

**CAMDEN CITY PLANNING BOARD**  
**April 6, 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 regularly scheduled to be **held on Thursday, April 14, 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 – March 10, 2022 and **March 31, 2022**
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. OLD BUSINESS - None
  
7. NEW BUSINESS
  - A. Site Plan Waiver re: David Suarez 1204 Yorkship Square. The applicant had previously 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.
  - B. Sign Variance re: Jorge L. Hernandez Valdez 720 Ferry Avenue. Block: 545; Lot: 12. The applicant is requesting a 138 sq. ft. Awning which has been denied for the following: Sign exceeds the maximum size of 24 sq. ft. – (C) Bulk Variance is needed.
  - C. Sign Variance re: Domarys M. Gonzalez 3504-3506 Westfield Avenue. Block: 1029; Lot: 22. The applicant is requesting a 123 sq. ft. Awning has been denied for the following: Sign exceeds the maximum size of 35 sq. ft. – (C) Bulk Variance is needed.
  
8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**March 2022**  
**Certificate of Appropriateness re: APPROVED**  
Deborah Martin 2760 N. Congress Road  
Real Portfolio 9, LLC 3104 S. Atlanta Road  
Carlos Vazquez 114 Linden Street

**Planning Board Meeting Agenda**

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Gold Star Holdings, LLC 658 Washington Street

Samuel Serrano 1060 Collings Road

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

Alex Aybar 3701 Westfield Avenue

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

Parkside Business and Community Partnership, Inc. 264 W. Wildwood Avenue (Empire Avenue), 1466-68

Kenwood Avenue and 1444 Princess Avenue

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

Crestbury Preservation Urban Renewal, LLC c/o Hudson Valley Property Group. Crestbury Apartments  
253 South 8<sup>th</sup> Street.

Virtua Our Lady of Lourdes Hospital, Inc. 1533, 1555 & 1565 Haddon Avenue

**Site Plan Waiver- CONTINUANCE**

David Suarez 2104 Yorkship Square

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: April 14, 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/91902088564?pwd=MCtjZkk5S1BNclFSak9yRTgwSU5HUT09>

Meeting ID: 919 0208 8564

Passcode: 283832

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Find your local number: <https://zoom.us/u/ac92PJZ7v4>