

## CAMDEN CITY PLANNING BOARD

May 6, 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, May 9, 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

RECEIVED  
MAY -6 PM 4:25  
CITY OF CAMDEN, NJ

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – April 11, 2024
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS
  - A. Certificate of Appropriateness re: Henry Williams 2993 Sumter Road. The applicant is proposing a roof at said property.
  - B. Certificate of Appropriateness re: NPC622 Cooper Street. The applicant is proposing exterior work at said property.
  - C. Certificate of Appropriateness re: Lawrence Miles 111 N. 6<sup>th</sup> Street. The applicant is proposing a roof at said property.
  - D. Preliminary & Final Site Plan re: 960 & 966 North Street, Block: 932; Lot(s): 31, 32 & 33. The applicant is proposing to create two (2) adjacent, four (4) unit residential apartments encompassing four (4) lots that were previously combined with one building on each of the two (2) adjacent lots being 958-960 N. 27<sup>th</sup> Street and 964-966 N. 27<sup>th</sup> Street. The previous use of the buildings was commercial retail on the first floors and residential apartments on the second and if applicable, third floor. (ADJOURNED)
  - E. Preliminary & Final Site Plan re: The Heart of Camden 1811 S. Broadway, Block: 480; Lot: 27. The applicant is proposing to construct a three-story addition on the rear of a vacant building. The first floor will have a makers space focused on pottery, as well as a ground floor retail space the tenant of

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which is TBD based on an RFP process; 2<sup>nd</sup> floor will be a community art classroom; 3<sup>rd</sup> floor will be leasable artist studio space. There will be construction of a one-story addition on the rear of the building for additional pottery space.

- F. Sign Variance re: Alex Aybar 3214 River Road, Block: 941; Lot: 42. The applicant is proposing a 36 sq. ft. sign.
- G. Sign Variance re: Lesbia Zapata 3334 Federal Street, Block: 1058; Lot: 7.01. The applicant is proposing 68 sq. ft. sign.
- H. Sign Variance re: Malik Ghaleb 3600 Westfield Avenue, Block: 1030; Lot: 1. The applicant is proposing a 108 sq. ft. awning.

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**April 2024**  
**Certificate of Appropriateness - APPROVED**  
Jose Vasquez 121 Linden Street  
John Hollis 2941 Tuckahoe Road  
Preliminary & Final Site Plan – APPROVED  
Cooper Health System (Tower A) 1 Cooper Plaza

8. Adjournment

Sincerely,  
  
Angela Miller,  
Planning Board Secretary

Am

cc: All City Council Members  
All Directors

**Topic: Planning Board Meeting**

**Date/Time: Thursday, May 9, 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: 278 531 894 146

Passcode: LLHe7h

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[+1 469-998-7374](tel:+14699987374), [960002565#](tel:+1960002565) United States, Dallas

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