

CAMDEN CITY PLANNING BOARD

July 3, 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, July 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

1. Reading of the Opening Statement
 2. Roll Call
 3. Approval of Planning Board Public Hearing Minutes – June 12, 2025.
 4. Swearing in of all Professionals and Planning Staff
 5. NEW BUSINESS
- A. Certificate of Appropriateness re: Urban Promise 1722 Broadway. The applicant is proposing exterior work at a property within the Waterfront South Historic District.
 - B. Certificate of Appropriateness re: Urban Promise 1063 N. Common Road. The applicant is proposing exterior work at a property within the Fairview Historic District.
 - C. Certificate of Appropriateness re: Center for Family Services 580 Benson Street. The applicant is proposing exterior work at a property within the Cooper Plaza Historic District.
 - D. Certificate of Appropriateness re: Luis Rivera, Jr., 3053 Chesapeake Road. The applicant is proposing the installation of a driveway along the side frontage of the property within the Fairview District.
 - E. Certificate of Appropriateness re: Camden Fireworks 433 Emerald Street. The applicant is proposing exterior work at a property within the Waterfront South Historic District.
 - F. Certificate of Appropriateness re: Yanniry Fortuna 3155 Alabama Road. The applicant is proposing exterior work at a property within the Fairview Historic District.

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- G. Certificate of Appropriateness re: Shamar Hatcher 3153 W. Ironside Road. The applicant is proposing the installation of a 4' fence along the frontage of the property located within the Fairview Historic District.
- H. Certificate of Appropriateness re: Maria Hernandez 3048 S. Atlanta Road. The applicant is proposing the installation of a 4' fence along the frontage of the property located within the Fairview Historic District.
- I. Certificate of Appropriateness re: Anisa Simmons 3046 S. Atlanta Road. The applicant is proposing the installation of a 4' fence along the frontage of the property located within the Fairview Historic District.
- J. Certificate of Appropriateness re: Yessica E. Brito Nunez 1623 Collings Road. The applicant is proposing the installation of solar panels at a property located within the Fairview Historic District.
- K. 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 2nd floor with parking in rear of building for four cars.
- L. Preliminary & Final Site Plan re: Asset Realty & Construction Group, Inc. 1901 Admiral Wilson Boulevard, Block: 1220; Lot: 57. The applicant is proposing to construct a five-story mixed use building (self-storage facility and retail).
- M. Preliminary & Final Site Plan re: Cheran Rollins & Malcolm A. Still, Jr., 2907 Cleveland Avenue, Block: 968; Lot: 2. The applicant is proposing to construct five (5) attached homes/townhomes on 8,000 sq. ft. lot where 10,000 sq. ft. is required.
- N. Review and Consideration of a Preliminary Investigation designating a Non-Condemnation Area in Need of Redevelopment Study Area for Block 338, Lots 1-6, 8, 17, 19-25, 27 & 33; Block 340; Lot 35; Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29; Block 468, Lots 4-11, 21-26, 104-107 & 122 in determining if the Study Area meets the statutory criteria set forth in the State of New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A.1 et seq., (LRHL) for designation as an area in need of redevelopment without condemnation.
- O. Review and Consideration of a Preliminary Investigation designating a Condemnation Area in Need of Redevelopment Study Area for Block 338, Lot 26 in determining if the Study Area meets the statutory criteria set forth in the State of New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A 1 et seq., (LRHL) for designation as an area in need of redevelopment with condemnation.

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6. ADOPTION OF THE FOLLOWING RESOLUTIONS:

June 2025

Certificate of Appropriateness re: APPROVED

William Davis 3151 Alabama Rd.

Bridgehouse Solutions, LLC 2863 Cushing Road

Siddhartha Katoley 416 Chambers Avenue

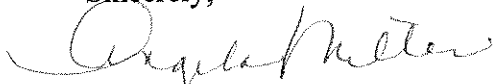
Street Vacation re: APPROVED

Camden Lutheran Housing, Inc.

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.-
APPROVED

7. Adjournment

Sincerely,



Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

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Topic: Planning Board Meeting
Date/Time: Thursday, July 10, 2025, 06:00 PM Eastern Time (US and Canada)

edwillia@ci.camden.nj.us is inviting you to a scheduled TEAMS meeting.

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Join the meeting now
Meeting ID: 262 876 787 988 2
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