

CAMDEN CITY PLANNING BOARD

November 10, 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 Monday, November 17, 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 – October 9, 2025.
4. Swearing in of all Professionals and Planning Staff
5. NEW BUSINESS
 - A. Certificate of Appropriateness re: Yvette Lincoln 1516 Minnesota Road. The applicant is proposing Exterior work at said property located within the Fairview Historic District.
 - B. 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. **(WILL BE HEARD ON DECEMBER 11, 2025)**
 - C. Preliminary & Final Site Plan re: Cooper Health System - Sheridan Pavillion 3 Cooper Plaza, Block: 1443; Lot: 6. The applicant is proposing to place air handling units and a cooling system on the ground behind the Sheridan Pavilion on the Property and construct an approximately 26' x 36' pad and place the equipment on the pad.
 - D. Amended Final Site Plan re: Mt. Sinai Holiness Church, Inc. 621 Kaighn Avenue, Block: 322; Lot(s): 153, 110 & 111. The applicant is coming back to the Planning Board for the parking lot improvements that were not approved as per their prior approved plan.
 - E. An ordinance amending the *Gateway Redevelopment Plan* for review and consideration by the Planning Board regarding Block 1465, Lots 4 & 5.

- F. A Resolution Authorizing and Directing the City of Camden Planning Board to undertake a Preliminary Investigation to determine whether properties in the vicinity of the *Former Knox Gelatin Facility*, including Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, meet the statutory criteria for a “Condemnation Area in Need of Redevelopment” and authorizing and directing the City of Camden Planning Board to prepare a proposed Redevelopment Plan for the proposed Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET. SEQ.
- G. A Resolution Authorizing and Directing the City of Camden Planning Board to undertake a Preliminary Investigation to determine whether properties as part of the *S. Yaffa & Sons site*, including Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120 meet the statutory criteria for a “Condemnation Area in Need of Redevelopment” and authorizing and directing the City of Camden Planning Board to prepare a proposed Redevelopment Plan for the proposed Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET. SEQ.
- H. A Resolution authorizing and directing the City of Camden Planning Board to undertake a Preliminary Investigation to determine whether properties in the *Federal Street Corridor*, including Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25; meet the statutory criteria for a “Condemnation Area in Need of Redevelopment,” and whether Block 1182, Lots 6-20 and Block 1196, Lots 32-34 meet the statutory criteria for “Area in Need of Rehabilitation: and Authorizing and Directing the City of Camden Planning Board to prepare a proposed Redevelopment Plan for the proposed Redevelopment Area and Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET. SEQ.
- I. Courtesy Review re: Camden County Multi-Agency Service Center at 1220 Broadway, Block: 337; Lot: 106, Zone District: LI-1. New Construction of a Service Center Facility for unhoused individuals.

6. ADOPTION OF THE FOLLOWING RESOLUTIONS:

October 2025

Certificate of Appropriateness re: APPROVED

Chisom Achinivu 3015 Tuckahoe Road
Tabernacle of Faith 115 N. 5th Street
Camden Board of Education 1251 Collings Road
Amanda Newuwirth 1805 Broadway
Portfolio Asset Group, LLC., 1263 S. Merrimac Road.

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MDE Dragon, LLC., 1181 S. Octagon Road.
Francisco Pena 2863 Idaho Road
Minor Subdivision re: TABLED
East Camden Building Co., 126-128 N. 34th Street
Preliminary & Final Site Plan re: APPROVED
EMR Eastern, LLC., NS Jackson 389 W. Ferry Ave

7. Adjournment

Sincerely,

Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

Topic: Planning Board Meeting
Date/Time: Monday, November 17, 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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