

CAMDEN CITY PLANNING BOARD
October 5, 2022

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MUNICIPAL CLERK OFFICE
CAMDEN, N.J.

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, October 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 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 Special Planning Board Public Hearing Minutes – September 29, 2022
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
 - a. New Jersey League of Municipalities 107th Annual Conference at the Atlantic City Convention Center – November 15, 16 & 17, (in-person) (Mandatory Training – Wednesday, November 16, 2022)
 - 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
 - A. 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.
7. NEW BUSINESS
 - A. Certificate of Appropriateness re: Jennifer Lopez Olivera 3180 Tuckahoe Road. The applicant is proposing the installation of fencing and related work within the Fairview District.
 - B. Certificate of Appropriateness re: Kids Me Academy 1200 Yorkship Square. The applicant is proposing exterior work – Façade Treatments within the Fairview District.

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- C. Certificate of Appropriateness re: NPC622, LLC 622 Cooper Street. The applicant is proposing exterior work – Brick Repointing/Power Washing within the Cooper Street Historic District
- D. Sign Variance re: Juan Gomez 3336 Federal Street. Block: 1058; Lot: 7. The applicant is requesting a Sign Variance for the installation of a 74sq. ft. Awning.
- E. 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.
- F. Review and Recommendation of the *North Camden Neighborhood Plan* as an Amendment to the Future Camden Master Plan.
- G. Review and Recommendation of the *Waterfront South Neighborhood Plan* as an Amendment to the Future Camden Master Plan.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

September 2022

Certificate of Appropriateness re: APPROVED

Samuel Serrano 1060 Collings Road

Jonathan Gabay 421 Chambers Avenue

The Phoenix Development Group, LLC 3103 E. Ironside Road

Franklin Gepetris 2759 N. Constitution Road

Certificate of Appropriateness re: DENIED

Michael Araujo 1530 Minnesota

Sign Variance re: CONTINUED

Anas Mosleh 1428 Broadway

Preliminary & Final Site Plan re: APPROVED

Camden's Charter School Network (Early Childhood Education Facility)

Preliminary & Final Site Plan re: CONTINUANCE


EMR Eastern, LLC 1441 Ferry Avenue & 1531 Ferry Avenue

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. - **APPROVED**

9. Adjournment

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Sincerely,


Angela Miller,
Planning Board Secretary
Am

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

Topic: Planning Board Meeting

Time: October 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

<https://zoom.us/j/98713255851?pwd=NFYrRXhUY3k4TjZBZjgvMytmajJPz09>

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