AMENDED

CAMDEN CITY PLANNING BOARD

**October 7, 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, October 10, 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/**](https://www.ci.camden.nj.us/)

**AGENDA**

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – September 12, 2024
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report
6. NEW BUSINESS
   * + 1. Certificate of Appropriateness re: **Alice McCray 2869 Tuckahoe Road.** The applicant is proposing exterior work – installation of new windows and concrete for steps at property. ( Fairview Historic District)
       2. Certificate of Appropriateness re: **George Huhn 3127 Mt. Ephraim Avenue.** The applicant is proposing exterior work – installation of new windows and roofing at property. ( Fairview Historic District)
       3. Certificate of Appropriateness re: **Ashley Torres 2804 Yorkship Road.** The applicant is proposing exterior work – installation of a roof at property. (Fairview Historic District)
       4. Certificate of Appropriateness re: **Joyce Langford 2987 Sumter Road.** The applicant is proposing exterior work – installation of roofing at property. ( Fairview Historic District)
       5. Certificate of Appropriateness re: **Matthew Scheurer 1719 Ferry Avenue.** The applicant is proposing minor exterior work at property. ( Waterfront South Historic District)
       6. Sign Variance re**: Hanan Ali Alomari 601 North 5th Street, Block: 788; Lot: 72.** The applicant is proposing a 105.6 sq. ft. Awning sign.

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* + - 1. Preliminary & Final Site Plan with “C” Variances re: **Alfred Cramer Urban Renewal, LLC Site A, Block: 818; Lot(s): 14, 16, 17, 30, 31, 48, 49, 51, 53, 57 and 59.** The applicant is proposing to construct 37 Affordable Family Housing Units contained in five buildings.
      2. The City of Camden will conduct a “Public Hearing to determine whether property identified as Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123, 128 & 129; and Block 1251, Lot 11 should be designated as a Non-condemnation Area in Need of Redevelopment. Resolution making Recommendation City Council.”
      3. The City of Camden will conduct a “Review of Non-Condemnation Redevelopment Plan for Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123, 128 & 129; and Block 1251, Lot 11; and Resolution making recommendation to City Council.”

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**September 2024**

**Certificate of Appropriateness re – APPROVED**

Camden Shipyard and Maritime Museum 1912 Broadway

Lynda Nobles 2990 N. Atlanta Road

Camden County Historical Society 75 Erie Street

Bianca Gideon 1082 S. Merrimac Road

Barbara Coscarello 2803 Idaho Road

Richardo Marques 973 Monitor Road

**Preliminary & Final Major Subdivision re: APPROVED**

Cheran Rollins & Malcolm A. Still, Jr., 2907 Cleveland Avenue

**Preliminary & Final Site Plan re: WITHDREW APPLICATION**

The Cooper Health System d/b/a Cooper University Health Care 3 Cooper Plaza

**Amended Final Site Plan re: APPROVED**

Holtec Technology Center, LLC 2360 South Broadway

**Sign Variance re: APPROVED**

Lesbia Zapata 3334 Federal Street

**Sign Variance re: WITHDREW APPLICATION**

Digno E. Taveras 1598 Mt. Ephraim Avenue

**Sign Variance re: COTINUED**

Hanan Ali Alomari 601 North 5th Street

Resolution referring An Amendment to Section 181; Location of Retail Premises Limited, Plenary Retail Consumption License of the Camden Code to Establish a Pilot Program whereby three (3) Commercial Corridors are Established within the City of Camden, among other things, eliminates

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current distance requirements for Plenary Retail Consumption Licenses with each Commercial Corridor, to the Planning Board. **HEARD**

“Public Hearing to determine whether property identified as Block: 1197; Lot: 2 and Block: 1208; Lot: 3 should be designated as a Condemnation Area in Need of Redevelopment and whether Block: 1208; Lot: 3 should be designated as a Non-condemnation Area in Need of Redevelopment. Resolution making Recommendation to City Council.” **APPROVED**

“Review of Redevelopment Plan for Block: 1197 and Block: 1208; and Resolution making recommendation to City Council.” **APPROVED**

Request for a One Year Extension of Preliminary and Final Site Plan Approval for 1400 Collings Road (Block: 728; Lot: 2). Prior owner known as 5 Real Portfolio 5, LLC. **APPROVED**

1. Adjournment

Sincerely,

Angela Miller,

Planning Board Secretary

Am

cc: All City Council Members

All Directors

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**Topic: Planning Board Meeting**

**Date/Time: Thursday, October 10, 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 TEAMS meeting.

**Microsoft Teams** [Need help?](https://aka.ms/JoinTeamsMeeting?omkt=en-US)

[**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjMzZmNjNTktYjg2Zi00NDljLWI5YjgtZDUwZjgxMmYyN2Q5%40thread.v2/0?context=%7b%22Tid%22%3a%22ec2757a3-4129-4b96-b7b4-656d6be2a3a3%22%2c%22Oid%22%3a%22b9029d19-b5d9-47b0-b86a-8940c4d4889e%22%7d)

Meeting ID: 262 955 978 52

Passcode: Z83mPT

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Phone conference ID: 725 859 271#

For organizers: [Meeting options](https://teams.microsoft.com/meetingOptions/?organizerId=b9029d19-b5d9-47b0-b86a-8940c4d4889e&tenantId=ec2757a3-4129-4b96-b7b4-656d6be2a3a3&threadId=19_meeting_YjMzZmNjNTktYjg2Zi00NDljLWI5YjgtZDUwZjgxMmYyN2Q5@thread.v2&messageId=0&language=en-US) | [Reset dial-in PIN](https://dialin.teams.microsoft.com/usp/pstnconferencing)