

CAMDEN CITY PLANNING BOARD
February 9, 2016

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, February 11, 2016 at 6:00 p.m.**, in the **City Council Chambers, 2nd 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 – **January 14, 2016**
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report

6. OLD BUSINESS
 - A. Certificate of Appropriateness re: **Independence Associates, LLC 1622 Independence Road.** The applicant is proposing parking lot improvements, signage and other site improvements.

 - B. Preliminary & Final Site Plan re: **Campbell Soup Company Center (Daycare) 1433 Pine Street and a portion of 3 Memorial Avenue.** Block: 1474; Lot: 4 and a portion of Block: 1460; Lot: 15. The applicant is proposing the demolition of a warehouse building on the west side of Lot: 4; Block: 1474 to allow for the construction of a two-story, daycare building, having a total floor area of 29,015 sq. ft. and construction also if appurtenant improvements. The proposed daycare facility replaces the facility formerly situated on Lot: 15 of Block: 1460.

7. NEW BUSINESS
 - A. Appointment of the Law Firm of **Mattleman, Weinroth & Miller, P.C.** to serve as Conflict Attorney.

 - B. Sign Variance re: **Domingo Placencia 803 Carl Miller Boulevard.** Block: 444; Lot: 27. The applicant is requesting a sign variance for an awning sign size of 326.6 sq. ft.

 - C. Preliminary & Final Site Plan re: **Mount Sinai Holiness Church, Inc. 621-623 Kaighn Avenue.** Block: 322; Lot(s): 110 & 153. The applicant is proposing various improvements to include delineated parking for thirty-nine (39) parking stalls, the re-grading of the existing gravel surface, installation of luminaries and plant materials, and placement of a dumpster.

- D. Street Vacation re: Liberty Property Limited Partnership, the applicant is proposing to vacate a portion of Riverside Drive, Cooper Street and Penn Street.

- E. Preliminary & Final Major Subdivision and Preliminary & Final Site Plan re: Liberty Property Limited Partnership West of Delaware Avenue, between Market Street & Pearl Street. Block: 80, Lot(s): 2, 2.01, 5.03 & 5.04; Block: 81.06; Lot(s): 1.02, 3.01, 3.02 and 3.04; Block: 81.04; Lot: 1.02. The applicant is proposing to reconfigure the property into twelve (12) separate lots to promote the planned development of the property and to construct a Mixed-Use Development containing Commercial, Residential, Retail and Hotel uses, in addition to parking garages and a newly created street parking.

8. **ADOPTION OF THE FOLLOWING RESOLUTIONS:**

Capital Review re: Cooper’s Poynt Waterfront Park – HEARD

Certificate of Appropriateness re: CONTINUANCE

Independence Associates, LLC 1622 Independence Road

Certificate of Appropriateness re: APPROVED

Camden County Historical Society 1900 Park Boulevard

Preliminary & Final Site Plan re: CONTINUANCE

Campbell Soup Company Center (Daycare) 1433 Pine Street and a portion of 3 Memorial Avenue

Courtesy Review re: Liberty Property Trust Development Project – HEARD

Street Vacation re: City of Camden – Project: Camden Waterfront Redevelopment –

APPROVED

Resolution directing the Planning Board of the City of Camden to review and consider an amendment to the Camden North Gateway Redevelopment Plan - **APPROVED**

Resolution directing the Planning Board to review a proposed amendment to the Eastern Edge Redevelopment Plan - **APPROVED**

Resolution directing the Planning Board to review and consider an amendment to the Camden Downtown Redevelopment Plan - **APPROVED**

Resolution directing of the City Council of the City of Camden referring to the Planning Board of the City of Camden to review proposed amendments to the City’s Zoning Ordinance, Chapter 577 of the City Code – **APPROVED**

Reorganization re: **APPROVED**

Election of Chairman – **Rodney Sadler**

Election of Vice Chairman – **Jose DeJesus**

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Election of Secretary – **Angela Miller**
Appointment of Planning Board Attorney – **Dembo, Brown & Burns, LLP**
Appointment of Board Engineer – **Remington & Vernick Engineers**
Appointment of Conflict Engineer for Planning Board – **Alaimo Engineers**

9. Adjournment

Sincerely,

Angela Miller,
Planning Board Secretary

Am

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