

2<sup>ND</sup> AMENDMENT

**CAMDEN CITY PLANNING BOARD**  
**December 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, December 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 – November 17, 2025.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS

A. Certificate of Appropriateness re: Richard Cummings 412 N. 2<sup>nd</sup> Street. The applicant is proposing Exterior work (Installation of a Driveway) at said property located within the Cooper Grant Historic District.

B. Certificate of Appropriateness re: Diocese of Camden 631 Market Street. The applicant is proposing Exterior work (Brick Repointing) at said property located at 631 Market Street (Individual Building).

C. Certificate of Appropriateness re: Jose M. Nunez Abreu 1023 Ironside Road. The applicant is proposing Exterior work at said property located within the Fairview Historic District.

D. Certificate of Appropriateness re: Ama Maymouna 2872 Tuckahoe Road. The applicant is proposing Exterior work at said property located within the Fairview Historic District.

E. Certificate of Appropriateness re: Michael Sheppard 2883 Yorkship Road. The applicant is proposing Exterior work (Installation of a Driveway) at said property located within the Fairview Historic District.

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CAMDEN CITY HALL  
AGENDA

- F. Certificate of Appropriateness re: **Raven Home Investments, LLC 2901 N. Congress Road.** The applicant is proposing Exterior work (Installation of Solar Panels) at said property located within the Fairview Historic District.
- G. Sign Variance re: **Anqi Qiu 3420 Westfield Avenue, Block: 1029; Lot: 32.** The applicant is requesting the installation of a 160 sq. ft. Channel Letter sign.
- H. Sign Variance re: **AutoZone Northeast, LLC 1426 Mt. Ephraim Avenue, Block: 1325; Lot(s): 44, 47, 49, 50, 59 & 60.** The applicant is proposing refacing of existing Pylon sign on corner of Mt. Ephraim Ave. and Atlantic Ave., Installation of (2) 24' channel letter signs, facing Mt. Ephraim Ave., and Atlantic., all signs illuminated with internal LEDS.
- I. Minor Subdivision re: **East Camden Building Co., 126-128 N. 34<sup>th</sup> Street, Block: 1027; Lot: 5.** The applicant is proposing to subdivide an existing 5,400 sq. ft. lot into two new lots.
- J. 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.
- K. Preliminary & Final Site Plan re: **Walnut Property Acquisition, LLC – Coriell Institute for Medical Research 1300 Walnut Street. Block: 367; Lot(s): 1 and 6.** The applicant is proposing to construct a new state of the art research and office facility, approximately 94,000 sq. ft. in size and up to 65-feet high (4 stories), along with related site improvements
- L. A Resolution Amending and Correcting to City Council of the City of Camden to include block 1104, lot 95 in the Area the City Council of the City of Camden previously directed the City Planning Board: (1) To conduct a Preliminary investigation to determine whether such area identified therein is an Area in need of Redevelopment or Rehabilitation as defined in N.J.S.A 40A: 12-5, without the power of eminent domain, and (2) to prepare a Redevelopment Plan for such Non-Condemnation Redevelopment Area. Inclusive Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 and 95 (Westerly Study Area), Block 1107; Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 and 30 (Easterly Study Area). (*Saunders & North 30<sup>th</sup> Streets*)
- M. 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.

- N. 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.
- O. 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.
- P. Review and Approval of the Downtown Camden Master Plan as an Amendment to the Future Camden Master Plan.
- Q. Review and Approval of the Planning Board Meeting Dates for 2026.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**November 2025**

**Certificate of Appropriateness re: APPROVED**

Yvette Lincoln 1516 Minnesota Road

**Minor Subdivision re: CONTINUED**

East Camden Building Co., 126-128 N. 34<sup>th</sup> Street

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

Cooper Health System - Sheridan Pavillion 3 Cooper Plaza

**Amended Final Site Plan re: CONTINUANCE**

Mt. Sinai Holiness Church, Inc. 621 Kaighn Avenue

An ordinance amending the *Gateway Redevelopment Plan* for review and consideration by the Planning Board regarding Block 1465, Lots 4 & 5. – **APPROVED**

**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.  
– HEARD

**December 2025**

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Review and Approval of the Downtown Camden Master Plan as an Amendment to the Future Camden Master Plan.

**Planning Board Meeting**  
**December 11, 2025**  
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8. Adjournment

Sincerely,



Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

**Topic: Planning Board Meeting**

**Date/Time: Thursday, December 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?](#)

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Meeting ID: 249 319 579 159 0

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