

CAMDEN CITY PLANNING BOARD
February 5, 2018

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 8, 2018 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 11, 2018
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report

6. OLD BUSINESS
 - A. Preliminary & Final Site Plan re: **Our Lady of Lourdes Medical Center, Inc. 1500 Haddon Avenue (SE Haddon Avenue and Euclid Avenue)** Block: 1301; Lot: 1. The applicant is proposing a Parking lot and Storm water Management Facility.

 - B. Preliminary & Final Site Plan re: **617 Broadway, LLC 613-617 Broadway.** Block: 212; Lot(s): 73, 75-78 and 92. The applicant is proposing the development of an approximate 8,217 sq. ft. Family Dollar Retail Store.

7. NEW BUSINESS
 - A. Certificate of Appropriateness re: **Nataline Gabay 440 Chambers Avenue.** The applicant is proposing the reconstruction of a porch within the Cooper Plaza Historic District.

 - B. Certificate of Appropriateness re: **Nadia Still 572 Benson Street.** The applicant is proposing the installation of a roof within the Cooper Plaza Historic District.

 - C. Certificate of Appropriateness re: **Linden Waterfront, LLC 113 Linden Street.** The applicant is proposing the installation of windows within the Cooper Grant Historic District.

 - D. Certificate of Appropriateness re: **Alona Williams 626 Benson Street.** The applicant is proposing the installation of solar panels within the Cooper Plaza Historic District.

Planning Board Meeting Agenda
February 8, 2018
Page 2

- E. Certificate of Appropriateness re: **Jose Nunez 3105 Sumter Road.** The applicant is proposing the installation of a roof and siding within the Fairview Historic District.
- F. Certificate of Appropriateness re: **Patrick Duff, c/o 753 Walnut Street (MLK House: Camden Historic Survey) (BS).** The Historic Preservation Commission voted to approve the inclusion of 753 Walnut Street in the Camden Historic Survey based on testimonials and the submission of supplemental information. The Camden Historic Preservation recommends that the process be inclusive of the City Council and that the appropriated historic placards stating said designation be placed at said site.
- G. Review and Consideration of the Camden Master Plan Reexamination Report.
- H. Amended Final Site Plan re: **Family Dollar 2621 Mt. Ephraim Avenue.** Block: 714; Lot: 12. The applicant is proposing to amend prior site plan regarding the type of light standards being utilized.
- I. Preliminary & Final Site Plan re: **Dynamic Minds Early Childhood Center, LLC & Laura Espailat 102 S. 35th Street.** Block: 1064; Lot(s): 44, 45 & 46. The applicant is proposing Child Care Facility.
- J. Preliminary and Final Minor Subdivision re: **The Salvation Army 1865 Harrison Avenue.** Block: 810; Lot(s): 4, 5 & 6. The applicant is proposing a lot line adjustment to increase square footage of Lot 4 by 1.32 acres and decrease the square footage of Lot 5 by the same.
- K. Preliminary & Final Site Plan re: **PSE&G 29 State Street.** Block: 32.01; Lot: 62. The applicant is proposing the installation of two elevated platforms for two new transformers. The two existing transformers and foundations will be removed.
- L. Preliminary & Final Site Plan re: **Spectrum Capital Camden, LLC 1107 Penn Street, NS AS WIL 74 E of 11th Street.** Block: 110; Lot(s): 11, 16, 49, 51, 51 (Qualifier) B01, and 67. The applicant is proposing to construct a four story hotel with 122 guest rooms, meeting room, a fitness area, a snack bar, 92 parking stalls and a bus shuttle operation. The existing billboard on the property will be retained.

**Planning Board Meeting Agenda
February 8, 2018
Page 3**

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

January 2018

Reorganization - APPROVED

- a. Election of Chairman –Rodney Sadler
- b. Election of Vice Chairman –Jose DeJesus
- c. Election of Secretary – Angela Miller
- d. Appointment of Planning Board Attorney – Dembo, Brown & Burns
- e. Appointment of Board Engineer – Remington & Vernick Engineers
- f. Appointment of Conflict Engineer for Planning Board – Alaimo Engineers

Certificate of Appropriateness re: APPROVED

Annette McIntosh 1637 Collings Road
Alsef Blue Development 3105 Sumter Road
Barshay Graves/FLI enterprises 3053 Mt. Ephraim Avenue
LEAP School 130 North Broadway
Fairview Historic Society 3081 Fenwick Road
Center for Family Services 574 Benson Street
Nelson Mateo 117 Linden Street
Cooper St. Pedestrian Access Project Cooper Street (Capital Improvements)
Betty Tann 1730 Ferry Avenue
Molike Green 977 Trent Road

Preliminary & Final Site Plan re: APPROVED

The Cooper Health System 1 Cooper Plaza
MSC Erie Street, LLC Pyne Poynt High School

Courtesy Review re: HEARD

DVRPC – Health Element to the Master Plan

Preliminary & Final Site Plan re: TABLED

617 Broadway, LLC 613-617 Broadway
Our Lady of Lourdes Medical Center, Inc. 1500 Haddon Avenue

Preliminary & Final Site Plan, Minor Subdivision and Street Vacation re: APPROVED

ACTEGA North America, Inc.

Minor Subdivision re: NO SHOW

The Salvation Army 1865 Harrison Avenue

Amended Final Site Plan re: TABLED

Family Dollar 2621 Mt. Ephraim Avenue

Street Vacation re: APPROVED

Camden Sophisticated Sisters Drill Team, Inc. 2204 S. 7th Street

Courtesy Review re: HEARD

Block N Parking Garage Broadway, Federal & Hudson Street
Review & Approval of the Morgan Village Redevelopment Plan - **APPROVED**

Planning Board Meeting Agenda
February 8, 2018
Page 4

9. Adjournment

Sincerely,

Angela Miller,

Planning Board Secretary
am

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