

CAMDEN CITY PLANNING BOARD

October 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, October 8, 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 – September 10, 2026
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. NEW BUSINESS

- A. Certificate of Appropriateness re: Camden County Council OEO 1123 Broadway. The applicant is proposing to Repaint (Rehabilitation) at said property located within the Downtown Historic District.
- B. Certificate of Appropriateness re: Pablo Reyes 3071 Kearsarge Road. The applicant is proposing Solar Panels at said property located within the Fairview Historic District.
- C. Certificate of Appropriateness re: Edy A. Abreu 2909 N. Constitution Road. The applicant is proposing a divider between the adjoining porches (Addition/Alteration) at said property located within the Fairview Historic District.
- D. Certificate of Appropriateness re: Steven Munoz 209-211 Market Street. The applicant is proposing a RECTangle Pocket Park (Addition/Alteration) at said property located within the Downtown Historic District.
- E. Certificate of Appropriateness re: The Heart of Camden 336 Viola Street. The applicant is proposing Rehabilitation/Restoration/Reconstruction/addition/Alteration at said property located within the Waterfront South Historic District.

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- F. Certificate of Appropriateness re: The Heart of Camden 429 Viola Street. The applicant is proposing Rehabilitation/Restoration/Reconstruction/addition/Alteration at said property located within the Waterfront South Historic District.
- G. Courtesy Review re: Camden County Improvement Authority 100 South 19th Street, Block: 1210; Lot: 2. The applicant proposes to construct a public recreation park, including playgrounds, basketball court, and youth soccer field at an existing open field adjacent to the existing skating rink building.
- H. Courtesy Review/Minor Subdivision re: 2600 Mt. Ephraim Avenue, Block: 715; Lot: 19. The applicant is proposing a subdivision intending to create a standalone lot (proposed Lot: 19.01 which will continue to be occupied by the New Jersey Motor Vehicle Commission. The remaining portion of lot: 19 (proposed lot: 19.02), will remain under current occupancy.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

September 2026

Certificate of Appropriateness re: APPROVED

Consuelo Mercado 1212 N. Octagon Road

Khayree Jackson – Faith Tabernacle Church 115 N. 5th Street

MiCasita Day Care Center 3001 Fenwick Road

Certificate of Appropriateness re: DENIED w/out Prejudice

L'Tanya Brooks 1255 Empire Avenue

Minor Subdivision re: APPROVED

Antioch Baptist Church 1909 South 7th Street

Preliminary & Final Site Plan re: APPROVED

Camden Transformation Partners, LLC (Site 1)

Camden Transformation Partners, LLC (Site 2)

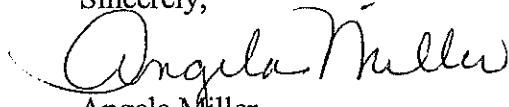
8. Adjournment

Planning Board Meeting

October 8, 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, October 8, 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/281054632307331?p=qP1tee4tErYxmgeZLC>

Meeting ID: 281 054 632 307 331

Passcode: U6o5PF36

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For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

