

CAMDEN CITY PLANNING BOARD

August 11, 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, August 14, 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 – July 10, 2025.
4. Swearing in of all Professionals and Planning Staff
5. NEW BUSINESS
 - A. Certificate of Appropriateness re: Verizon – Global Real Estate 701 Federal and 12 N. 7th Street. The applicant is proposing exterior work at a property within the (Individual Building) Historic District.
 - B. Sign Variance re: Betzoley Steegers 2780 Mt. Ephraim Avenue, Block: 715; Lot: 15. The applicant is requesting a 160 SF Channel Letters Sign.
 - C. Sign Variance re: Villar Multiservice 3707 Westfield Avenue, Block: 1017; Lot: 53. The applicant is requesting to replace existing wall mounted sign with an illuminated sign of 24 SF designed to improve visibility.
 - D. 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.
 - E. 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.
6. ADOPTION OF THE FOLLOWING RESOLUTIONS:

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Certificate of Appropriateness re: APPROVED

Urban Promise 1722 Broadway
Urban Promise 1063 N. Common Road
Center for Family Services 580 Benson Street
Luis Rivera, Jr., 3053 Chesapeake Road
Camden Fireworks 433 Emerald Street
Yanniry Fortuna 3155 Alabama Road
Shamar Hatcher 3153 W. Ironside Road
Maria Hernandez 3048 S. Atlanta Road
Anisa Simmons 3046 S. Atlanta Road
Yessica E. Brito Nunez 1623 Collings Road

Preliminary & Final Site Plan re: APPROVED

Asset Realty & Construction Group, Inc. 1901 Admiral Wilson Boulevard

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.- **APPROVED**

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. - **APPROVED**

7. Adjournment

Sincerely,



Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

Topic: Planning Board Meeting

Date/Time: Thursday, August 14, 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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