

CAMDEN CITY PLANNING BOARD

October 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, October 9, 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 – September 11, 2025.
 4. Swearing in of all Professionals and Planning Staff
 5. NEW BUSINESS
- A. Certificate of Appropriateness re: Chisom Achinivu 3015 Tuckahoe Road. The applicant is proposing exterior work at said property located within the Fairview Historic District.
 - B. Certificate of Appropriateness re: Tabernacle of Faith 115 N. 5th Street. The applicant is proposing exterior work (Signage) at said property located within the Cooper Street Historic District.
 - C. Certificate of Appropriateness re: Camden Board of Education 1251 Collings Road. The applicant is proposing exterior work (Signage) at said property located within the Fairview Historic District.
 - D. Certificate of Appropriateness re: Amanda Newuwirth 1805 Broadway. The applicant is proposing exterior work (Signage) at said property located within the Waterfront South District.
 - E. Certificate of Appropriateness re: Portfolio Asset Group, LLC., 1263 S. Merrimac Road. The applicant is proposing exterior work at said located within the Fairview Historic District.
 - F. Certificate of Appropriateness re: MDE Dragon, LLC., 1181 S. Octagon Road. The applicant is proposing exterior work at said property located within the Fairview Historic District.
 - G. Certificate of Appropriateness re: Francisco Pena 2863 Idaho Road. The applicant is proposing a driveway at said property located within the Fairview Historic District.

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- H. Minor Subdivision re: East Camden Building Co., 126-128 N. 34th Street, Block: 1027; Lot: 5. The applicant is proposing to subdivide an existing 5,400 sq. ft. lot into two new lots.
- I. Preliminary & Final Site Plan re: EMR Eastern, LLC., NS Jackson 389 W. Ferry Ave., Block: 217; Lot(s): 9.01 & 12. The applicant is proposing to construct four (4) fire tower structures with a water canon on the top of the structures, and to add one (1) water canon on the existing shredder facility. five (5) attached homes/townhomes on 8,000 sq. ft. lot where 10,000 sq. ft. is required.
- J. A resolution referring the ordinance amending the Gateway Redevelopment Plan for review by the Planning Board 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.

6. **ADOPTION OF THE FOLLOWING RESOLUTIONS:**

September 2025

Sign Variance re: Dismissed without Prejudice

Villar Multiservice 3707 Westfield Avenue

Preliminary & Final Site Plan re: APPROVED

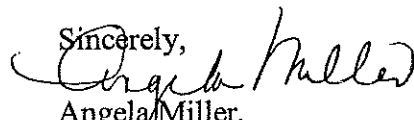
Cheran Rollins & Malcolm A. Still, Jr., 2907 Cleveland Avenue

Conceptual Review re: Site Improvements at Judge Robert Johnson Park, Block:523; Lot:13, Block: 522; Lot: 9 and Block: 520; Lot: 26. – HEARD

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. - **CONTINUED**

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, October 9, 2025, 06:00 PM Eastern Time (US and Canada)

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

Microsoft Teams Need help?

Join the meeting now

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