

CAMDEN CITY PLANNING BOARD

May 11, 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, May 14, 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 – April 9, 2026
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS

- A. 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. (CONTINUED UNTIL JUNE 18, 2026)
- B. Preliminary & Final Site Plan re: 1828 Realty Associates, LLC (Tenant: Resin Tech, Inc.) 1801 Federal Street, Block: 1188; Lot: 3. The applicant proposes to add a 28,150 SF addition and 4,000 SF addition to increasing manufacturing operations; and other site improvements such as concrete pads and ADA electrical charging space on the property. The property is in the GI-2 General Industrial Zoning District.
- C. Preliminary & Final Site Plan re: Holtec Technology Center, LLC 1 Holtec Boulevard, Block: 455; Lot: 1; and Block: 457; Lot: 6. The applicant is proposing to amend Site Plan to expand Warehouse Building and expand Parking Lot and Laydown Area. (CONTINUED UNTIL JUNE 18, 2026)

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- D. Preliminary Site Plan (ONLY) re: Camden Community Solar and (Camden Community Solar 2 LLC) 1 Subaru Drive (1350 Admiral Wilson Boulevard & 250 Memorial Avenue) The applicant is proposing Solar parking canopies over the existing parking lots .
- E. Minor Subdivision/Consolidation and Courtesy Review re: Knox Meadows Block: 746, Lot(s): 17, 18, 24, 25, 26, 33 & 46. The purpose of the application is to change the lot lines of certain lots and then combine lots to create two larger parcels for redevelopment and use. The applicant also seeks additional approvals, variances and/or waivers determined necessary.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

April 2026

Certificate of Appropriateness re: APPROVED

Lisa Parziale 3002 Tuckahoe Road

Ingrid French 608 N. 2nd Street

Andrea Blackson 2981 Sumter Road

Premier Construction LLC 521 Cooper Street

NJ Synod, ELCA 2755 Tuckahoe Road

Benson Investments, LLC 606 Benson Street

Sign Variance re: APPROVED

Camden Prep, Inc. 1575 Mt. Ephraim Avenue

Preliminary & Final Major Subdivision and Site Plan re: CONTINUANCE

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

Preliminary & Final Site Plan re: APPROVED

Finger One, LLC (Subaru) 250 Memorial 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, May 14, 2026, 06:00 PM Eastern Time (US and Canada)

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

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/220933280311433?p=ZVo3sYFIt6xIjUiwUp>

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