

## **CAMDEN CITY PLANNING BOARD**

**September 8, 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, September 11, 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 – August 14, 2025.
4. Swearing in of all Professionals and Planning Staff
5. NEW BUSINESS
  - A. 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.
  - B. 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.
  - C. Conceptual Review re: Site Improvements at Judge Robert Johnson Park, Block:523; Lot:13, Block: 522; Lot: 9 and Block: 520; Lot: 26. The project site will remain a park. A new synthetic turf football field with lights and stands will be install on the southern portion of the site. The baseball will be installed on the south side, the baseball field will be renovated, and a practice field will be added. New site furniture and exercise stations will be installed.
  - D. Review and Approval of a Resolution directing the Planning Board to Conduct a Preliminary Investigation to Determine whether Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and Block 1107, Lots 15,16, 17, 18, 19, 20, 27, 28, 29 and 30 (Non-Condensation Redevelopment Area) and to prepare a Redevelopment Plan for such Non-Condensation Redevelopment Area.

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6. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**July 2025**

**Certificate of Appropriateness re: APPROVED**

Verizon – Global Real Estate 701 Federal and 12 N. 7<sup>th</sup> Street

**Sign Variance re: APPROVED**

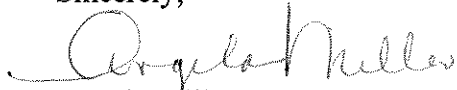
Betzoley Steegers 2780 Mt. Ephraim Avenue

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

Allan Mateo 3631 Westfield Avenue

7. Adjournment

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Miller".

Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

**Topic: Planning Board Meeting**  
**Date/Time: Thursday, September 11, 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: 241 467 691 067 4**

**Passcode: Yv9Cz77p**

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**Dial in by phone**

**+1 469-998-7374,,410191572# United States, Dallas**

**Find a local number**

**Phone conference ID: 410 191 572#**

**For organizers: Meeting options | Reset dial-in PIN**