

**CAMDEN CITY PLANNING BOARD**  
**December 4, 2015**

**TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD**

Please be advised that there will be a regularly scheduled meeting **of the Camden City Planning Board on Thursday, December 10, 2015 at 6:00 p.m.**, in the **City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 520 Market Street, Camden, New Jersey 08101.**

**AGENDA**

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – **November 4, 2015**
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. Planning Board Attorney
  - b. Planning Board Engineer
  - c. Planning Board Conflict Engineer
  
6. OLD BUSINESS
  - A. Certificate of Appropriateness re: **Dagmaris Ruiz 2950 Sumter Road.** The applicant is proposing exterior work within the Fairview Historic District.
  - B. Certificate of Appropriateness re: **Keith Kendrex 2972 N. Congress Road.** The applicant is proposing the installation of a roof within the Fairview Historic District.
  - C. Certificate of Appropriateness re: **Star Property 120 Linden Street.** The applicant is proposing the installation of a porch roof within the Cooper Grant Historic District.
  - D. Final Site Plan re: **Juan In A Million 339 North Front Street.** Block: 61; Lot: 1. The applicant is proposing the conversion of a 2-story building, housing four (4) residential units, one (1) of which being an artist live-work gallery, to office space for a architecture and engineering firm on the second floor; the existing artist live work space will continue to occupy the first floor.
  - E. Final Site Plan re: **Elite Parking Solutions, Inc. 537 South Second Street.** Block: 157; Lot: 46. The applicant is proposing a Parking Lot-Surface.
  
7. NEW BUSINESS

**Planning Board Agenda**  
**December 4, 2015**  
**Page 2**

- A. Minor Subdivision re: **The Parking Authority 520 Federal Street, 10 Fifth Street, 540-552 Federal Street, Corner of MLK & Broadway, and 23-43 Broadway.** Block: 175; Lot(s) 17.01, 17.02, 5, 12, and part of 18.
- B. Sign Variance re: **Domingo Placencio 803 Carl Miller Boulevard.** Block: 444; Lot: 27  
The applicant is proposing an awning at 326.6 sq. ft.
- C. Capital Review re: Cooper's Poynt Waterfront Park
- D. Review and Consideration of the 2016 Planning Board Meeting Dates.
- 8. **ADOPTION OF THE FOLLOWING RESOLUTIONS:**

**June 2015**

**Preliminary & Final Site Plan re: APPROVED**  
Dagmaris Ruiz 2950 Sumter Road

**July 2015**

**Sign Variance re: APPROVED**  
Fidencio Hernandez 2312 Federal Street

**September 2015**

**Certificate of Appropriateness re: TABLED**  
Dagmaris Ruiz 2950 Sumter Road

Kevin McIntosh 440 South 6<sup>th</sup> Street

Keith Kendrex 2972 North Congress Road

**ONLY Preliminary Site Plan re: APPROVED**

Juan In A Million 339 North Front Street

Elite Parking Solutions, Inc. 537 South Second Street

**Minor Subdivision re: NOT HEARD**

Cooper Hill Townhouses, LLC., Corner of Washington Street & South Sixth Street

**November 2015**

**Certificate of Appropriateness re: CONTINUED**  
Dagmaris Ruiz 2950 Sumter Road

Keith Kendrex 2972 North Congress Road

Star Property 120 Linden Street

**Planning Board Agenda**  
**December 4, 2015**  
**Page 3**

**Certificate of Appropriateness re: APPROVED**

Kevin McIntosh 440 South 6<sup>th</sup> Street  
Natural Pest Control 622 Cooper Street  
Broadway Winslow, LLC 1913-19 Broadway

**Final Site Plan re: CONTINUED**

Juan In A Million 339 North Front Street  
Elite Parking Solutions 537 South Second Street

**Minor Subdivision re: APPROVED**

Cooper Hill Townhomes, LLC Corner of Washington Street and South Sixth Street

**Review & Consideration re: APPROVED**

A Neighborhood Action Plan for Cooper/Grant/Central Waterfront  
Capital Review re: **CONTINUED** Broadway Winslow, LLC 1913-19 Broadway

Cooper's Poynt Waterfront Park

9. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary

Am

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