

SPECIAL MEETING

CAMDEN CITY PLANNING BOARD March 16, 2022

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 SPECIAL MEETING scheduled to be held on Thursday, March 31, 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 Special Scheduled Planning Board meeting and meeting Agenda 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 rear siding installation work within the Cooper Grant Historic District.
 - D. Certificate of Appropriateness re: Gold Star Holdings, LLC 658 Washington Street. The applicant is proposing the installation of a driveway with curb cut within the Cooper Plaza Historic District.
 - E. Certificate of Appropriateness re: Samuel Serrano 1060 Collings Avenue. The applicant is proposing the installation of a roof within the Fairview Historic District.
 - F. 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.

Planning Board Meeting Agenda

- G. 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.
- H. Preliminary & Final Site Plan re: Crestbury Preservation Urban Renewal, LLC c/o Hudson Valley Property Group. Crestbury Apartments 2553 South 8th 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.
- I. Preliminary & Final Site Plan re: Virtua Our Lady of Lourdes Hospital, Inc. 1533, 1555 and 1565 Haddon Avenue, Block: 1381; Lot(s): 2, 30 and 31. The applicant is proposing to demolish two buildings that are no longer in use and create additional parking for Virtua Our Lady of Lourdes Hospital across the street and the Medical Center Adjacent to the parking area. (367 parking spaces to be increased to 464 spaces.)
- J. Site Plan Waiver re: David Suarez 1204 Yorkship Square. The applicant had previous proposed the Change of Use and was granted approval on June 15, 2015. The applicant is stating that they did not operate in that function and would like it to be reverted to its original Commercial Use with Apartment for the purpose of resale.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

March 2022

Preliminary & Finals Site Plan re:

Crestbury Preservation Urban Renewal, LLC c/o Hudson Valley Property Group

Major Subdivision Approval, Minor Subdivision and Bulk Variance Approval re:

Parkside Business and Community Partnership, Inc., various addresses

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: Special Planning Board Meeting

Time: March 31, 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

<https://zoom.us/j/97445865296?pwd=Yi95Q2tRd2ZuaHdpbUttSnhLMW4zZz09>

Meeting ID: 974 4586 5296

Passcode: 422662

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Find your local number: <https://zoom.us/u/as0xHRsSS>