

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF CAMDEN
APPROVING THE DOWNTOWN CAMDEN MASTER PLAN AS AN
AMENDMENT TO THE CITY OF CAMDEN MASTER PLAN**

WHEREAS, pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-28, the Planning Board may prepare, and after Public Hearing, amend a Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects the health and safety and promotes the general welfare; and

WHEREAS, the Master Plan shall generally comprise a report or statement in land use and development proposals, with maps, diagrams and text, presenting elements as set forth pursuant to Municipal Land Use Law N.J.S.A.40:55D-28; and

WHEREAS, the Master Plan is intended to provide and set policies for the City of Camden that will give guidance to public officials and private citizens on decisions and regulations that apply to the land within the City's borders. The responsibility for developing the Master Plan lies with the City of Camden Planning Board with its authority derived from the planning acts enacted by the New Jersey Legislature. The structure of planning law in New Jersey requires the zoning and other land use regulations to be in substantial consistency with the policies articulated in the Master Plan. The Master Plan is organized into a set of chapters, referred to either as statements or elements that are concerns with specific topics. Within each element, background information is presented that describes existing conditions. Where it is appropriate, projections or trends were analyzed for their effect upon the City, leading to a discussion of issues discovered in the analysis. From these issues, recommendations were made for implementation; and

WHEREAS, a public hearing was held on December 11, 2025 regarding approval of the Downtown Camden Master Plan as an Amendment to the City of Camden Master Plan at which time the Downtown Camden Master Plan dated May 2025 was presented and explained to the public by

John Manzoni, AICP, Vice President and Planning Director of STV Incorporated whose testimony was more accurately set forth on the record and the public had an opportunity to comment and be heard on the proposed Downtown Camden Master Plan; and

WHEREAS, Mr. Manzoni testified that the Downtown Camden Master Plan sets forth a comprehensive vision for the continued revitalization and sustainable growth of the City's downtown area. Testimony was provided that the Downtown Master Plan provides updated goals, land use recommendations, design framework, and implementation strategies to guide equitable economic development, enhance ability and connectivity, and strengthen Camden's role as the region's civic and cultural core, which testimony is more accurately set forth on the record; and

WHEREAS, the Planning Board considered the testimony of Mr. Manzoni and any public comment made at the time of the hearing; and

WHEREAS, based upon the foregoing, the Planning Board finds as follows:

1. Pursuant to Municipal Land Use Law N.J.S.A. 40:55D-28, the Planning Board may prepare and after a public hearing to adopt or amend a Master Plan or component parts thereof, to guide the use of lands within the municipality in a manner that promotes the public health and safety and the promotes general welfare.
2. Pursuant to N.J.S.A. 40:55D-28, the Downtown Camden Master Plan as prepared by John Manzoni, AICP, Vice President Planning Director of STV Incorporated as a proposed Amendment the Master Plan sets forth all the requirements and elements required by Municipal Land use Law.
3. Public notice regarding the proposed Amendment to the Downtown Camden Master Plan was provided in accordance with N.J.S.A.40:55D-13.

4. Copies of the proposed Downtown Camden Master Plan Amendment to the Master Plan for which approval was sought at the December 11, 2025 hearing were made available for public inspection at least 10 days prior to the date of the hearing.
5. At the hearing on December 11, 2025, the Downtown Camden Master Plan Amendment to the Master Plan was explained to the public and the public had an opportunity to be heard and comment on the proposed Downtown Camden Master Plan Amendment; and

WHEREAS, the Planning Board has determine that the proposed Downtown Camden Master Plan Amendment to the Master Plan is consistent with the goals and objectives of the City of Camden Master Plan and that the adoption and implementation of the proposed Downtown Camden Master Plan Amendment to the Master Plan is in the public interest and protects the public health and safety and promotes the general welfare.

NOW, THEREFORE, from the findings of fact, the testimony of all relevant parties and the evidence submitted at the public hearing, **BE IT RESOLVED** by the City of Camden Planning Board that the proposed Downtown Camden Master Plan Amendment to the City of Camden Master Plan as prepared by STV Incorporated, dated May 2025, a copy of which is attached hereto and incorporated hereby reference is hereby viewed, approved and adopted by the City of Camden Planning Board. The Planning Board finds that the adoption of the proposed Downtown Camden Master Plan Amendment to the City of Camden Master Plan meets the requirements of Municipal Land Use Law set forth in N.J.S.A. 40:55D-28.

ROLL CALL VOTE

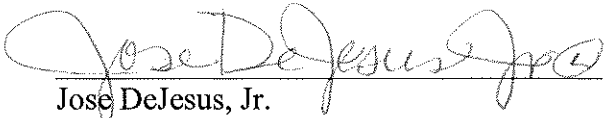
Those in Favor

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Those Opposed

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The undersigned Secretary and Chairman of the Planning Board of the City of Camden does hereby certify that this is true copy of the resolution adopted by said Board January 8, 2026.



Jose DeJesus, Jr.
Chairman, City of Camden Planning Board



Angela Miller
Secretary, City of Camden Planning Board