

# **Analysis of Brownfields Cleanup Alternatives**

## **Contaminated Soil Removal at City Owned Lots 1114 South Sixth Street (Block 331, Lot 86) Camden, New Jersey**

Prepared by BRS, Inc. for the

Camden Redevelopment Agency  
520 Market Street  
City Hall  
Camden, New Jersey

**FUNDED BY NJEDA BIF GRANT**

January 18, 2023

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## 1 INTRODUCTION & BACKGROUND

The work is to be performed at certain City-owned lot located at 1114 South Sixth Street in the City of Camden, New Jersey (Block 331, Lot 86) as described by the City of Camden for tax purposes. The work is related to the Weyhill Reality Holdings I LLC (aka Yaffa) site located on a combination of publicly owned and privately held properties bound by Mount Vernon Street to the North, Seventh Street to the east, Sycamore Street to the south, and Sixth Street to the west. The work only pertains to one lot, Block 331, Lot 86, on the larger Yaffa site.

The City of Camden Redevelopment Agency (CRA) has contracted Brownfield Redevelopment Solutions, Inc. (BRS), to prepare this Analysis of Brownfields Cleanup Alternatives (ABCA) in support of EPA grant funding from the New Jersey Economic Development Authority (NJEDA). The purpose of the ABCA is to:

- Identify reasonable brownfields cleanup alternatives considered for addressing the contamination identified at the site;
- Analyze the various factors influencing the selection of a preferred cleanup method, including effectiveness, implementability, costs, and sustainability;
- Select the preferred cleanup method, based on the analyses performed; and
- Provide community outreach and solicit public participation and comment on the remedial selection process prior to the final decision.

The CRA on behalf of the City will promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.

- The CRA has performed targeted outreach to notify communities of the availability of this ABCA. This includes fulfillment of the New Jersey Department of Environmental Protection community notification requirements (N.J.A.C. 7:26E-1.4). The CRA has published a notice of availability of the draft ABCA in the local newspapers with general circulation in the target community.
- The CRA has provided an opportunity for members of the public to comment on the ABCA in a public meeting held on 1/17/2023.
- The CRA has prepared written responses to the comments received and documented any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected for the site. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is available on the NJEDA website .

The expected outcome is Restricted Use; however, the Licensed Site Remediation Profession (LSRP) has not been able to determine whether additional active remediation activities are

required at this tax lot as no previous site wide environmental assessment/Preliminary Assessment has been completed to date.

### **1.1 Site Description and Previous Uses**

According to tax assessor information, the tax lot was formerly used as residential.

### **1.2 Surrounding Land Use**

The work is to be performed at certain City-owned lot located at 1114 South Sixth Street (Block 331, Lot 86) in the City of Camden, New Jersey. The work is related to the Weyhill Reality Holdings I LLC (aka Yaffa) site for the illegal dumping and storage of imported fill material by S. Yaffa & Sons, Inc. (Yaffa). The soil piles on these tax blocks are extensive. Yaffa dumping activities have encroached upon publicly owned properties and other privately owned properties located on a combination of publicly owned and privately held properties bound by Mount Vernon Street to the North, Seventh Street to the east, Sycamore Street to the south, and Sixth Street to the west.

### **1.3 Project Goal (Reuse Plan)**

All work will be overseen by the LSRP of record for the site. NJEDA has received EPA approval for the use of brownfield Revolving Loan Fund (RLF) monies to extend a subgrant to the City of Camden.

Before the LSRP of record can perform the Preliminary Assessment and Site Investigation activities, the soil stockpiles need to be removed to grade. The Analysis of Brownfields Cleanup Alternatives (ABCA) and Decision Memo (DM) needs to be in place before NJEDA and CRA can use the EPA funding. This is the reason for submittal of an ABCA / DM prior to the completion (or even the beginning) of the remedial investigation that will further assess the extent to which the stockpiling of fill material has impacted the site. The subsequent assessment will not impact remedy selection but rather will inform additional remediation efforts that could be needed upon removal of the soil piles. The remediation of the other soil piles on the balance of the larger Yaffa site will be done in several phases: The first Phase I, of which this funding in a part, EPA subgrant funds will be used to remove the soil pile on Lot 86.

### **1.4 Summary of Environmental Conditions**

The site is currently an active case with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP) with Program Interest # 025881 and Solid Waste Program Interest # U2318. The Licensed Site Remediation Professional (LSRP) of record will be Christopher D. Valligny (LSRP # 629039).

The impetus for this effort has been the illegal dumping and storage of imported fill material by S. Yaffa & Sons, Inc. (Yaffa). The soil piles on these blocks are extensive, with the pile on Block 331 appearing to be roughly two stories in height. The NJDEP is pursuing enforcement actions at the site. Concurrently, the CRA is seeking to conduct assessment

activities on the site to ultimately effectuate the removal of the soil piles, and receive Response Action Outcomes (RAO) for the sites.

In November 2020, NJDEP Hazardous Waste Compliance and Enforcement conducted a preliminary evaluation of the stockpiled soil material. A total of six soil samples were collected from Block 331, three of which were collected from the subject pile. These samples were analyzed for semi-volatile organics, Polychlorinated Biphenyls (PCBs), pesticides, and metals. Analytical results indicated exceedances of NJDEP soil standard criteria for lead, mercury and semi-volatile organics with results generally being consistent with historic fill.

At this time, it is unknown if a groundwater investigation will be required. The outcome of additional assessment efforts will determine whether or not groundwater is contaminated and will require remediation. This may require revisiting the ABCA at a future time should EPA funding be used for groundwater remediation.

## 1.5 Physical Setting

The site is flat. The elevation at the property is approximately 15 feet above mean sea level, according to the United States Geological Survey (USGS) 2014 Camden, NJ 7.5 Minute topographic quadrangle map. Soils at the subject site are identified as urban land.

The site is located within the Coastal Plain physiographic province of New Jersey. The dominant formation in this province is the Potomac Formation, which consists of fine to coarse grained sand, interbedded with white, red or yellow clay. According to NJ-GeoWeb, surficial geology consists of salt-marsh and estuarine deposits, as well as Cape May formation. Surficial geology generally consists of sand, silt, peat clay cobble gravel and pebble gravel. These deposits are generally from the late Pleistocene to Holocene eras.

NJ-GeoWeb identifies the subject property as underlain by the Potomac-Raritan-Magothy aquifer system. No surface water bodies are present on or adjacent to the Site. The closest water body is the Delaware River, which is located approximately 4,750 feet to the south of the site.

## 1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance (“exposure point”); and
- An “exposure route”, such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

**Direct contact with Soil.** Soil might be handled by children, nearby residents, occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which include excavation and offsite disposal of stockpiled contaminated soils and installation of fencing.

**Inhalation/Ingestion of Fugitive Dust from Stockpiled Soil.** Fugitive dust from the stockpiled soil might be inhaled/ingested by children, nearby residents, occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which include excavation and offsite disposal of stockpiled contaminated soils.

## 2 APPLICABLE LAWS AND CLEANUP STANDARDS

All site remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E. The most current versions of the NJDEP Technical Guidance documents will be referenced, including:

- *Preliminary Assessment Technical Guidance*
- *Soil SI/RI/RA*
- *Ground Water SI/RI/RA*

Applicable remediation standards are the NJDEP's Soil Remediation Standards (NJDEP, May 17, 2021) and Ground Water Quality Standards (NJDEP, August 9, 2018), should future assessment activities indicate the need for groundwater cleanup.

The effective implementation of the applicable laws and guidance will be managed and overseen by a Licensed Site Remediation Professional (LSRP) to be retained for the site. Any Response Action Outcome (RAO, i.e., NFA-equivalent) for the site will be issued by the LSRP. Project reports, RAOs, etc. will be submitted on behalf of the City to the NJDEP, which retains the authority to audit the project and/or review and potentially reject any documents submitted.

## 3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable **Phase I** remediation alternatives that were considered in response to the environmental contamination issues at Lot 86 of the site. The following potential remedial alternatives were considered:

- Alternative No. 1) No action;
- Alternative No. 2) Individual Tax Lot Soil Removal;
- Alternative No. 3) Site-wide Soil Stabilization.

The following evaluation criteria were considered in comparing the remedial alternatives.

- A. Effectiveness in providing compliance with NJDEP regulations and increased protectiveness to public health and the environment;
- B. Implementability of the considered alternative;
- C. Cost of the considered alternative; and
- D. Sustainability and resilience considerations.

### **3.1 Alternative No. 1 - No Action**

If no environmental cleanup remedy were performed at this site:

- The site would remain out of compliance with NJDEP’s regulations and remain a significant source of nonpoint source pollution;
- The intended redevelopment planning of the Bergen Square neighborhood would not be possible.

#### **3.1.1 Effectiveness**

The “no action” alternative is not effective in that it does not provide for compliance with NJDEP regulations and it fails to provide for the beneficial reuse of the site.

#### **3.1.2 Sustainability and Resilience**

The “no action” approach would not meet project remediation goals because the contamination would remain in place, untreated, and remain a significant source of nonpoint source pollution. As such, the “no action” approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

#### **3.1.3 Implementability**

The “no action” alternative is technically feasible, although the presence of untreated soil contaminants would not be in compliance with NJDEP regulations.

#### **3.1.4 Operation and Maintenance**

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the site.

#### **3.1.5 Institutional Controls**

As no action is taking place under this alternative, no institutional controls are proposed.

#### **3.1.6 Cost**

There would be no financial costs associated with this alternative.

### 3.2 Alternative No. 2 –Individual Tax Lot Soil Removal

Prior to redevelopment planning, the City must perform an assessment and possibly remediate soil contamination. The work is being streamlined with assessment and remediation performed in parallel. HDSRF funding will be used for all assessment and investigative work.

Under this alternative, the remedial action will include removal of a contaminated soil pile and fencing of the lot post-removal.

Remediation is going to be taking place in a phased approach. EPA grant funds will be used for Phase I, to remove the soil pile on Lot 86. A second phase of remediation may be necessary to address contamination that may be present beneath the soil pile, in the event contamination is discovered post soil pile removal.

This combination of remedies will prevent exposure to stockpiled materials. Further details of the remediation plan would include:

- Approximately 950 tons of impacted soil will be removed to grade and disposed of off-site.
- Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility. The tasks will also include post-excavation sampling and analysis, and the stabilization of remaining site soils.
- Installation of fencing and gate.
- In addition, an indefinite duration groundwater Classification Exception Area (CEA) may be established to prohibit groundwater use on the site (to be determined).

Selection of this alternative will result in an informed redevelopment plan for the future use of the site and surrounding neighborhood.

#### 3.2.1 Effectiveness

The soil removal approach may not physically remove all site soil and groundwater contaminants. However, this alternative would effectively achieve project remediation goals by:

- Pursuing technical and administrative compliance with the NJDEP site remediation regulations by preparing the site for Preliminary Assessment and Site Investigation activities.
- Disruption of the pathway of contaminated fill material to the outside environment.
- Removing a significant source of nonpoint source pollution.
- Allow for subsequent environmental assessment of the site's underlying soil and groundwater.



### **3.2.2 Sustainability and Resilience**

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of wastewater to be disposed, reduce volume of materials to be taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.

### **3.2.3 Implementability**

Removal of stockpiled soil is a conventional means of addressing contaminants associated with fill material. Fencing and gating of property is a conventional means of providing site security.

The City and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites. The Preliminary Assessment and Site Investigation, prepared by the LSRP in accordance with NJDEP guidance, are relatively routine submissions.

### **3.2.4 Operation and Maintenance**

Operation and Maintenance on the installed fencing is not required.

### **3.2.5 Institutional Controls**

The outcome of additional assessment efforts will determine whether or not future Institutional Controls are required. This may require revisiting the ABCA at a future time should EPA funding be used for Institutional Controls.

### **3.2.6 Cost**

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and LSRP, and LSRP review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Removal of approximately 950 tons of impacted soil to grade;
- 6) Site restoration, including fencing installation;
- 7) Prepare Preliminary Assessment, Site/Remedial Investigation, Remedial Action Report and other regulatory reporting requirements;
- 8) Prepare Quality Assurance, and Health and Safety deliverables.

The estimated cost for this cleanup alternative is \$153,800.00. The NJEDA has awarded USEPA brownfield Revolving Loan Fund (RLF) monies for remediation at Block 331, Lot 86, and to extend a subgrant to the City of Camden for the same.

### **3.3 Alternative No. 3 – Site-wide Soil Stabilization (all Lots, Tax Blocks 331 and 324)**

Under this alternative, the remedial action will pertain to all tax lots associated with the larger Yaffa site. The Yaffa site includes Tax Blocks 331 and 324 and extensive piles of fill material exist. It is estimated that approximately 70,092 tons of impacted soils, tires, concrete, brick and stone will be removed to grade and disposed of off-site.

Under this alternative, the remedial action will include stabilization of all contaminated stockpiles and fencing installation of all publicly owned lots.

This combination of remedies will prevent further erosion of stockpiled materials. Further details of the remediation plan would include:

- Stabilization of site soils using hydroseed or other seed mix.
- Installation of fencing and gates on City/CRA-owned tax lots.
- In addition, an indefinite duration groundwater Classification Exception Area (CEA) may be established to prohibit groundwater use on the site (to be determined).

Selection of this alternative will result in reduced erosion of contaminated materials to the surrounding neighborhood and protection from nuisance dust. However, since no environmental cleanup would be performed under this alternative:

- The site would remain out of compliance with NJDEP’s regulations and remain a significant source of nonpoint source pollution;
- The intended redevelopment planning of the Bergen Square neighborhood would not be possible.

#### **3.3.1 Effectiveness**

The soil stabilization approach does not physically remove site soil and groundwater contaminants. However, this alternative would effectively disrupt the pathway of contaminated fill material to the outside environment. Sustainability and Resilience

The site-wide stabilization alternative compares favorably to Alternative 2 (described in Section 3.2) with regard to sustainability and resilience metrics. The approach would result in decreased energy use, greenhouse gas emissions, and landfill disposal volume.

This approach does not provide protectiveness of the remedy in light of reasonably foreseeable changing climate conditions as the soil piles will remain.

#### **3.3.2 Implementability**

This alternative is feasible and implementable. This approach will involve soil pile stabilization using a commonly found seed mixes and gating of certain lots.

#### **3.3.3 Operation and Maintenance**

Operation and Maintenance on the installed fencing is not required.

### **3.3.4 Institutional Controls**

This alternative may require Institutional Controls. This may require revisiting the ABCA at a future time should EPA funding be used for Institutional Controls.

### **3.3.5 Cost**

To implement this strategy, a total of approximately 70,092 tons of soil would be stabilized and fencing installed. Total project costs for this alternative are estimated at \$ 200,000.00.

## **3.4 Preferred Alternative**

The preferred alternative is Alternative No. 2 – Individual Tax Lot Soil Removal. Soil excavation is a proven method, environmentally effective and productive for long term, community-wide use. Excavation equipment is readily available. Soil excavation as proposed eliminates direct contact with fill contaminants.

The first phase of the remedial remedy can be completed within the timeframe of the USEPA Brownfields RLF monies.

**Attachment A**  
**Site Location Map**



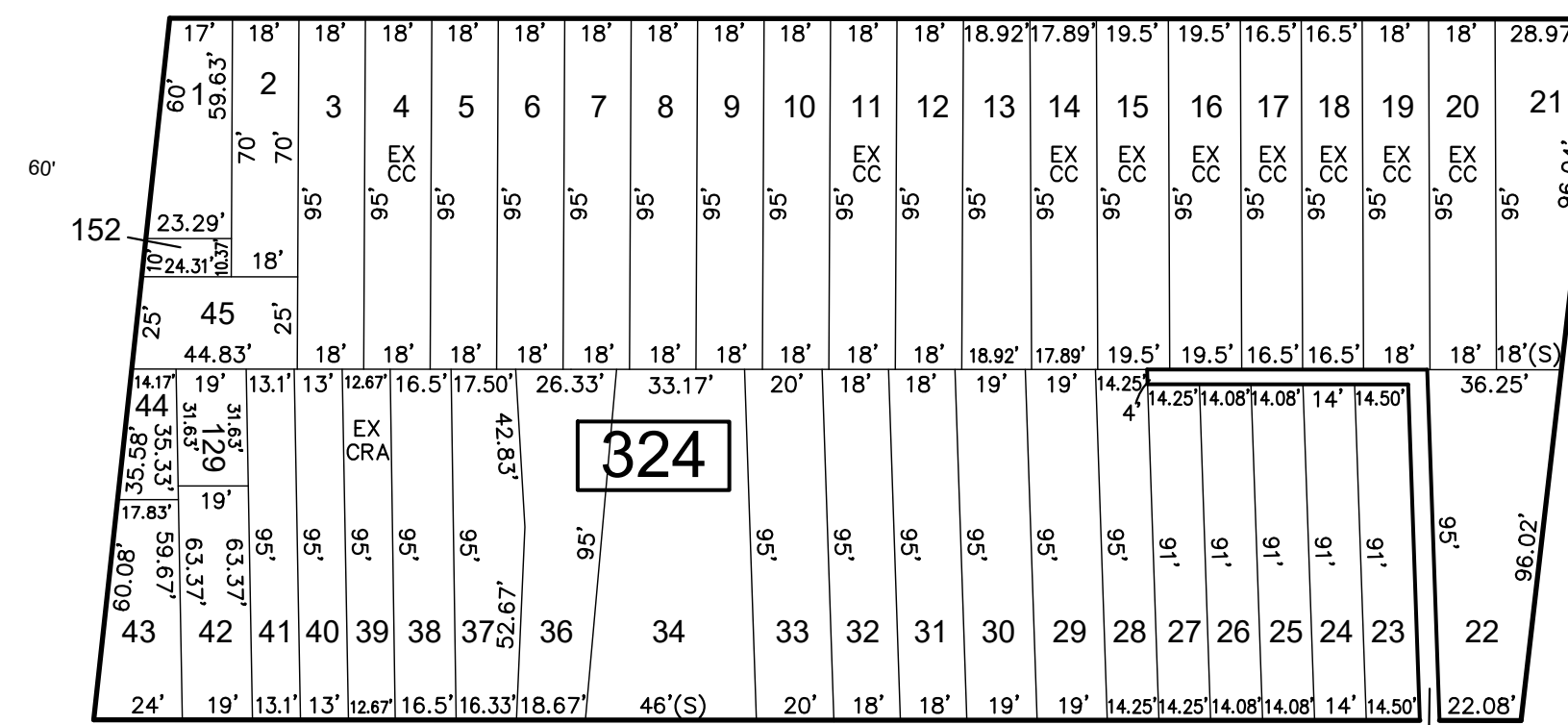
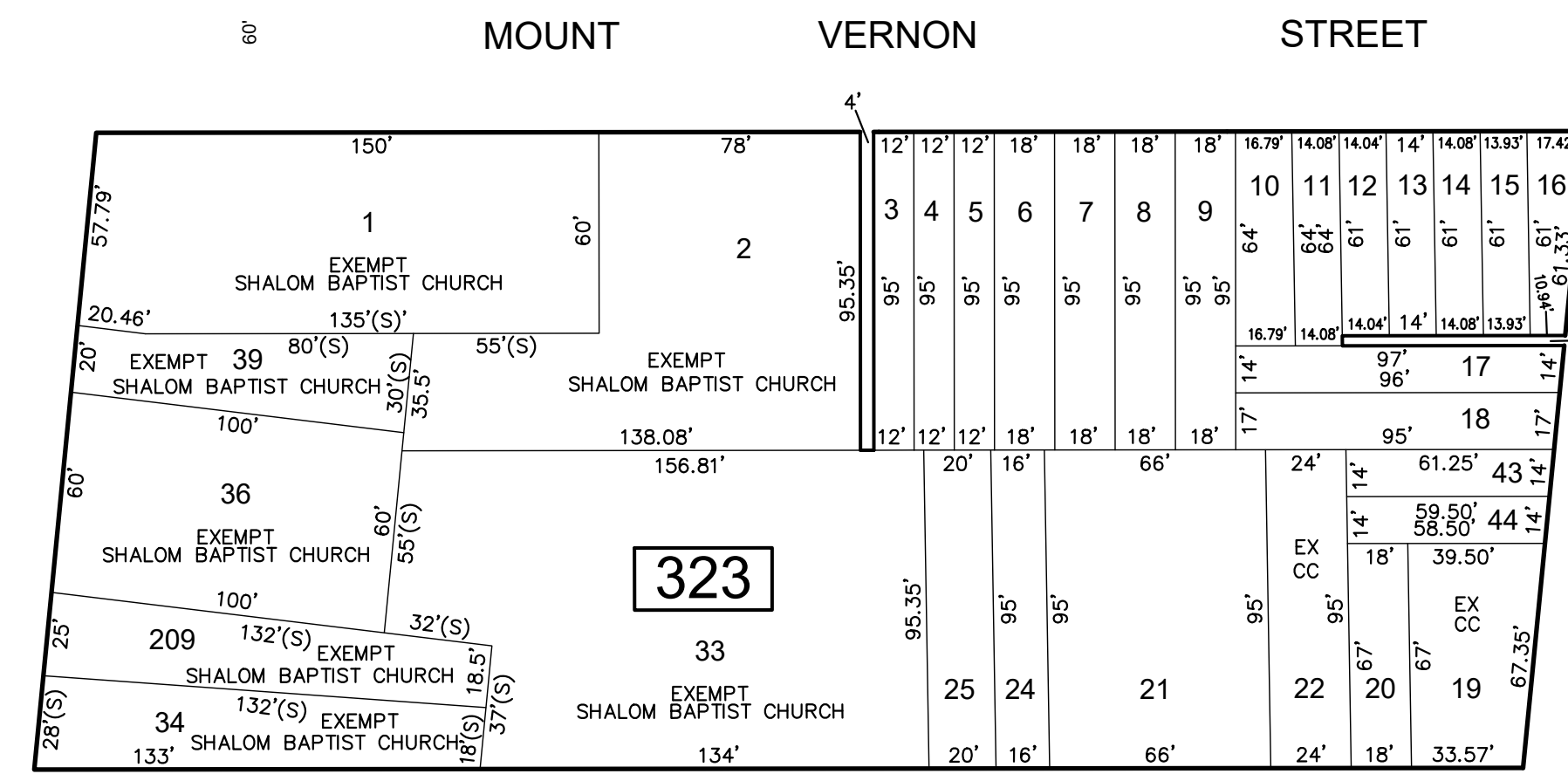


REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
01/2019	EC CLAY	34842	328	65

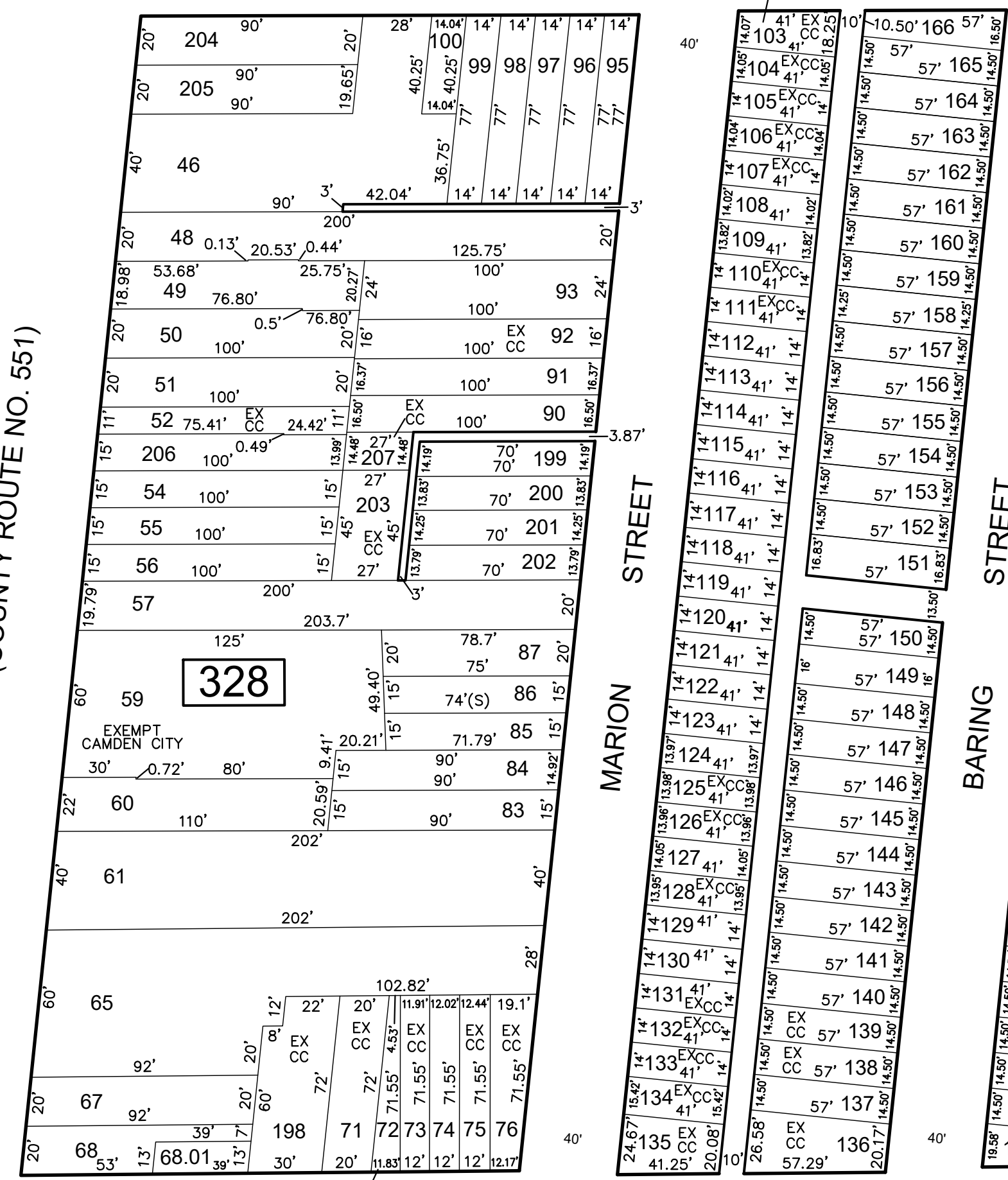
SHEET 6.04

SHEET 7.05

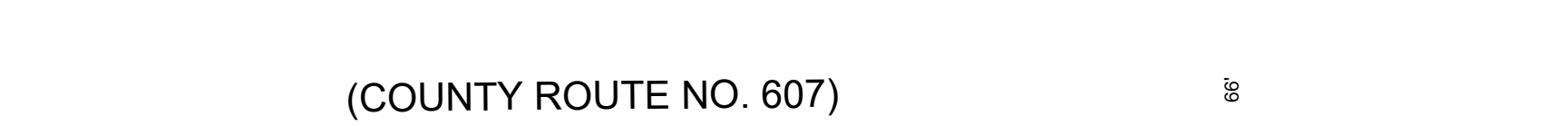
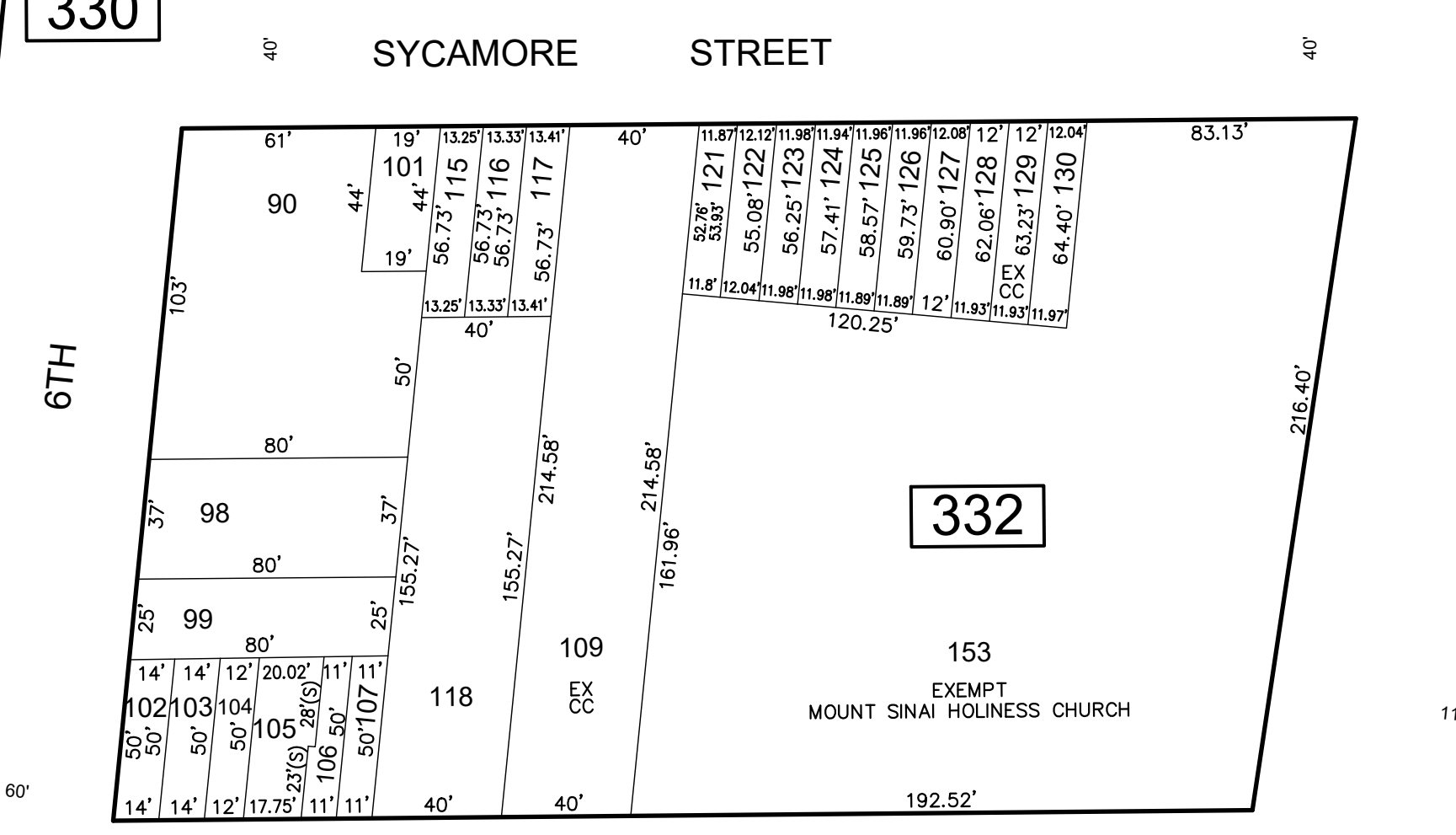
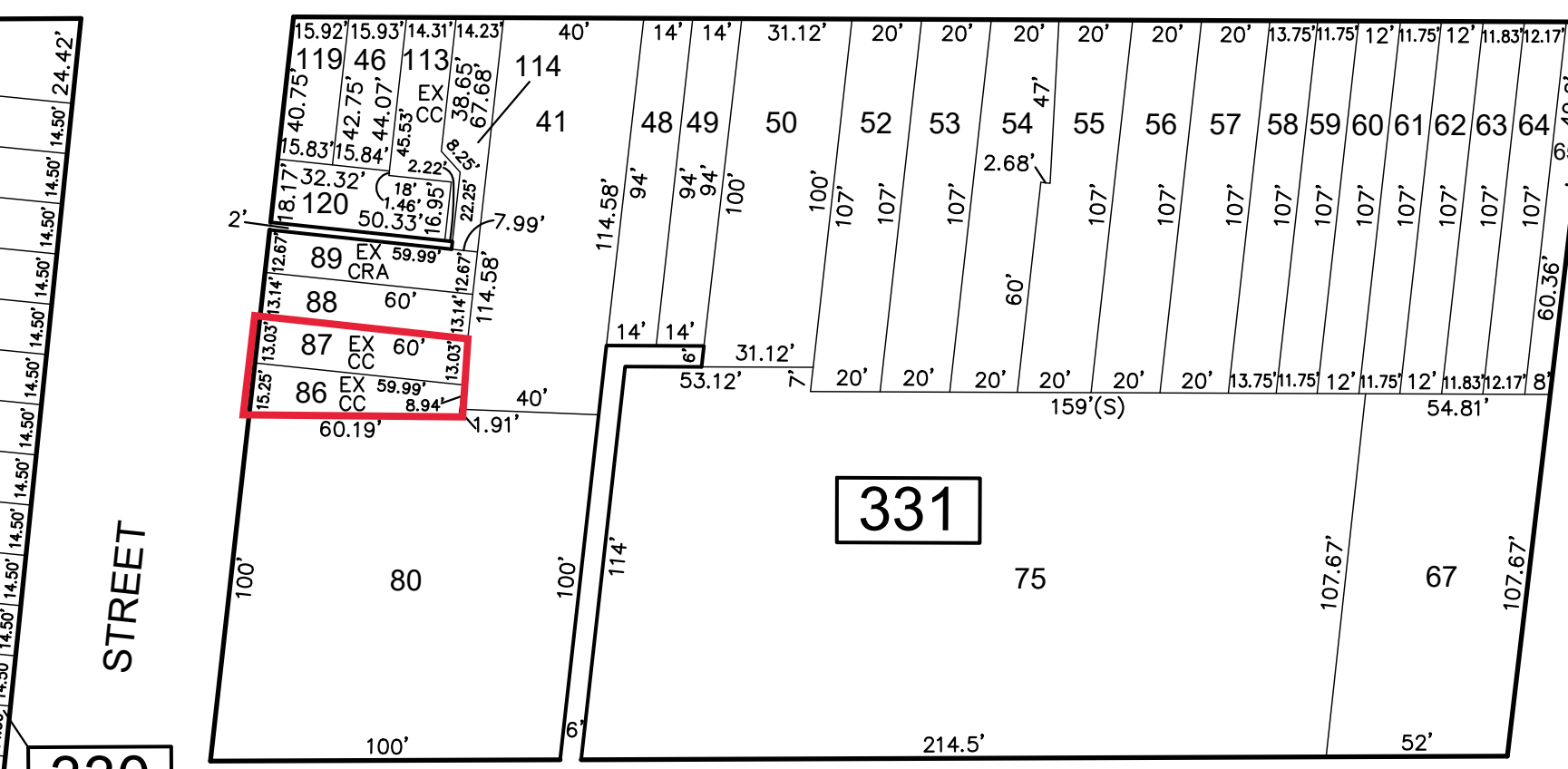
NEWTON AVENUE (COUNTY ROUTE NO. 604)



CHESTNUT STREET



329



SHEET 6.05

SHEET 7.08

SYCAMORE STREET

BROADWAY

(COUNTY ROUTE NO. 551)

KAIGHN AVENUE

KAIGHN AVENUE

MARION STREET

BARING STREET

6TH STREET

SYCAMORE STREET

(COUNTY ROUTE NO. 607)

STREET

7TH STREET

BAXTER STREET

SHEET 6.08

SHEET 7.11

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON DECEMBER 19, 2018 SIGNED BY SHELLY REILLY AND LATOYA ROBERTSON ASSIGNED SERIAL NUMBER 1095

TAX MAP CITY OF CAMDEN

CAMDEN COUNTY SCALE: 1" = 50'

NEW JERSEY DATE: JUNE 2018

ED CLAY

LICENSED LAND SURVEYOR NEW JERSEY LICENSE NO. 34842 215 BELLEVUE AVE., PO BOX 579 HAMMONTON, NEW JERSEY 08037 COA# 24GA27973300

TO SHOW CONDITIONS AS OF JANUARY 11, 2019

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

**ATTACHMENT B**  
**Summary of Public Comments and Responses**



**Yaffa Site Community Meeting  
Summary of Meeting  
January 17, 2023**

Welcome and introduction by Mayor Carstarphen:

- Thanks and recognition of Bishop Scott, Emmy Church and Ms. Coleman.
- Thanks and recognition of partnerships:
  - Congressman Donald Norcross (not present)
  - USEPA Representatives: Schenine Mitchell and Patrick Peck
  - NJEDA Representatives: Elizabeth Limbrick, Melissa Dulinsky, Christina Fuentes (not present) and Jenell Johnson (not present)
  - Camden County Health Dept. Officer: Dr. Nwako
  - City of Camden: Tim Cunningham
  - CRA: Olivette Simpson
  - BRS, Inc.: Michele Christina
  - Montross Environmental: Chris Valligny

Informational presentations made by:

- Tim Cunningham (TC)
- Olivette Simpson (OS)
- Michele Christina (MC)
- Chris Valligny (CV)

**Public Question and Answer Forum**

**Community Speaker 1:** I want to thank you all for having me because that monster's been there for going on three years. I'm a Vietnam vet, I didn't even get agent orange. I got COPD. With the dust coming from there. What's going to happen to me? Praise to God. How'd he get licensing to open that? I'm trying to figure out, how'd he get licensing to dump stuff? Didn't anyone check on him?

**TC:** Oh, I don't think he was ever licensed.

**Community Speaker 1:** What, he just came in here and started dumping? He was excavating stuff before he even started dumping. He was taking stuff out and then started bringing stuff in. Nobody seen that? Trucks coming up and down our street, dumping stuff on cars, you couldn't even see our cars from all the dust. For two years...

**TC:** I can understand and appreciate

**Community Speaker 1:** No, you can't. I got COPD. I got to be on the machine now. You don't understand that. I go to Vietnam and leave getting nothing. Come back home and get something from right down the street. I'm just saying, damn, why'd y'all wait so long?? People are dying and getting sick from some fool making money off of the hood. That ain't right.

**TC:** You're right. It's not right.

**Community Speaker 1:** I know the mayor just got on. This got dumped in his lap. I appreciate him, doing what he's doing. What about the people? They got the right neighborhood because nobody complained about it. Go into Moorestown dumping stuff. Those trucks would have been stopped in one day.

**TC:** You are right, 100%.

**Community Speaker 1:** I know I am. I ain't no dummy. I lived all around here. I lived all over the world, been all over the world, twice. Here, they're gonna do that? Because of the poor people living here, ignorant people, they think.

**TC:** Well, this stops now.

**Community Speaker 1:** Thank you.

**Community Speaker 2:** I live on Walnut Street. I heard all of the information. Now, I'm trying to find out what's going to happen to the residents. Like this gentleman just said, and there are other residents that live in that area, what recourse do they have about their health? What are we going to do for them? Or even me? I don't know how far it's spread to contaminate people, but we have a lot of residents in this area. Especially the gentleman that lives right smack dead in the middle of it. Then we have the children that walk through there to go to school. Has any kind of testing been done on their behalf, or is this something they have to fight alone? Will the City be providing resources for them, if they have COPD? What about other illness that are going to come from this or have come from this? Is there recourse that the residents can take? I didn't hear anything about that. I heard about getting rid of the soil, but I heard nothing about what are we going to do for the people that this contamination has affected.

**TC:** This is a very complicated question, a very good question. What I can tell you is that, since the City has involved itself in the cleanup. Since the decision was made to remove that property we have done everything in our power to hire professionals to categorize, test and do everything that we can do to make sure that we do not exacerbate anything that comes off of that site. But, the party that had that property before us did not. As a city, we have spoken with the county health officers here tonight. We have spoken to professionals from the hospital systems. What we have been consistently told, is that the best thing people that are near the dirt piles is to establish a relationship with a primary care physician. Have that primary care physician look at them. I am not qualified to determine whether there is causation between that site and



someone's health issues. A doctor would be in a better position to do that. That is the consistent advice that we have provided to people.

**Community Speaker 2:** Those people should be put on call that they are responsible, if they are. If a doctor, in fact, finds out that our children, or residents have been affected by this kind of disease caused by that dirt pile, they are going to have to bear some kind of responsibility. Thank you.

**Community Speaker 3:** We as community leaders, we have to thank you for having this meeting. We were afraid that as community leaders we were going to have to take it upon ourselves and do it. Thank you for doing it. I have a couple questions. I heard you discuss about the removal. One of the things that the community needs to know is what is the removal route. What streets are you going to drive this stuff though? When it did come here it went through Cooper Plaza as well. I was witness to the sand being dumped on the street. So not only did we get it, but Cooper Plaza got it. Other neighbors as far as 500 block, 400 block, Landing Square, got it, all the way down to waterfront south. It was driven through all the nearby neighborhoods. So, we all got it. So, if it's contaminated materials, there's particles in the air. Everybody in this part of Camden was subjected to it.

As far as what you're going to do for the people, I think some kind of outreach should be done. Some kind of reaching to the neighborhood should be done. Getting them the information that you said to the other speaker, so that people will know. The only way that you're going to get out that information is to provide it to Bishop here in in the church. Provide the information to kids schools. Provide the information to Harmony House. Then have your people come out here and drop leaflets in the rest of the neighborhood. There are ways to get that information out.

There have been a lot of residents that have died over the years, not knowing where their cancers were coming from. So, there is a high concern in the neighborhood. People want that information. We had a warden one day and we partnered with Cooper Hospital. We had 18 doctors out on 6<sup>th</sup> St. Those doctors, from the time they set up the tables worked nonstop. People from the community all over came and asked questions and wanted to find out how they were able to get some kind of treatment. They weren't given definitive answers. So that question is still out there. The doctors are willing to come back and meet with the residents. As leaders, we are probably going to have to do some of that. That's a crucial point because people in the area want to know how they are going to find out long range, how this is going to affect them and if had already affected the loved ones already lost. I need the information about what routes and I think you need to be very cautious about the routes you are going to take. You are right by 676. If you're going to take it out of the City, have a direct route so you're not trucking it out through the neighborhoods. That's going to be very, very crucial. But, no matter which route you are taking, it's still going to take you through Broadway. The quickest route is 70, hit 676 and go up. Get it out of the City, not coming through the neighborhoods. You have to be very, very mindful. We are already impacted. You can't do any more damage to us.

I'm worried to death about Harmony Place. When you get ready to move this dirt, somebody has to reach out to those impacted residents over there in Harmony Place that have air conditioning. They don't have adequate windows that will keep the dust out. Everybody in this city, whether you work, live or play in this city, has been affected. If you rode down 7<sup>th</sup> street, everybody's cars got covered. No matter which way the wind blew, we all got it. I tell people at Cooper Hospital and everybody that's come through these neighborhoods, people right here in this room, you've been impacted already. I can't tell you that you haven't. You drive down 7<sup>th</sup> St. on a hot, sunny day, if the wind was blowing, if it was raining, you've been impacted. If you were in the water from the run off, you've been impacted. We don't know where the run off went. We don't know whether it went in our wells. We don't know if people were drinking it. We don't know anything. The people over there that are closest, Harmony Place, kid's schools, I'm worried about that. When you get a plan together, how are you going to reach the people in Harmony Place? What information are you going to be able to give those people? When you get ready to move it, is it going to be watered down, capped over to minimize the dust? All that kind of information is information that we need to be hearing so we can protect ourselves. Is the City going to provide some kind of canvas or plastic coverings so people can cover their windows, or tell them to do that? Are they going to be told to move your cars out of the area? Are the schools going to be told to keep your kids home for that day? Keep your kids in the house that day? I'm worried about the drug dealers. Are you going to tell them not to be outside?

**TC:** I wasn't planning on doing that [outreach to the drug dealers].

**Community Speaker 3:** I would do it. As a person, I would do it.

**TC:** The points you raise are good points. I've categorized your comments into two thoughts. I've taken notes on some of the outreach that you've mentioned. You do give good suggestions on some of the stakeholders that should be contacted. We can chat after this, I'll talk to you as long as we can. First of all, the comments made here tonight and consistently getting some of them out to the community with the groups that you've suggested is a positive. There will be more meetings as the bids go out. You've heard me talk about how we are going to do this by the book. You've answered a couple of the questions already. We talked about the fact that the dirt will be covered up. We talk about the fact that this is done in the way that the environmental professionals recommend, things like coverings, truck washes. I think Michele might be better able to speak to some of those specifics. But all of those bid specs will include that so that plastic doesn't have to be put on the windows and things like that. Michele, did you want to talk about the "how"?

**Community Speaker 3:** Before she does that. I'd like to say that I'm glad to see CRA involved. If there's one thing that the CRA does best, its Brownfields. When it comes to the Brownfields, and I know because I was sent on some of the training with them, during the Mayor Gwen Faison time period, I was one of the residents that was privy to be able to go on those trainings. They know what they're doing. I want the residents in the room to know, they are the experts in the

City of Camden when it comes to Brownfields. They know what they're doing. I couldn't be more pleased to have them representing the city and I gives me confidence.

**MC:** Thank you. You've raised some really good points. I'm glad that you raised them because I want to tell you all about them. First of all, every time that we have a contractor that's going to load up soil in those trucks, take those trucks of site, and dispose of it in a licensed facility, they have to have a traffic plan. For the first soil removal, that is soil pile D, we have a contractor. He has a traffic plan and I'm going to tell you what it is:

They are going to bring the trucks up from South Jersey,  
they are going to get off of 676.

They are going to come up 6<sup>th</sup> St,  
they are going to make a right on Chestnut St.  
and enter into the pile site that way and load up

They are doing this specifically so that they are not sitting on 6<sup>th</sup> St loading up. They are loading up from inside the site.

They will come to the gate back to Chestnut St

They will make a right on Chestnut St

They will go down 7<sup>th</sup> St and get back onto 676

Then they are out.

**Community Speaker 3:** How far down 7<sup>th</sup>?

**MC:** Whatever it is to get onto 676. I don't have that on this map. There is going to be a work plan for soil pile D, that will be uploaded onto the CRA's website. You guys can look at it. It will have a map with the truck route and how they are going to do this. They are doing it this way, because you are absolutely right, we don't want to cause additional harm to the community from all of those trucks. They are required to do a traffic plan. We are required to approve it. If they were starting to drive all over of the place, we would say absolutely not. We want to keep them on 676 as much as possible. We don't want to have trucks sitting idling in the streets or neighborhoods, absolutely not. Each contractor is going to have to do this. The contractor for soil pile D is estimating about 30 trucks a day.

**Community Speaker 3:** That's a lot.

**MC:** That is a lot. But, I think we are going to get this done in about a week for soil pile D, maybe two weeks.

**Community Speaker 3:** Is this going to be public information so that you can identify someone in this community to share that information, we can disseminate that information to block captains in this neighborhood.

**MC:** Yes, it is. And if Tim can give me your information, I can send a link to the CRA's website, where all of these documents are. I can tell you which one to look at and which page to look at.

**Community Speaker 3:** Ok, because we need to notify people in the community, every step of the way. If we see something we don't like, we would have a number that we can call? This truck has been out here too long?

**MC:** On this, there is the name of Alicia Flammia. She's the project manager. She is going to be managing the contracts.

**Community Speaker 3:** We have to have confidence that we have to make a phone call, other than the department of public works. Somebody's going to show up.

**MC:** Alicia, she's the one approving their bills, so they'll listen to her.

**Community Speaker 3:** I hope they're going to listen us. Because we are going to be watching.

**MC:** We will have people off and on site, periodically.

**Community Speaker 3:** We are going to be watching.

**MC:** You absolutely should. You can email Alicia. I can get you her phone number. If there's ever a problem, pick up the phone and call her. In addition, there is a sign on the site right now that has his [Chris Valligny's] phone number and contact. One thing absolutely, positively that are going to be dust suppressant measures required because we don't want any of this stuff going off site. They are going to be required, if there is stuff blowing around that day, to wet it down. There can't be too much water on it because we don't want it flowing off site. It will be just enough to keep it damp. If you absolutely have any problems, you either call Chris or I'll get you the number for Alicia, who is directly managing the project.

**Community Speaker 3:** This is going to be important to the community. We are always used to working with the department of public works, trying to get information. Then there's information that we are not privy to. It's very crucial that we do this correctly.

**TC:** I'll sit down with Olivette and Michele, we'll take it all under advisement.

**Community Speaker 4:** I'm here in two capacities, as a constituent of Camden and also from the health dept. The young man that spoke first, said that nobody complained. That's untrue. Somebody did complain and it sat in my research because I investigated the call, for the property in the middle of the pile. It was at the state for at least a decade. Just to let everybody in this area know, for the Mayor and the county to push this and get this to where we are in one year, is a big feat. That's not nothing, I know people have been dealing with it for years. It sat for a

decade, probably more. My concern is for you to know that we are doing everything that we can. I work for the CCHD, I supervise housing complaints though out Camden county and especially Camden. This is my home. I was born and raised here. It's very near and dear to my heart. When I found out about the pile, I rode past it all the time, I never even saw the house until I went to visit that property right in the middle. Are there or will there be some resources for that family, who the gentleman that started this tried to push out for decades? When I went there, their house was basically run over by ants. Anything to secure their property? Every time it rained, I thought 'what is going to happen to that house in the middle of all of this?' That's the one key factor that I have not heard tonight. Everything else is great. I know it takes time to deal with this type of thing. I really thank the people that are in the partnerships, the consultants, our Mayor and health officer. But, is there resources in all of that money to at least secure that property, exterminate that property? This was over a year ago. I can imagine what the rear of their house is looking like or how far the dirt pile has gotten to that property.

**TC:** On a separate line, we've started having some acquisition conversations. I'll have to leave it at that.

**Community Speaker 5:** I'm an environmental justice activist. I've been doing this since I came to Camden in 1967. I've woke to help remediate the cleanup of superfund sites. I'm an environmental fellow. So, nothing is going to escape us in terms of what has to be done, and done right. I just want to clarify a few things. When you talk about why we are here, we didn't get here because the county or the city got us here. We got to be clear about that. The people got you here, through demonstrations, through advocacy. We got you here. So, whenever you talk about progress and how we got here, we're not going to let you leave us out.

The last community member talked about the owner of the property where the pile surrounds his property. That's a particular issue. His father died in that property. Other family members died in that property. That family, the one that is still living, has to be made whole, period. We are talking to law firms. If we have to bring our own community-based law suit, our own class-action law suit, that's going to happen. Be clear, cleaning up the sight was just the first step. Because the site is going to be cleaned up, that doesn't mean that we are going to go away. Why? Because there is a connection between toxins, cancer causing toxins and a person's health. Anybody that lives near the sight, has been affected, anybody and everybody. Children are particularly vulnerable. My point, before you move any dirt, there should be a health assessment of every resident within a five-block radius of that site. Why? Because it's going to make it plain whether that site has affected that health of people in that neighborhood. If this was Cherry Hill, we wouldn't be having this conversation. If this was Collingswood, no site like that would exist. Please, test these folks first before you decide to move any dirt. That's very important. After you remove the dirt, there should be a post health assessment. What is the impact? Have people been affected by the removal? We need to know all of these things. We'll go through this process with you. We appreciate where we are. I just want to clarify how we got

here. Don't forget that. It's very important that you take into consideration the human element, not just the physical element of removing that site.

Now, the individuals, the criminals that brought the here, we will make sure they are brought to justice. We will expose them on national television, regional television. They will be exposed. You guys should consider a major settlement with the owner of that property. His property is surrounded on three sides. How are you going to effectively move the dirt without effecting this property? That protocol has to be in place. There needs to be an agreement, a process and resources to rebuild this neighborhood. Why? Because, that dirt pile has made it impossible for anyone to sell their property in this neighborhood. People are stuck here. We are going to make sure that the people of this community are made whole. We are committed to that.

**TC:** As we said earlier in tonight's presentation, there will be additional community meetings. There will be additional work, bid specs. These things will be done in a very transparent manner. They will be placed on the website. With some of the suggestions made here tonight, we will improve outreach. This concludes our program. I do appreciate everyone coming out. We are all working together to remove a hazard that should not have been there. Thank you very much for your efforts.