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AMENDED

CAMDEN CITY PLANNING BOARD

January 6, 2026

2026 JAN -6 AM 9:56

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, January 8, 2026 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 – December 11, 2025.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
 - a. Planning Board Attorney – Dembo, Brown & Burns, LLP
 - b. Planning Board Conflict Attorney – Eric M. Bernstein & Associates, LLC
 - c. Planning Board Engineer – Remington & Vernick Engineers
 - d. Planning Board Conflict Engineer – Grant Engineering & Construction Group, LLC
6. REORGANIZATION
 - a. Election of Chairman
 - b. Election of Vice Chair
 - c. Election of Secretary
 - d. Appointment of Planning Board Attorney
 - e. Appointment of Conflict Attorney
 - f. Appointment of Board Engineer
 - g. Appointment of Conflict Engineer
7. NEW BUSINESS
 - A. Certificate of Appropriateness re: Juanita Rice 2996 N. Congress Road. The applicant is proposing Exterior work (Solar Panels) at said property located within the Fairview Historic District.
 - B. Certificate of Appropriateness re: Vaughn Carstarphen 1020 Niagara Road. The applicant is proposing Exterior work (Exterior Painting) at said property located within the Fairview Historic District.

- C. 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.
- D. Preliminary & Final Site Plan re: McGuire Preservation Urban Renewal, LLC NE Rand and Sewell Street, Block: 1223.05; Lot: 5. The applicant is proposing to install a Tot Lot over an existing playground and a 980 sq. ft. Maintenance Shed within the McGuire Gardens Park of the McGuire Gardens Apartment Complex.
- E. Extension of time: A Resolution of the Planning Board The applicant is requesting a one-year extension of its Final Site Plan approval adopted by Resolution on March 4, 2024 pursuant to a letter dated December 16, 2025 as submitted by the Applicant's Attorney, Kevin D. Sheehan, Esquire of the law firm of Parker McCay of the City of Camden Applicant: 1435 River Owner, LLC Block: 807; Lot: 21 Camden, New Jersey

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

December 2025

Certificate of Appropriateness re: APPROVED

Ricard Cummings 42 N. 2nd Street

Diocese of Camden 631 Market Street

Jose M. Nunez Abreu 1023 Ironside Road

Ama Maymouna 2872 Tuckahoe Road.

Michael Sheppard 2883 Yorkship Road.

Raven Home Investments, LLC 2901 N. Congress Road

Sign Variance re: APPROVED

Anqi Qiu 3420 Westfield Avenue

AutoZone Northeast, LLC 1426 Mt. Ephraim Avenue

Minor Subdivision re: APPROVED

East Camden Building Co., 126-128 N. 34th Street

Amended Final Site Plan re: CONTINUANCE

Mt. Sinai Holiness Church, Inc. 621 Kaighn Avenue

Preliminary & Final Site Plan re: APPROVED

Walnut Property Acquisition, LLC – Coriell Institute for Medical Research 1300 Walnut Street.

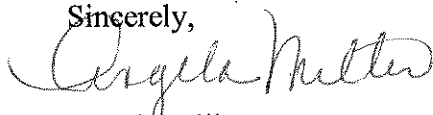
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9. Adjournment

Sincerely,



Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

Topic: Planning Board Meeting

Date/Time: Thursday, January 8, 2026, 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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