

**CAMDEN CITY PLANNING BOARD**  
**February 2, 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, February 10, 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 – January 13, 2022
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. OLD BUSINESS - None
  
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: Deborah Martin 2760 N. Congress Road The applicant is proposing the installation of a roof within the Fairview Historic District.
  - B. Certificate of Appropriateness re: Real Portfolio 9, LLC 3104 S. Atlanta Road. The applicant is proposing exterior work within the Fairview Historic District.
  - C. Certificate of Appropriateness re: Carlos Vazquez 114 Linden Street. The applicant is proposing exterior work with the Cooper Grant Historic District.
  - D. 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.
  - E. Major Subdivision Approval, Minor Subdivision and Bulk Variance Approval re: Parkside Business and Community Partnership, Inc., 264 S. Wildwood Avenue (Empire Avenue)/Block: 1273; Lot: 70; 1466-68 Kenwood Avenue/Block: 1298; Lot(s): 14-15; 1444 Princess Avenue/Block: 1296; Lot: 52. The applicant is seeking re-approval of a previously approved Major and Minor Subdivision to allow for subdivision of the property and requesting Bulk Variance Approval from Planning Board.

**Planning Board Meeting Agenda**

- F. Preliminary & Final Site Plan re: Crestbury Preservation Urban Renewal, LLC c/o Hudson Valley Property Group. Crestbury Apartments 2553 South 8<sup>th</sup> Street. Block: 642; Lot: 1.01; Block: 643; Lot: 45; Block: 644; Lot: 46; Block: 645; Lot: 1; The applicant is proposing a 3900 sq. ft. outdoor recreation area with grills, benches and playground equipment.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**January 2022**

**REORGANIZATION - APPROVED**

- a. Election of Chairman – Jose DeJesus, Jr.
- b. Election of Vice Chair – Erin Crean
- c. Election of Secretary – Angela Miller
- d. Appointment of Planning Board Attorney – Dembo, Brown & Burns, LLP
- e. Appointment of Conflict Attorney – Eric Bernstein & Associates, LLC
- f. Appointment of Board Engineer – Remington & Vernick Engineers
- g. Appointment of Conflict Engineer – Alaimo Group Consulting Engineers

**Certificate of Appropriateness re: APPROVED**

Cooper Health System, c/o John Hibberd, RA 400-02 Chambers Avenue

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

Alex Aybar 3701 Westfield Avenue.

Review and Approval of the Camden Parks and Open Spaces Plan Spaces 2020 as an Amendment to the City Master Plan – **APPROVED**

**Amended Final Site Plan & Bulk Variances re: APPROVED**

Cathedral Soup Kitchen, Inc., 1514 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: February 10, 2022 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/99070808168?pwd=cng2dUISWTArY2dpK1ZOUeVVTjFFZz09>

Meeting ID: 990 7080 8168

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Find your local number: <https://zoom.us/u/aepeeex6Am>