

CAMDEN CITY PLANNING BOARD

March 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, March 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/>

RECEIVED

AGENDA

MAR - 9 2026

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – February 12, 2026.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Sign Variance re: Camden Prep, Inc., 1575 Mt. Ephraim Avenue, Block: 433; Lot: 3. The applicant is requesting a Sign Variance to permit the installation of ten (10) Mounted Signs (various sizes).
 - B. Site Plan Waiver re: Benson Investments, LLC 606 Benson Street, Block: 1405; Lot: 4. The applicant will be renovating the Property to convert the interior to the office used by Bayada. There are no changes or improvements to the site proposed. All renovations are to be interior, except for the replacement of some windows and repainting the exterior.
 - C. Preliminary & Final Major Subdivision and Site Plan re: Camden Transformation Partners, LLC located between Front & 2nd Streets, and between Centennial & Linden Streets, Block: 62; Lot(s): 17, 18, 19 & 20; Block: 62.01; Lot(s): 1-4, and Block: 62.02; Lot(s): 24 & 25. The applicant is proposing a subdivision to reconfigure the existing lots into 19 total lots including 18 building lots and one open space lot, along with a new street and two alleys.

CITY OF CAMDEN
OFFICE OF MUNICIPAL CLERK

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7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

February 2026

Certificate of Appropriateness re: APPROVED

Gina Lord and Quinn DeMenna 576-78 Benson Street

Alban Visha/Gezim Dudos 1433 Chesapeake Road

Jose Sanchez 2965 Merrimac Road

Courtesy Review re: Minor Subdivision - APPROVED

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.

8. Adjournment

Sincerely,



Angela Miller,

Planning Board Secretary

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cc: All City Council Members

All Directors

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Topic: Planning Board Meeting

Date/Time: Thursday, March 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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