

**CAMDEN CITY PLANNING BOARD**  
**July 11, 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, July 14, 2016 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 – **June 1, 2016**
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  
6. NEW BUSINESS
  - A. Certificate of Appropriateness re: **Socrates Kouvatas 3014 N. Merrimac Road.** The applicant is proposing the installation of windows.
  - B. Certificate of Appropriateness re: **Jose Soto 1251 S. Merrimac Road.** The applicant is proposing the installation of siding.
  - C. Certificate of Appropriateness re: **Yordankia Guilarro 1019 Ironside Road.** The applicant is proposing the installation of a roof.
  - D. Certificate of Appropriateness re: **Cooper Lanning Square Renaissance Facilities, Inc. 740 Chestnut Street.** The applicant is proposing exterior work and the demolition of a gymnasium structure.
  - E. Sign Variance re: **Ali Sher Khan 14 South Broadway.** The applicant is requesting a Sign Variance for an 84 sq. ft. mounted sign.
  - F. Amended Final Site Plan re: **Campbell Soup Co. 1433 Pine Street and a portion of 3 Memorial Avenue.** Block: 1474; Lot: 4 a portion of Block: 1460; Lot: 15. The applicant is proposing to revise the plan to eliminate the proposed second floor.
  - G. Amended Final Site Plan re: **Project H.O.P.E. 439 Clinton Street.** Block: 182; Lot(s): 84, 85 & 89. The applicant is proposing to amend the lighting provided on the site and signage.

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- H. Preliminary & Final Site Plan re: **Two Brothers, LLC. 2885 Mt. Ephraim Avenue.** Block: 714; Lot: 6. The applicant is proposing to convert an existing garage into a convenience store at an existing gas station.
- I. Amended Final Site Plan re: **One Cooper Residential NW Corner of Delaware Avenue and Cooper Street. Block: 80; Lot: 5.03.** The applicant is proposing to amend to allow this project to be part of the consolidated lot and the condominium regime.
- J. Amended Final Site Plan re: **Camden Waterfront Redevelopment (Liberty Property Limited Partnership) list of properties,** various block(s) and Lot(s). The applicant now intends to vacate the subdivision approval, consolidate all of the lots within its project and to create a condominium regime. The applicant is proposing to allow this project to be part of the consolidated lot and the condominium regime.
- K. A Resolution of the City of Camden, County of Camden, directing the City Planning Board to conduct a Preliminary Investigation to Determine whether block 619, lots 46, 47, 48, 49, 51, 73, 75, 78 and 79. Block 621, all lots, block 623, all lots, block 625, lots 93, 94, 95, 97, 99, 100, 101, 102, 125, 162, 127, 128, 129, and 131, block 642, lot 1, and block 643, all lots is an Area in Need of Redevelopment as defined in N.J.S.A. 40A:12-6.
- L. An Ordinance authorizing an Amendment to the City's Zoning Code and Zoning Map.
7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**June 2016**

**Certificate of Appropriateness re: APPROVED**

Robert & Natasha Serfini 1376 Roanoke Road

Johanna Negron 1232 America Road

Khauh Tran 3145 Congress Road

117 Homes Solutions 1381 N. Chesapeake Road

Camden Shipyard and Maritime Museum 1912 Broadway

**Preliminary & Final Site Plan re: APPROVED**

Salim Santana 3205 River Road

Cooper Lanning Square Renaissance Facilities, Inc.

(KIPP Cooper Norcross Academy School at Whittier)

Brandywine Operating Partnership (Knight's Crossing)

NFI Real Estate, LLC

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**Preliminary & Final Site Plan re: CONTINUANCE**  
Campbell Soup co. 1433 Pine Street and a portion of Memorial Avenue

8. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary

Am

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