

CAMDEN CITY PLANNING BOARD

February 9, 2026

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, February 12, 2026 at 6 o'clock PM.** **The City of Camden remains under a declaration of a health emergency related to the COVID-19 virus and while City Hall is open, 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.camdennj.gov/>

AGENDA

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – January 8, 2026.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Gina Lord and Quinn DeMenna 576-78 Benson Street. The applicant is proposing Exterior work (Installation of a Window) at said property located within the Coper Plaza Historic District.
 - B. Certificate of Appropriateness re: Alban Visha/Gezim Dudos 1433 Chesapeake Road. The applicant is proposing Exterior work (Exterior Painting) at said property located within the Fairview Historic District. The Historic Preservation voted to **DENY** to the proposed exterior painting work.
 - C. Certificate of Appropriateness re: Jose Sanchez 2965 Merrimac Road. The applicant is proposing Exterior work (Roofing Materials Williamsburg Slate, no capping wood elements and Paint color consistent with Colonial palette) at said proper located within the Fairview Historic District.
 - D. Courtesy Review re: Minor Subdivision - River Avenue and Federal Street. Block: 1182; Lot: 21, (Proposed Lots 21 & 21.01) This subdivision is a critical component of the Camden County's Capital Improvement Project to realign the intersection of Federal Street and River Avenue, improving traffic flow and safety in this high-volume corridor. The property is situated within the Transit Oriented Development (TOD) Zone, and the proposed lot configurations have been approved by the City Tax Assessor.

2026 FEB -9 PM 2: 26
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CAMDEN, N.J.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

January 2026

REORGANIZATION – APPROVED

Election of Chairman - Jose DeJesus, Jr.

Election of Vice Chair – Steven Lee

Election of Secretary – Angela Miller

Appointment of Planning Board Attorney – Dembo, Brown & Burns

Appointment of Conflict Attorney – Eric M. Bernstein & Associates

Appointment of Board Engineer – Remington & Vernick Engineers

Appointment of Conflict Engineer – Grant Engineering & Construction Group, LLC

Certificate of Appropriateness re: APPROVED

Juanita Rice 2996 N. Congress Road

Vaughn Carstarphen 1020 Niagara Road

Amended Final Site Plan re: DISMISSED WITHOUT PREJUDICE

Mt. Sinai Holiness Church, Inc. 621 Kaighn Avenue

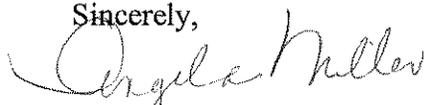
Preliminary & Final Site Plan re: APPROVED

McGuire Preservation Urban Renewal, LLC NE Rand and Sewell Street, Block: 1223.05; Lot: 5

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 - **APPROVED**

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, February 12, 2026, 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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For organizers: [Meeting options](#) | [Reset dial-in PIN](#)