

CAMDEN CITY PLANNING BOARD

August 4, 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, August 13, 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 – July 9, 2026
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. **NEW BUSINESS**

- A. Certificate of Appropriateness re: NJ Synod of the Evangelical 2755 Tuckahoe Road. The applicant is proposing Rehabilitation/Interior/Exterior work at said property located within the Fairview Historic District
- B. Certificate of Appropriateness re: Mercedes Reyes 1088 Niagara Road. The applicant is proposing Solar Panels at said property located within the Fairview Historic District.
- C. Certificate of Appropriateness re: E-Zone Management, LLC – Project: Croft Mill Housing Associates, LLC Jefferson Street between Broadway and 4th Street. The applicant is proposing New Construction/Infill at said property located within the South Camden Historic District.
- D. Certificate of Appropriateness re: Urban Promise Ministries, Inc., 1063 N. Common Road. The applicant has been DENIED for Solar Panels at said property located in the Fairview Historic District.

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CITY OF CAMDEN
PLANNING BOARD

Planning Board Meeting

August 13, 2026

Page 2

- E. Sign Variance re: Pool's Liquors, LLC., 783 Spruce Street, Block: 369; Lot: 157. The applicant is proposing to install two (2) illuminated signs each 16ft. by 3.5ft. on South wall and East wall of the building.
- 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. Minor Subdivision re: Antioch Baptist Church 1909 South 7th Street, Block: 534; Lot: 2. The applicant is proposing to adjust an existing lot line between two parcels.
- H. Courtesy Review re: Liney Ditch and CCMUA Administration Building Site Improvements Project 1645 Ferry Avenue, Block: 465; Lot: 1 and Block: 471; Lot: 1. The applicant is proposing site improvements for existing CCMUA Administration Building and Liney Ditch Park.
- I. Preliminary & Final Site Plan re: Camden Transformation Partners, LLC (Site 1), Block: 80.02; Lot: 1, Unit 3500. The applicant is proposing to construct 16 new townhome units located on Penn Street on the Camden Waterfront. – (CONTINUED TO SEPTEMBER 10, 2026)
- J. Preliminary & Final Site Plan re: Camden Transformation Partners, LLC (Site 2), Block: 80.02, Lot: 1, Units C5000 & C6000. The applicant is proposing to construct 44 new townhomes located on Water & Pearl Streets on the Waterfront. – (CONTINUED TO SEPTEMBER 10, 2026)

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

July 2026

Certificate of Appropriateness re: APPROVED

Camden Transformation Partners, LLC Front St., Centennial Ave., N. 2nd St.

Anil Bickman 1514 Wildwood Avenue

Mi Casita Daycare Center 3001 Fenwick Road

Sign Variance re: CONTINUANCE

Equis Pica Pollo Camden, LLC., 3129 River Road

Sign Variance re: APPROVED

Cajun Realty, LLC d/b/a Church's Chicken 1701 Mt. Ephraim Avenue

Courtesy Review re: HEARD

City of Camden - Roosevelt Plaza Park 520 Market Street, Block: 121; Lot: 1

Planning Board Meeting
August 13, 2026
Page 3

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 -
APPROVED

8. Adjournment

Sincerely,


Angela Miller,
Planning Board Secretary

Am

cc: All City Council Members
All Directors

Topic: Planning Board Meeting
Date/Time: Thursday, August 13, 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/215000344150521?p=PJJJCjAjjyqQCAO2lv>

Meeting ID: 215 000 344 150 521

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