

## CAMDEN CITY PLANNING BOARD

September 2, 2020

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 meeting **held on Thursday, September 10, 2020 at 6:00pm** Since the City of Camden remains under a Declaration of a Health Emergency related to the COVID-19 virus, City Hall is closed. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; Zoom. Instruction on accessing this virtual Regularly Scheduled meeting can be found on the City of Camden's website: <https://www.ci.camden.nj.us/>

### AGENDA

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Special Planning Board Public Hearing Minutes – August 10, 2020
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. OLD BUSINESS
  - A. Preliminary & Final Site Plan re: Hemang Patel (RAJ & AARAV, LLC) 1848 White Horse Pike. Block: 1279.02; Lot: 14. The applicant is proposing to construct a Carport and the installation of Solar panels.
  
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: Joseph Lebovic, c/o Tamika Wyche 2985 Yorkship Square. The applicant is requesting the installation of a sign. (Yorkship Square Historic District)
  - B. Certificate of Appropriateness re: Benjamin Saracco 407 N. 2<sup>nd</sup> Street. The applicant is requesting to do exterior work. (Cooper Grant Historic District)
  - C. Certificate of Appropriateness re: Quinn DeMenna 576-578 Benson Street. The applicant is requesting the installation of a fence and Porch Moldings. (Cooper Plaza Historic District)
  - D. Certificate of Appropriateness re: Trisha McCargo 2811 Idaho Road. The applicant is requesting the installation of a fence. (Fairview Historic District)
  - E. Preliminary & Final Site Plan and Design Waiver re: The Cooper Health System 101 Haddon Avenue. Block: 1397; Lot(s): 3 & 4. The applicant is proposing an office building and parking.
  - F. Preliminary & Final Site Plan re: Camden Cleaning Center, Inc. 1001 Broadway. Block: 317; Lot(s): 35-40. The applicant is proposing to construct a laundromat and associated site improvements.

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- G. Preliminary & Final Site Plan re: LUCY Outreach 3201 Federal Street. Block: 1037; Lot: 7. The applicant is proposing to construct a 5000 sq. ft. building addition to the existing facility.
- H. Street Vacation re: PSE&G State Street Substation 1130 Cooper Street. Block: 138.01; Lot: 1. The applicant is requesting four (4) street vacations at the property to permit the vacating of Lawrence Street, Cooper Street, Carpenter Street and 11<sup>th</sup> Street, all of which are located along certain portions of the property to permit future development of a new 69 kV electrical substation.
- I. Minor Subdivision re: PSE&G State Street Substation 1130 Cooper Street. Block: 138.01; Lot: 1. The applicant is proposing to vacate the following paper street: Lawrence Street, Cooper Street, Carpenter Street and 11<sup>th</sup> Street.
- J. Preliminary & Final Site re: PSE&G State Street Substation 1130 Cooper Street. Block: 138.01; Lot: 1. The applicant is proposing to construct a new electric substation with associated control house and perimeter fencing.
- K. Minor Subdivision and Bulk Variance re: Parkside Business and Community in Partnership, Inc. 264 S. Wildwood Avenue (Empire Avenue) Block: 1273; Lot: 70, 1466-68 Kenwood Avenue Block: 1298; Lot(s): 14-15, 1380 Haddon Avenue Block: 1294; Lot: 30, 1444 Princess Avenue Block: 1296, Lot: 52. The applicant is proposing that 264 S. Wildwood Avenue (Empire Avenue) be subdivided in order to create four (4) new lots, 1466-68 Kenwood Avenue to be subdivided in order to create three (3) new lots, 1444 Princess Avenue to be subdivided in order to create two (2) new lots.
- L. Preliminary & Final Site Plan re: Parkside Business and Community in Partnership, Inc. 264 S. Wildwood Avenue (Empire Avenue) Block: 1273; Lot: 70, 1466-68 Kenwood Avenue Block: 1298; Lot(s): 14-15, 1380 Haddon Avenue Block: 1294; Lot: 30, 1444 Princess Avenue Block: 1296, Lot: 52. The applicant is proposing to construct a ten-unit scattered site residential development project of single family homes.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**JULY 2020**

**Preliminary & Final Site Plan re: TO BE HEARD August 13, 2020**

Hemang Patel (RAJ & AARAV, LLC) 1848 White Horse Pike

**Certificate of Appropriateness re: APPROVED**

Iris Clayton 1807 Filmore Street

Khaleef Taylor 1875 South 4<sup>th</sup> Street

Mujiba Parker 430 South 6<sup>th</sup> Street

Delaware River Investments 405 North 2<sup>nd</sup> Street

Kesayan Property Trust 1402 Collings Road

**Minor Subdivision and Preliminary & Final Site Plan re: APPROVED**

Public Services Electric & Gas Co., 2451 Mt. Ephraim Avenue & 1372 Fairview Street

**Preliminary & Final Site Plan re: CONTINUANCE**

Camden Cleaning Center, Inc., 1001 Broadway

**Amended Final Site Plan (Signage) re: APPROVED**

Branch Village Phase IV, 901 Ferry Avenue

**Planning Board Meeting Agenda**

**September 10, 2020**

9. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary  
am

cc: All City Council Members  
All Directors  
All Management Team Members