

# CAMDEN CITY PLANNING BOARD

July 1, 2021

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, July 8, 2021 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 Planning Board Public Hearing Minutes – June 3, 2021
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
6. OLD BUSINESS
- A. Minor Subdivision and Preliminary & Final Site Plan re: Dev Ghanshyam, LLC. 3508, 3510-3516 Federal Street, Block: 1060; Lot(s): 2, 3 & 43. The applicant is proposing to construct a Retail Liquor Store on a presently vacant lot with no changes to existing retail stores lot(s): 3 & 4. (CONTINUED UNTIL AUGUST 8, 2021)
7. NEW BUSINESS
- A. Review and Approval re: A resolution referring a proposed amendment to the Planning Board relative to prohibiting all classes of cannabis establishments or cannabis distributors or delivery services.
- B. Certificate of Appropriateness re: Robert White 2962 Kansas Road. The applicant is proposing the installation of Solar Panels. (Fairview Historic District)
- C. Certificate of Appropriateness re: WTL Properties 2944 N. Congress Road. The applicant is proposing Exterior Work. (Fairview Historic District)
- D. Certificate of Appropriateness re: Aimet Berrios 564 Washington Street. The applicant is proposing Solar Panels. (Cooper Plaza Historic District)
- E. Certificate of Appropriateness re: Eric Rouse 3110 S. Merrimac Road. The applicant is proposing the installation of a Roof. (Fairview Historic District)
- F. Certificate of Appropriateness re: Dante Fevilien 2976 N. congress Road. The applicant is proposing installation of a Fence. (Fairview Historic District)

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- G. Certificate of Appropriateness re: Real Value Management, LLC 1400 Collings Avenue. The applicant is proposing Exterior Work. (Fairview Historic District)
- H. Preliminary & Final Site Plan re: Real Portfolio 5, LLC 1400 Collings Road. Block: 728; Lot: 2. The applicant is proposing to develop 14 affordable family apartments.
- I. Street Vacation re: McGuire Preservation Urban Renewal, LLC 2250-2260 Mickle Street. Block: 1227; Lot: 5 and 6; Alley located adjacent to the East property line of Block: 1227; Lot(s): 1 through 11 and the West property line of Block: 1227; Lot 24. The applicant is proposing that the alleys will be vacated and become part of a consolidated lot on which a maintenance garage for McGuire Gardens will be constructed.
- J. Amended Final Major Site Plan re: Branch Village Phase IV a portion of Block: 551.07; Lot: 1 (formerly p/o Block: 551; Lot: 1. The applicant is proposing to amend the previously approved site plan to permit an amphitheater style park space at the corner of Ferry Avenue and South Tenth Street, an arcing sidewalk and decorative fence that will separate the park space from the rest of the Branch Village Development, the generator and transformer are now shown in their As-Built locations, closer to Ferry Avenue, etc., (Please see R&V letter)
- K. Capital Courtesy Review re: American Water O&M, LLC 1601-1625 Vesper Boulevard. Block: 1279; Lot: 1. The applicant is proposing an addition of a new water treatment building adjacent to the existing filter building.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**July 2021**

**Review & Approval**

A resolution referring a proposed amendment to the Planning Board relative to prohibiting all classes of cannabis establishments or cannabis distributors or delivery services.

**May 2021**

**Minor Subdivision and Preliminary & Final Site Plan re: CONTINUANCE- Until July 8, 2021**

Dev Ghanshyam, LLC 3508, 3510-3516 Federal Street.

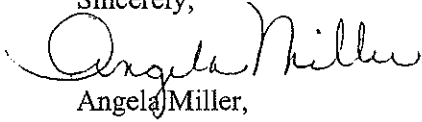
**Preliminary & Final Site Plan re: APPROVED**

CP Thorn & Copewood, LLC (Camden Prep Renaissance High School) 1800 Copewood Street

9. Adjournment

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Sincerely,

A handwritten signature in cursive script that reads "Angela Miller". The signature is written in black ink and is positioned above the typed name.

Angela Miller,  
Planning Board Secretary

am

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

edwillia@ci.camden.nj.us is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting

Time: July 8, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95980246874?pwd=RzZWeFJiZ1hMWmpSUWRnZDRuay90QT09>

Meeting ID: 959 8024 6874

Passcode: 847543

One tap mobile

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+16468769923,,95980246874# US (New York)

Dial by your location

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+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 959 8024 6874

Find your local number: <https://zoom.us/u/ahNWQzrLz>