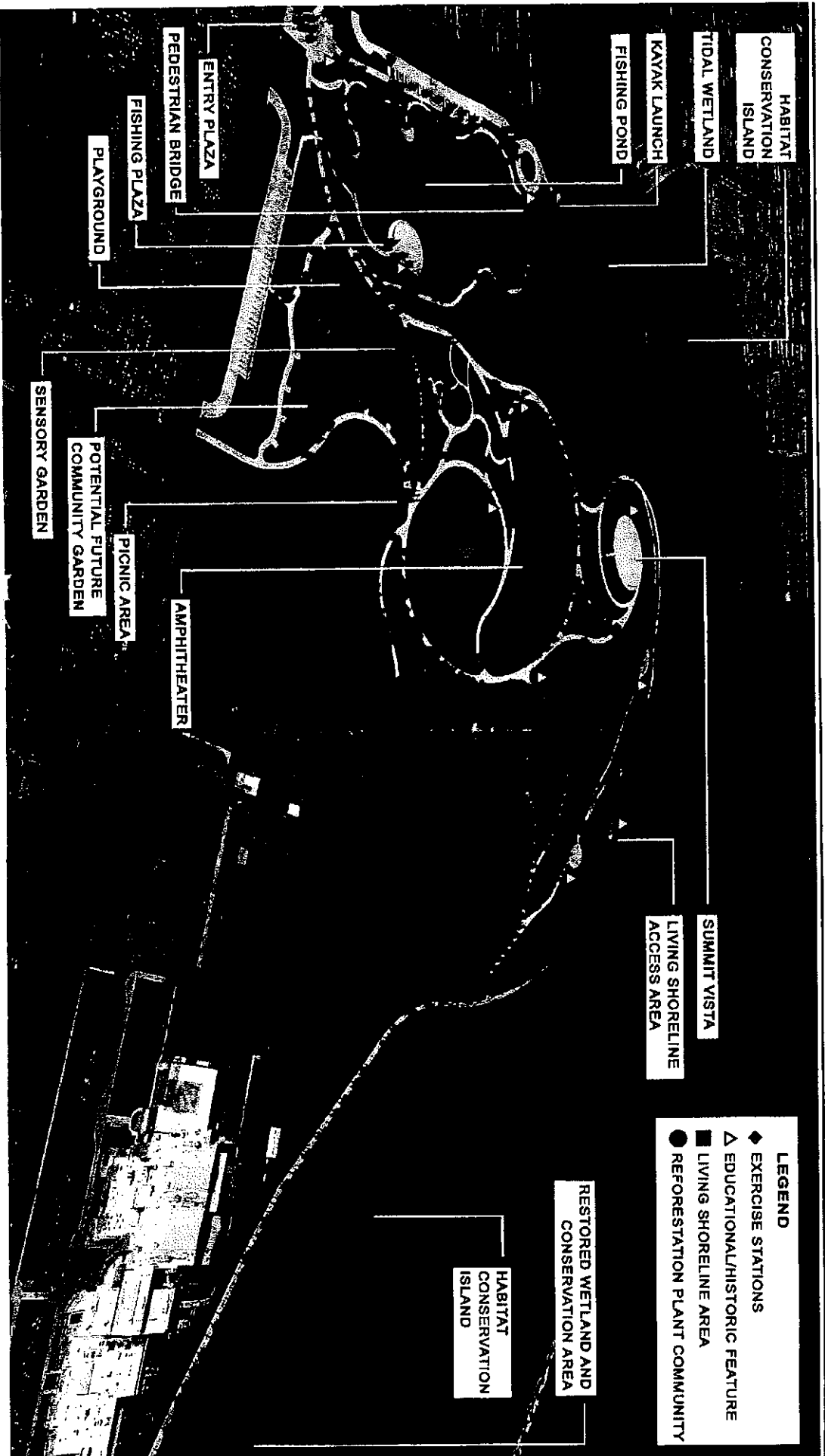
*These activities are anticipated to be conducted by the CRA until transfer of title to the City. The CRA will fund these activities through a combination of EPA Cleanup Grants and the state HDSRF grants. City, as the responsible party, is not eligible for either of these grant funding sources.*

*EXCEPTION IS THE ANNUAL TITLE V PERMIT FEE (currently estimated to be \$39,685/year). CRA is able to pay this using EPA Cleanup Grant funding until September 2023 when this funding source completely expires.*

# CRAMER HILL WATERFRONT PARK CONCEPTUAL PLAN



**CDM  
Smith**



## LEGEND

- ◆ EXERCISE STATIONS
- △ EDUCATIONAL/HISTORIC FEATURE
- LIVING SHORELINE AREA
- REFORESTATION PLANT COMMUNITY