

CAMDEN CITY PLANNING BOARD

July 6, 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, July 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 – June 18, 2026
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Camden Transformation Partners, LLC Front St., Centennial Ave., N. 2nd St. The applicant is proposing Renovations Interior/Exterior work (to develop) at said property located within the Cooper Plaza Historic District.
 - B. Certificate of Appropriateness re: Anil Bickman 1514 Wildwood Avenue. The applicant is proposing Rehabilitation/Exterior/Windows at said property located within the Parkside Historic District.
 - C. Certificate of Appropriateness re: MiCasita Daycare Center 3001 Fenwick Road. The applicant is proposing a Temporary Banner at said property located within the Fairview Historic District.
 - D. Sign Variance re: Equis Pica Pollo Camden, LLC., 3129 River Road, Block: 923; Lot: 104. The applicant is proposing an awing sign with an addition of a circular 2 sq. ft. logo sign.
 - E. Sign Variance re: Cajun Realty LLC d/b/a Church's Chicken 1701 Mt. Ephraim Avenue. Block: 532; Lot: 1. The applicant is proposing 3 wall signs and a 50 sq. ft. pylon head.

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CITY OF CAMDEN, N.J.

- F. Preliminary & Final Site Plan re: Patricia Pena 3719 Westfield Avenue, Block: 1017; Lot: 18. The applicant is proposing a Personal Care and Wellness Studio located on the first-floor unit, providing non-medical aesthetic skin care services and nutritional instruction with limited instructional food preparation for demonstration purposes only.
- G. Courtesy Review re: Liney Ditch and CCMUA Administration Building Site Improvements Project
- H. Courtesy Review re: City of Camden - Roosevelt Plaza Park 520 Market Street, Block: 121; Lot: 1. The City of Camden is proposing to expand the use to include retail space for two (2) additional “pop up” retail shops, parking for up to two (2) food trucks, and three (3) pergola shade structures. Also, improvements include new water, sewer and electric service connections.
- I. An ordinance by the City Council amending the Camden City code to permit Cannabis retail in the C-1 Zone on North 27th Street. Said ordinance is being referred to the Planning Board, as indicted, for review/recommendation and an indication of Master Plan consistency.

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

June 2026

Minor Subdivision and Preliminary & Final Site Plan re: APPROVED

Cooper Health System/El Centro Daycare

Site Plan Waiver re: APPROVED

Broadway Camden Investments, LLC 636-638 Benson Street

Preliminary & Final Major Subdivision and Site Plan re: APPROVED

Camden Transformation Partners LLC

Preliminary Site Plan (ONLY) re: APPROVED

Camden Community Solar and (Camden Community Solar 2 LLC) 1 Subaru Drive (1350 Admiral Wilson Boulevard & 250 Memorial Avenue)

Minor Subdivision re: APPROVED

Extreme Solutions Group, LLC 2842 Harrison Avenue, Block: 900; Lot(s): 51.01 & 51.

Preliminary & Final Site Plan re: APPROVED

Extreme Solutions Group, LLC 2842 Harrison Avenue, Block: 900; Lot(s): 51.01 & 51

8. **Adjournment**

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Sincerely,


Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

Topic: Planning Board Meeting
Date/Time: Thursday, July 9, 2026, 06:00 PM Eastern Time (US and Canada)

anmiller@camdennj.gov is inviting you to a scheduled TEAMS meeting.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/284772490428097?p=nwWpqB92nhC13AjhTg>
Meeting ID: 284 772 490 428 097
Passcode: Js78we6J

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