

CAMDEN CITY PLANNING BOARD
September 3, 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, September 10, 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 – August 13, 2026
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS
 - A. Certificate of Appropriateness re: Consuelo Mercado 1212 N. Octagon Road. The applicant is proposing Solar Panels at said property located within the Fairview Historic District.
 - B. Certificate of Appropriateness re: Khayree Jackson – Faith Tabernacle Church 115 N. 5th Street. The applicant is proposing Rooftop HVAC Replacement at said property located within the Downtown Historic District.
 - C. Certificate of Appropriateness re: Mi Casita Day Care Center 3001 Fenwick Road. The applicant is proposing to replace Roof TPO & Shingles.at said property located within the Fairview Historic District.
 - D. Certificate of Appropriateness re: L'Tanya Brooks 1255 Empire Avenue. The applicant is proposing installation of a fence at said property located within the Parkside Historic District and has been DENIED by the Historic Preservation Commission.
 - E. 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.

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- F. 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.
- G. 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.

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

August 2026

Certificate of Appropriateness re: APPROVED

NJ Synod of the Evangelical 2755 Tuckahoe Road

Mercedes Reyes 1088 Niagara Road

E-Zone Management, LLC – Project: Croft Mill Housing Associates, LLC Jefferson Street between Broadway and 4th Street

Certificate of Appropriateness re: DENIED w/out Prejudice

Urban Promise Ministries, Inc. 1063 N. Common Road

Sign Variance re: APPROVED

Pool's Liquors, LLC., 783 Spruce Street

Preliminary & Final Site Plan (Site Plan Waiver): APPROVED

Patricia Pena 3719 Westfield Avenue

Minor Subdivision re: NOT HEARD

Antioch Baptist Church 1909 South 7th Street

Courtesy Review re: HEARD

Liney Ditch and CCMUA Administration Building Site Improvements Project 1645 Ferry Avenue.

Preliminary & Final Site Plan re: CONTINUANCE

Camden Transformation Partners, LLC (Site 1)

Camden Transformation Partners, LLC (Site 2)

8. **Adjournment**

Planning Board Meeting
September 10, 2026
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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, September 10, 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/236364555503562?p=QkxEYzNgIHIPyUhiKe>

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