

**CAMDEN CITY PLANNING BOARD**  
**September 14, 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, September 29, 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 open. 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 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 – August 11, 2022
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. New Jersey League of Municipalities 107<sup>th</sup> Annual Conference at the Atlantic City Convention Center – November 15, 16 & 17, (in-person)
  - b. Mandatory Training Courses: Virtual  
Monday, September 19, 2022 @ 5:30pm to 10:30pm  
Saturday, October 22, 2022 @ 8:30am to 1:30pm
6. OLD BUSINESS - None
7. NEW BUSINESS
  - A. Certificate of Appropriateness re: Samuel Serrano 1060 Collings Road. The applicant is proposing Exterior Work/Installation of Windows within the Fairview Historic District.
  - B. Certificate of Appropriateness re. Jonathan Gabay 421 Chambers Avenue. The applicant is proposing New Construction – three story Residential Structure within the Cooper Plaza Historic District.
  - C. Certificate of Appropriateness re: The Phoenix Development Group, LLC 3103 E. Ironside Road. The applicant is proposing Exterior Work – Installation of a Driveway within the Fairview Historic District.
  - D. Certificate of Appropriateness re: Franklin Gepetris 2759 N. Constitution Road. The applicant is proposing the Exterior Work – Installation of a Roof within the Fairview Historic District.
  - E. Certificate of Appropriateness re: Michael Araujo 1530 Minnesota Road. The applicant is proposing Exterior Work – within the Fairview Historic District.

**Planning Board Meeting Agenda**

- F. Sign Variance re: Anas Mosleh 1428 Broadway. Block: 346; Lot: 23. The applicant is requesting a Sign Variance for the installation of a 97.6 sq. ft. Awning.
- G. Preliminary & Final Site Plan re: Camden’s Charter School Network 850, 856, 892 Lois Avenue, 897 N.31<sup>st</sup> Street, 100, 160, 180, 280, 300, 320 S. Hayes Street & 3053, 3055 Cleveland Avenue, Block: 955; Lot(s): 1, 3, 5, 7, 9, 10, 11, 13, 15, 16, 17, 31, 32, 56-60 & 63. The applicant is proposing an Early Childhood Education Facility with associated improvements.
- H. Preliminary & Final Site Plan re: EMR Eastern, LLC 1441 Ferry Avenue, Block: 216; Lot: 3 and 1531 Ferry Avenue, Block: 216; Lot: 10. The applicant is proposing to construct a solid concrete screen wall/fence along Ferry Avenue.
- I. Review and Consideration of Ordinance Amending MC-5371, adopted on February 8, 2022, governing the Establishment and Control of Recreational Cannabis licenses in the City of Camden.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**August 2022**

**Certificate of Appropriateness re: APPROVED**

Johanny Herrera 1085 Niagara Road

R&M Rentals 1190 Yorkship Square

Alex Montesquieu 2867 Cushing Road

Ironside Trust 1064 Ironside Road

**Sign Variance re: APPROVED**

Virtua 1000 Atlantic Avenue

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

Cooper Cancer Center 400 Haddon Avenue

1800 Davis Associates Urban Renewal, LLC 1800 Davis Street

**Review and Approval re: APPROVED**

The Cramer Hill 2030 Neighborhood Plan

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: September 29, 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/95158753678?pwd=cXB3ZUpSTU50TjIQMDFQR0lOK0ltdz09>

Meeting ID: 951 5875 3678

Passcode: 638789

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+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 564 217 2000 US

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