

**CAMDEN CITY PLANNING BOARD**  
**January 10, 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, January 13, 2022 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 – December 9, 2021
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. Planning Board Attorney – Dembo, Brown & Burns, LLP
  - b. Planning Board Conflict Attorney – Eric Bernstein & Associates, LLC
  - c. Planning Board Engineer – Remington & Vernick Engineer
  - d. Planning Board Conflict Engineer – Alaimo Group Consulting Engineers
6. REORGANIZATION
  - a. Election of Chairman
  - b. Election of Vice Chair
  - c. Election of Secretary
  - d. Appointment of Planning Board Attorney
  - e. Appointment of Conflict Attorney
  - f. Appointment of Board Engineer
  - g. Appointment of Conflict Engineer
7. OLD BUSINESS - None
8. NEW BUSINESS
  - A. Certificate of Appropriateness re: Cooper Health System, c/o John Hibberd, RA 400-02 Chambers Avenue (Moderate Rehabilitation Work) (CP). The applicant is proposing moderate rehabilitation work at an Institutional Use located at 400-402 Chambers Avenue within the Cooper Plaza Historic District
  - B. 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.

- C. Review and Approval of the Camden Parks and Open Spaces Plan 2020 as an Amendment to the City Master Plan.
- D. Amended Final Site Plan and Bulk Variances re: Cathedral Soup Kitchen, Inc. 1514 Federal Street. Block: 1183; Lot: 1. The applicant is proposing the installation of a 800 sq. ft. shed/garage structure and height of approximately 12ft. The property is located within the GI-2 General Industrial Zoning District.
- E. Review and Approval: Council Referral re: Ordinance to Establish and Control Recreational Cannabis licenses in the City of Camden.

9. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**December 2021**

**Site Plan Waiver re: CONTINUED WITHOUT PREJUDICE**

Alex Aybar 3701 Westfield Avenue.

Review and Approval of the 2022 Planning Board Meeting Dates - **APPROVED**

10. Adjournment

Sincerely,



Angela Miller,  
Planning Board Secretary

am

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

**Topic: Planning Board Meeting**

**Time: January 13, 2022 06:00 PM Eastern Time (US and Canada)**

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

Join Zoom Meeting

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