

CAMDEN CITY PLANNING BOARD

April 2, 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, April 9, 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 & March 12, 2026.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Lisa Parziale 3002 Tuckahoe Road. The applicant is proposing Exterior work at said property located within Fairview Historic District.
 - B. Certificate of Appropriateness re: Ingrid French 608 N. 2nd Street. The applicant is proposing Exterior work (Solar Panels) at said property located within Cooper Grant Historic District.
 - C. Certificate of Appropriateness re: Andrea Blackson 2981 Sumter Road. The applicant is proposing the Installation of a roof at said property located within the Fairview Historic District.
 - D. Certificate of Appropriateness re: Premier Construction LLC 521 Cooper Street. The applicant is proposing Façade Improvements at said property as an Individual Building.
 - E. Certificate of Appropriateness re: NJ Synod, ELCA 2755 Tuckahoe Road. The applicant is proposing to Demolish the wing wall at said property located within the Fairview Historic District.
 - F. Certificate of Appropriateness re: Benson Investments, LLC 606 Benson Street. The applicant is proposing Renovations Interior/Exterior at said property located within the Cooper Plaza Historic District.

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- G. 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).
- H. 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.
- I. Preliminary & Final Site Plan re: Finger One, LLC (Subaru) 250 Memorial Avenue, Block: 1464; Lot(s): 4 & 5. The applicant is proposing Off-street corporate vehicle storage. (As defined by the Amendment to Gateway Redevelopment Plan approved January 2, 2026).

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

March 2026

Site Plan Waiver – APPROVED

Benson Investments, LLC 606 Bensons Street

Preliminary & Final Major Subdivision and Site Plan re: CONTINUANCE

Camden Transformation Partners LLC located between Front & 2nd Streets, and between Centennial & Linden Streets.

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, April 9, 2026, 06:00 PM Eastern Time (US and Canada)

edwillia@ci.camden.nj.us is inviting you to a scheduled TEAMS meeting.

Microsoft Teams

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