

# CAMDEN CITY PLANNING BOARD

November 9, 2021

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 meeting **held on Monday, November 15, 2021 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 Regularly Scheduled meeting 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 – October 14, 2021
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. Planning Board Attorney – Dembo, Brown & Burns, LLP
  - b. Planning Board Conflict Attorney – Eric Bernstein & Associates, LLC
  - c. Planning Board Engineer – Remington & Vernick Engineers
  - d. Planning Board Conflict Engineer – Alaimo Group Consulting Engineers
6. OLD BUSINESS
  - A. Sign Variance re: Edrees “Alex” Alnodhari 1512 Mt. Ephraim Avenue. The applicant is proposing a 49 sq. ft. sign.
  - B. Courtesy Review – Minor Subdivision re: Camden Community Partnership between 4<sup>th</sup> and 6<sup>th</sup> Streets, between Byron Street and River. Block: 746; Lot(s): 24, 33 and parts of 17, 18 & 25. Block: 746; Lot(s): 26, 46, and parts of 17, 18 & 25. The applicant is proposing consolidating block: 746; lot(s): 24, 33 with portions of lots 17, 18 and 25 into new lot 18, and adjoining block: 747, lot: 1 waterfront Tidelands licensed block: 746, lot: 32 and block: 4, lot: 64 have been permitted by NJDEP for remediation and redevelopment into North Camden Waterfront Park. Also consolidating block: 746, lot(s): 26, 46 and remaining portions of lots 17, 18 and 25 into new lot 46 to be redeveloped as the Knox subdivision.
7. NEW BUSINESS
  - A. 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.
  - B. Review and Approval of the My East Camden Neighborhood Plan as an amendment to the City's Master Plan.

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- C. Review and Approval of a resolution requesting the Planning Board to review the Zoning and Land Use Ordinance of the City of Camden Article III, Section 870-43. Article XXXIX, Section 870-230, and such other sections as needed for potential changes.
- D. Preliminary & Final Site Plan re: Plankton Energy, LLC. 1801 Federal Street. Block: 1188; Lot: 3. The applicant is proposing to construct solar array on the property for the provision of electrical energy to Resin Tech.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**September 2021 - None**

9. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary

am

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

**Planning Board Meeting Agenda  
November 15, 2021**

**Topic: Planning Board Meeting**

**Time: November 15, 2021 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/96030674471?pwd=aU1pRjJnWEtidU1sSG1ISGtscUZkUT09>

Meeting ID: 960 3067 4471

Passcode: 670246

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Meeting ID: 960 3067 4471

Find your local number: <https://zoom.us/u/advYAyd3wv>