

## CAMDEN CITY PLANNING BOARD

June 9, 2025

TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD

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, June 12, 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

1. Reading of the Opening Statement
  2. Roll Call
  3. Approval of Planning Board Public Hearing Minutes – April 10, 2025.
  4. Swearing in of all Professionals and Planning Staff
  5. NEW BUSINESS
- A. Certificate of Appropriateness re: William Davis re: 3151 Alabama Rd. The applicant is proposing to install solar panels at a property within the Fairview Historic District.
  - B. Certificate of Appropriateness re: Bridgehouse Solutions, LLC re: 2863 Cushing Rd. The applicant is proposing exterior work at a property within the Fairview Historic District.
  - C. Certificate of Appropriateness re: Siddhartha Katoley re: 416 Chambers Ave. The applicant is proposing to install of solar panels at a property within the Cooper Plaza Historic District.
  - D. Street Vacation re: Camden Lutheran Housing, Inc. is requesting to vacate four (4) city alleys located in the general vicinity of the east side of Ray Street to west side of North 10<sup>th</sup> Street, between Elm and Pearl Streets.
  - E. Preliminary & Final Site Plan re: Allan Mateo 3631 Westfield Avenue, Block; 1016; Lot: 16. The applicant is proposing a Commercial building on the first floor and an Apartment on the 2<sup>nd</sup> floor with parking in rear of building for four cars.
  - F. Review and Consideration of a Resolution referring Ordinance Amending Chapter 485 and Chapter 870 to establish Chapter 870-38.1, Licensing and Regulating Tobacco Stores, Smoke Shops and other Retail Business Establishments involved in the Principal Sale of Tobacco Products and Tobacco Principal Sale of Tobacco, Tobacco Products and Tobacco Paraphernalia to the Planning Board.

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- G. 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.
- H. 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.
6. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**April 2025**

**Certificate of Appropriateness re: APPROVED**

DNL Property Holdings, LLC 1372 N. Chesapeake Road

George Williams 1294 S. Merrimac Road

Andrea Lancioni 1057 S. Merrimac Road

Raffe Kesayan 1406 S. Collings Road

Joel Fernandez 1346 S. Merrimac Road

Yordanka Guilarte 1019 Ironside Road

**Preliminary & Final Major Site Plan re: APPROVED**

Cooper Hospital (Tower A) 1 Cooper Plaza

**June 2025**

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. - **APPROVED**

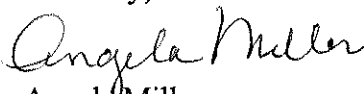
Review and Consideration of a Redevelopment Plan for certain areas and properties identified herein are areas in need of redevelopment or rehabilitation as defined N.J.S.A. 40A:12-5, without the power

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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 Condemnation Redevelopment Area) and with the Power of Eminent Domain (Condemnation Redevelopment Area) as to Block 1250, Lot 128. - **APPROVED**

7. Adjournment

Sincerely,

  
Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

**Topic: Planning Board Meeting**

**Date/Time: Thursday, June 12, 2025, 06:00 PM Eastern Time (US and Canada)**

[edwillia@ci.camden.nj.us](mailto:edwillia@ci.camden.nj.us) is inviting you to a scheduled TEAMS meeting.

**Microsoft Teams Need help?**

Join the meeting now

**Meeting ID: 217 778 390 941 2**

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