

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
October 18, 2023

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:04 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on October 11, 2023, in the following manner:

- The official bulletin boards,
- Posted on the official website,
- Electronic sign.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Thomas Wanstall, Commissioner Judi Schock, and Commissioner Adam Colaprete.

Members Absent: Commissioner Micheal Johnson

Staff Attending: Account Specialist Malori Lewis, Kevin Minnich Town Engineer, and Town Manager Harold Scott Jr.

**MINUTES**

A motion was made by Commissioner Colaprete, seconded by Commissioner Schock, to approve the minutes as written from the July 19, 2023 Planning Commission Meeting. All in favor; none opposed.

**OLD BUSINESS**

None.

**NEW BUSINESS**

*Text amendment to Zoning Ordinance section 240-26 table 240-3*

A clerical error was made when updating section 240-26 table 240-3. The initials for permitted uses and conditional use were in the previous code and accidentally left out when they should have been placed in the proper sections.

A motion was made by Commissioner Schock, and seconded by Commissioner Colaprete, to recommend approval to Council for text amendment to Zoning Ordinance section 240-26 table 240-3. All in favor; none opposed.

*The applicant submitted an application for a subdivision, Tax Map No. 7-02-094.07-02.02.00.000, ST Paul's Church*

Harold Scott said the applicant would like to sell a portion of the property.

Chairwoman Gray asked how it was zoned.

Mr. Scott said he believes it's R-2 and has no concerns.

Chairwoman Gray asked if the lot size is appropriate to code.

Kevin Minnich said he has no comments or concerns after reviewing the application.

A motion was made by Commissioner Schock, and seconded by Commissioner Colaprete to approve the subdivision, Tax Map No. 7-02-094.07-02.02.00.000, ST Paul's Church. All in favor; none opposed.

*New dwelling- Tax Map No. 07-02.094.07-03.07.02.000, 116 N. Main St. Healing Pathways Counseling*

Sal Leone- Salt Air Homes- stated this dwelling will offer counseling services for children and he is seeking approval to move forward.

Mary Ellen asked what the Planning Commission's role was for this new Dwelling.

Harold Scott Jr. said the property is in a Historical overlay. The historical committee reviewed the plans and added some recommendations. Salt Air engineers made all the changes per their request.

Chairwoman Gray asked if the application was approved by the Town.

Mr. Scott Jr. said yes.

Chairwoman Gray said by code parking will be in the front.

Carl Acton- Salt Air Homes- said there will be landscaping in the front.

Chairwoman Gray asked what the dwelling color would be.

Mr. Acton said it would be similar to the house next to it.

A motion was made by Commissioner Colaprete, and seconded by Commissioner Schock, to approve the new dwelling per building staff and the Friends of Historic recommendations. All in favor; none opposed.

**Town of Camden**  
**Wednesday, October 18, 2023**

**Regular Meeting Minutes**

The applicant submitted a conditional use application for a worship center, Tax Map No. 7-02-094.08-02.03.00-0001, 121 N. Main St. Suite 4, Res-Plaza LLC.

Applicant was not present.

A motion was made by Commissioner Colaprete, and seconded by Commissioner Schock, to table the applicant's request until further comment regarding parking and operational hours. All in favor; none opposed.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 7:29 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Colaprete, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Sarah Cahall, Town Clerk

