

**CAMDEN CITY PLANNING BOARD**

**April 8, 2025**

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TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD

2025 APR -8 PM 12:08

By the direction of the Planning Board Chairman Jose DeJesus, Jr. of the City of Camden there will be a Regularly scheduled Planning Board Meeting held on Thursday, April 10, 2025 at 6:00pm Since the City of Camden remains under a Declaration of a Health Emergency related to the COVID-19 virus, City Hall is open. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; TEAMS. Instruction on accessing this virtual Regularly Scheduled Planning Board Meeting and meeting Agenda can be found on the City of Camden's website: <https://www.ci.camden.nj.us/>

**AGENDA (AMENDED)**

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – March 13, 2025.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
- A. Downtown Master Plan
6. NEW BUSINESS
  - A. **Certificate of Appropriateness re: DNL Property Holdings, LLC: 1372 N. Chesapeake Rd.** The applicant is proposing exterior improvements to a property within the Fairview Historic District.
  - B. **Certificate of Appropriateness re: George Williams: 1294 S. Merrimac Rd.** The applicant is proposing to install Solar Panels at a property in the Fairview Historic District.
  - C. **Certificate of Appropriateness re: Andrea Lancioni; 1057 S. Merrimac Rd.** The applicant is proposing to install windows at a property in the Fairview Historic District.
  - D. **Certificate of Appropriateness re: Raffie Kesayan: 1406 S. Collings Rd.** The applicant is proposing to install a sign at a commercial property in the Fairview Historic District.
  - E. **Certificate of Appropriateness re: Joel Fernandez: 1346 S. Merrimac Rd.** The applicant is proposing to install Solar Panels at a property in the Fairview Historic District.
  - F. **Certificate of Appropriateness re: Yordanka Guilarte: 1019 Ironside Rd.** The applicant is proposing to install a driveway/curbcut at a property within the Fairview Historic District.

- G. **Preliminary and Final Major Site Plan re: Cooper Hospital (Tower A):** 1 Cooper Plaza; Block 1402, Lot 1; Block 1400, Lots 55 through 65; and Block 1443, Lot 5.02. The applicant is proposing to construct a bridge from Tower A, across Haddon Avenue, to the existing MD Anderson Cancer Center at Cooper located directly across from Tower A on Block 1443, Lot: 5.02.
- H. Review and Consideration of an Amended Resolution from City Council directing the Planning Board to conduct a preliminary investigation to determine whether certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined N.J.S.A. 40A:12-5, without the power of eminent domain as to Block 1221, Lots 3, 12, 12 (billboard) & 17; Block 1238, Lots 3 & 14; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lots 7, 123, 124 & 129; Block 1251, Lot 11 (a Non-Condensation Redevelopment Area); and with the Power of Eminent Domain (Condensation Redevelopment Area) as to Block 1250, Lot 128.
- I. Review and Consideration of a Redevelopment Plan for certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined N.J.S.A. 40A:12-5, without the power of eminent domain as to Block 1221, Lot 3, 12, 12 (Billboard) & 17; Block 1238, Lot 3&4; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250 Lot 7, 123, 124 & 129; and Block 1251, Lot 11; (Non Condensation Redevelopment Area) and with the Power of Eminent Domain (Condensation Redevelopment Area) as to Block 1250, Lot 128.

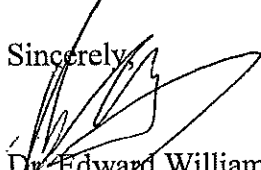
7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**Certificate of Appropriateness re: APPROVED**

- A. The Phoenix Development Group, LLC re: 1816 Filmore St. The applicant is proposing exterior work to a property within the Waterfront South Historic District.
- B. The Phoenix Development Group, LLC re: 1818 Filmore St. The applicant is proposing exterior work at a property located within the Waterfront South Historic District.
- C. The Phoenix Development Group, LLC re: 1830 Filmore St. The applicant is proposing exterior work at a property located within the Waterfront South Historic District.

8. Adjournment

Sincerely,

  
Dr. Edward Williams, PP, AICP, CSI, AHP, CZO, CPZBS  
Acting Planning Board Secretary

Am

cc: All City Council Members  
All Directors

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