

**CAMDEN CITY PLANNING BOARD**

**July 8, 2024**

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 Planning Board Meeting **held on Thursday, July 11, 2024 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; TEAMS. 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 – June 13, 2024
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS
  - A. Certificate of Appropriateness re: AMG, LLC 118 N. 3<sup>rd</sup> Street. The applicant is proposing exterior work at said property. (Individual Building)
  - B. Certificate of Appropriateness re: Camden Fireworks 1813 Broadway. The applicant is proposing exterior work – façade rehabilitation at said property. (Waterfront South Historic District)
  - C. Certificate of Appropriateness re: Briana Martinez 1809 Broadway. The applicant is proposing exterior work at said property. (Waterfront South Historic District)
  - D. Certificate of Appropriateness re: Julian Morales 2824 Idaho Road. The applicant is proposing exterior work - driveway at said property. (Fairview Historic District)
  - E. Certificate of Appropriateness re: Urban Promise Ministries, Inc. 1063 N. Common Road. The applicant is proposing exterior work (Basketball Court, Fencing and Site Amenities) at said property. (Fairview Historic District)
  - F. Certificate of Appropriateness re: Jeff W. Kan 114 N. 3<sup>rd</sup> Street. The applicant is proposing exterior work at said property. (Individual Building)

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- G. Certificate of Appropriateness re: Heart of Camden 411 Carl Miller Boulevard. The applicant is proposing new construction of a single family dwelling at said property (Waterfront South Historic District)
- H. Certificate of Appropriateness re: Heart of Camden 410 Webster Street. The applicant is proposing new construction of a single family dwelling at said property. (Waterfront South District)
- I. Certificate of Appropriateness re: Travara Tilghman 402 Webster Street. The applicant is proposing exterior work – roof at said property. (Waterfront south District)
- J. Certificate of Appropriateness re: Cynthia Madison 1131 W. America Road. The applicant is proposing exterior work – roof and windows at said property. (Fairview Historic District)
- K. Certificate of Appropriateness re: Robert McCain 1910 S. 4<sup>th</sup> Street. The applicant is proposing installation of solar panels at said property. (Waterfront South District)
- L. Sign Variance re: Alex Aybar 3214 River Avenue, Block: 941; Lot: 42. The applicant is proposing a 36 sq. ft. sign.
- M. Sign Variance re: Hanan Ali Alomari 601 North 5<sup>th</sup> Street, Block: 788; Lot: 72. The applicant is proposing a 105.6 sq. ft. Awning sign.
- N. Sign Variance re: Samyria Adkins 3401 Federal Street, Block: 1039; Lot: 59. The applicant is proposing a 56 sq. ft. Awning sign.
- O. Preliminary & Final Site Plan re: National Energy Partners, LLC 201 North Front Street, Block: 63; Lot: 70.01. The applicant is proposing to construct a detached carport with solar panels on top.
- P. Preliminary & Final Site Plan re: The Cooper Health System d/b/a Cooper University Health Care 3 Cooper Plaza, Block: 1443; Lot: 6. The applicant is proposing the construction of two (2) oxygen tanks, pads, fencing and associated improvements as part of the Cooper University Healthcare Wound Care Renovation Project.

### 7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**June 2024**

**Certificate of Appropriateness re – APPROVED**

Tariq Alam 600 Block of Berkley Street

Rebecca Grigger-Smith 967 Niagara Road

Mable Cook 2886 N. Congress Road

Shanice Edmond 1802 S. 4<sup>th</sup> Street

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Riva Gordon 575 Berkley Street.  
David Ewing 1115 S. Merrimac Road  
**Preliminary & Final Site Plan re: CONTINUED**  
National Energy Partners, LLC 201 North Front Street  
**Sign Variance re: APPROVED**  
Leivi Gutierrez 3800-02 Westfield Avenue  
Kwang Soo Chun 1134 Haddon Avenue  
**Sign Variance – CONTINUED**  
Alex Aybar 3214 River Road

8. Adjournment

Sincerely,



Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

**Topic: Planning Board Meeting**

**Date/Time: Thursday, July 11, 2024 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.

**Microsoft Teams** [Need help?](#)

**[Join the meeting now](#)**

Meeting ID: 288 069 724 974

Passcode: Jo75Py

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