

**CAMDEN CITY PLANNING BOARD**  
**December 5, 2024**

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 12, 2024 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 12, 2024
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS
  - A. Certificate of Appropriateness re: Rufino Regalado 1080 Niagara Road. The applicant is proposing installation of solar panels. (Fairview Historic District)
  - B. Major Subdivision and Preliminary & Final Site Plan re: Camden Lutheran Housing, Inc. Ray Street, Borton Street and N.10<sup>th</sup> Street, Block: 804; Lot(s): 47-86 and Block: 805; Lot(s): 1-40. The applicant is proposing to subdivide the existing lots into 26 new lots for townhomes. The applicant is proposing to develop 26 three-bedroom townhomes that are two-story and associates site improvements.
  - C. Preliminary & Final Major Site Plan re: Cooper Health System (Tower A) 1 Cooper Plaza, Block: 1402; Lot: 1. The applicant is proposing to install a Temporary Mobile MRI unit.
  - D. Preliminary & Final Site Plan re: KIPP: Cooper Norcross, (a New Jersey Nonprofit Corporation) 726 Kaighn Avenue, Block: 405; Lot(s): 1, 7, 8 and 11. The applicant is proposing an Athletic field for KIPP Cooper Norcross Academy.
  - E. Review and Approval of Planning Board Meeting Dates for the year of 2025.
  
7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

RECEIVED  
DEC - 5 PM 2:45  
CAMDEN, N.J.

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**November 2024**

**Certificate of Appropriateness re: APPROVED**

AMG5, LLC 118 N. 3<sup>rd</sup> Street

Marlene Brito 2849 Kansas Road

Wanda Ramirez 2790 Yorkship Road

Four Corned Night, LLC. 564 Berkley Street

Tabernacle of Faith 115 N. 5<sup>th</sup> Street

**Preliminary Sign Variance re: APPROVED**

AutoZone Northeast, LLC 2881 Mt. Ephraim Avenue

8. 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, December 12, 2024 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: 252 524 359 69

Passcode: 53ToTP

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