

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 10-10-18B

Resolution Title:

Resolution Authorizing an Agreement with The Salvation Army for the Joint Submission of a Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

Project Summary:

- The environmental remediation of the Harrison Avenue Landfill involves the construction of a clean fill cap and the installation of sub-surface landfill gas passive venting system.
- A passive gas venting system was installed under the Kroc Center Site and a separate system will be constructed under the Cramer Hill Waterfront Park Site currently under construction.
- New Jersey Department of Environmental Protection (DEP) is requiring that The Salvation Army (TSA) and CRA submit one joint permit application for the permanent operation and monitoring of the venting system.
- Since TSA and CRA will share this obligation for many years until it is determined that the level of landfill gas is negligible, it is in the best interest of the CRA to enter an Agreement that specifies roles, responsibilities, and funding obligations.
- The Agreement will be transferrable when the CRA conveys the Cramer Hill Waterfront Park to another owner.
- Failure to submit the permit application by December 17, 2018 could subject TSA and CRA to fines.

Purpose of Resolution:

Authorize an agreement with a redeveloper in a redevelopment area

Award Process:

N/A

Cost Not To Exceed:

TBD

Total Project Cost:

\$27.0 million

Source of Funds:

US EPA Brownfield Cleanup Grants

Resolution Authorizing an Agreement with The Salvation Army for the Joint Submission of a Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

WHEREAS, by Resolution 07-07-10A, the City of Camden Redevelopment Agency (CRA) designated The Salvation Army (TSA) as the Redeveloper of an approximately 24.23 portion of the former Harrison Avenue Landfill designated on the current City of Camden Tax Map as Block 810 Lots 4, 5, and 6 which was environmentally remediated and redeveloped as the Ray and Joan Kroc Community Center (the “Kroc Center Site”); and

WHEREAS, the Balance of the Harrison Avenue Landfill, designated on the current City of Camden Tax Map as Block 809 Lots 7 and 13 and encompassing approximately 62 acres, which is owned by the CRA is being environmentally remediated and redeveloped by the New Jersey Department of Environmental Protection- Office of Natural Resource Restoration (DEP-ONRR) as “shoreline protection, natural resource restoration, landfill closure, and park construction”(the “Cramer Hill Waterfront Park Site”) pursuant to a Site Access Agreement and Memorandum of Understanding (MOU) with the CRA , authorized by Resolution 11-15-17B; and

WHEREAS, the MOU specifies that, upon completion of the environmental remediation and redevelopment of the Cramer Hill Waterfront Park Site, DEP-ONRR will return control of the Site to the CRA and the CRA, or its transferee, will be responsible for the operation, monitoring and maintenance of the Cramer Hill Waterfront Park Site; and

WHEREAS, the environmental remediation of both the Kroc Center Site and the Cramer Hill Waterfront Park Site involves the installation of Landfill Gas Passive Venting Systems beneath the clean fill cap for which TSA and CRA have received separate Air Pollution Control Preconstruction Permits (PCP) from the New Jersey Department of Environmental Protection (DEP); and

WHEREAS, DEP requires that TSA and CRA submit a single, joint application for a Title V Operating Permit for the permanent operation and monitoring of the Landfill Gas Passive Venting Systems; and

WHEREAS, the joint submission requires close cooperation between the two entities and it is in the best interest of the CRA to enter into an Agreement with TSA which sets forth the roles and obligations relative to the submission of the Title V Operating Permit and the permanent operation and monitoring of the Landfill Gas Passive Venting Systems; and

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WHEREAS, the CRA as the redevelopment entity pursuant to the City's duly adopted Cramer Hill Redevelopment Plan, is authorized to enter into agreements with redevelopers to undertake projects forming a part of or in furtherance of the Plan.

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 an Agreement with the Salvation Army for the submission of a joint Title V Operating Permit Application for the permanent operation and monitoring of the landfill gas passive venting systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area; and

BE IT FURTHER RESOLVED that the Agreement will set forth the respective roles, obligations and funding requirements of the respective Parties relative to the submission of the Title V Operating Permit and the permanent operation and monitoring of the Landfill Gas Passive Venting Systems and shall include, among other things, an initial term not to exceed fifteen (15) years and a provision that TSA may reimburse CRA for their pro-rata share of the cost of preparing and submitting the Title V Operating Permit and other permit, monitoring and reporting costs; and

BE IT FURTHER RESOLVED that the Agreement shall be transferrable in the event that the CRA conveys title to the Cramer Hill Waterfront Park Site to another owner; and

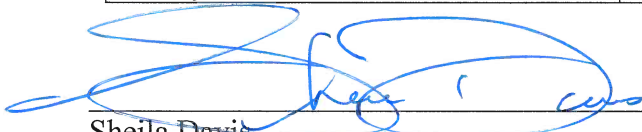
IT FUTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

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ON MOTION OF: Ian K. Leonard

SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman	✓		
Sheila Davis	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
Marilyn Torres			

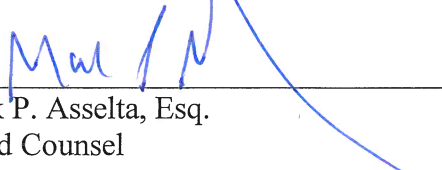


Sheila Davis
Vice-Chairperson

ATTEST: 

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel