

**CAMDEN CITY PLANNING BOARD**  
**December 6, 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, December 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 – November 15, 2021
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. The Camden Parks and Open Spaces Plan 2020
6. OLD BUSINESS
7. NEW BUSINESS
- A. Site Plan Waiver re: Alex Aybar 3701 Westfield Avenue. The applicant is requesting a Site Plan Waiver since the change of use is a permitted use in the C-1 Zone; the new use will not effect traffic, access, parking, lighting, safety and buffer requirements. There will be no changes to the foot print of the property just merely modest changes to permit the intended use (barbershop) and enhancements to exterior.
- B. Review and Approval of the 2022 Planning Board Meeting Dates
8. ADOPTION OF THE FOLLOWING RESOLUTIONS:  
**November 2021**  
**Courtesy Review – Minor Subdivision re: HEARD**  
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.  
**Sign Variance re: DENIED WITHOUT PREJUDICE**  
Edrees "Alex" Alnodhari 1512 Mt. Ephraim Avenue.  
**Review and Approval of the My East Camden Neighborhood Plan as an amendment to the City's Master Plan. APPROVED**

**Planning Board Meeting Agenda**

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**Review and Approval of** a resolution requesting the Planning Board to review the Zoning and Land Use Ordinance of the City of Camden Article III, Section 870-43. Article XXXIX, Section 870-230, and such other sections as needed for potential changes. **APPROVED**

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

Plankton Energy, LLC. 1801 Federal Street.

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: December 9, 2021 06:00 PM Eastern Time (US and Canada)**

[edwillia@ci.camden.nj.us](mailto:edwillia@ci.camden.nj.us) is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/92860304457?pwd=eW1wdExOWXhORDYreHRIRUtXN2REUT09>

Meeting ID: 928 6030 4457

Passcode: 959724

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