

**CAMDEN CITY PLANNING BOARD**  
**August 30, 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, September 9, 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 – July 8, 2021 & August 12, 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.
  
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: Cathedral of the Immaculate Conception 642 Market Street. The applicant is proposing the installation of an Exterior Door. (Individual Site)
  - B. Certificate of Appropriateness re: Yvette Wanamaker 2893 N. Congress Road. The applicant is proposing the installation of a Roof. (Fairview Historic District)
  - C. Certificate of Appropriateness re: Heury Mendoza 2814 Idaho Road. The applicant is proposing Solar Panels. (Fairview Historic District)
  - D. Certificate of Appropriateness re: Dominic Wilson 125 Penn Street. The applicant is proposing Exterior work (Cooper Grant Historic District)
  - E. Sign Variance re: Edrees "Alex" Alnodhari 512 Mt. Ephraim Avenue. The applicant is proposing a 49 sq. ft. sign.
  - F. Preliminary & Final Site Plan re: Cooper University Health Care – Haddon & Newton Offices NW Corner of Newton and Haddon Avenue. Block: 1443; Lot(s): 1 & 2. The applicant is proposing a 14,208 sf one-story office building.

**Planning Board Meeting Agenda**

- G. Site Plan Waiver re: Cooper Lanning Square Renaissance School Facilities, Inc. – KIPP Cooper Norcross Academy High School 1600 S. 8<sup>th</sup> Street. (Sumner) Block: 444; Lot(s): 1, 3 & 33. The purpose of this application is to allow the school to have all the roof leaders run to one lateral and to install a pump station that will operate during severe storm events to prevent backup.
- H. Courtesy Review – Minor Subdivision re: Camden Community Partnership between 4<sup>th</sup> and 6<sup>th</sup> Streets, between Byron Street and River. Block: 746; Lot(s): 24, 33 and parts of 17, 18 & 25. Block: 746; Lot(s): 26, 46, and parts of 17, 18 & 25. The applicant is proposing consolidating block: 746; lot(s): 24, 33 with portions of lots 17, 18 and 25 into new lot 18, and adjoining block: 747, lot: 1 waterfront Tideland licensed block: 746, lot: 32 and block: 4, lot: 64 have been permitted by NJDEP for remediation and redevelopment into North Camden Waterfront Park. Also consolidating block: 746, lot(s): 26, 46 and remaining portions of lots 17, 18 and 25 into new lot 46 to be redeveloped as the Knox subdivision.
- I. Review & Approval of Time Extension re: MSC Fremont Street LLC Francis X. McGraw Building NE Fremont & Dudley Street 3051 Fremont Avenue Portion of Block: 1053; Lot:2. Request for extension of protection period for approval through June 14, 2022. Amended Preliminary & Final Site Plan Approval - 2018

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**July 2021**

**Minor Subdivision re: CONTINUED UNTIL AUGUST 12, 2021**

Dev Ghanshyam, LLC 3508, 3510-3516 Federal Street

**Certificate of Appropriateness re: APPROVED**

Robert White 2962 Kansas Road

WTL Properties 2944 N. Congress Road

Aimet Berrios 564 Washington Street

Eric Rouse 3110 S. Merrimac Road

Dante Fevilien 2976 N. Congress Road

Real Value Management, LLC 1400 Collings Road

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

Real Portfolio 5, LLC 1400 Collings Road

**Street Vacation re: APPROVED**

McGuire Preservation Urban Renewal, LLC 2250-2260 Mickle Street, etc.

**Amended Final Major Site Plan re: APPROVED**

Branch Village Phase IV a portion of Block: 551.01; Lot: 1

**Capital Courtesy Review - HEARD**

American Water O&M, LLC 1601-1625 Vesper Boulevard

9. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary

am

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

**Topic: Planning Board Meeting**  
**Time: Sep 9, 2021 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://zoom.us/j/96066281904?pwd=b0NnN2VYajdMOGRyUXdpVU1TaEhpQT09>

Meeting ID: 960 6628 1904

Passcode: 836007

One tap mobile

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Dial by your location

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Meeting ID: 960 6628 1904

Find your local number: <https://zoom.us/u/aczqp7FZ8t>