

AMENDED

CAMDEN CITY PLANNING BOARD April 6, 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, April 12, 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 – February 8, 2018
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report

6. OLD BUSINESS
 - A. 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. **(CONTINUED TO MAY 10, 2018)**

7. NEW BUSINESS
 - A. Certificate of Appropriateness re: Richard Martin 1001 Collings Road. The applicant is proposing the installation of a fence within the Fairview Historic District.
 - B. Certificate of Appropriateness re: Kevin Morris 1192 N. Congress Road. The applicant is proposing the installation of solar panels within the Fairview Historic District.
 - C. 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. **(CONTINUED TO MAY 10, 2018)**
 - D. Preliminary & Final Site Plan re: The Cooper Health System – Cooper University Hospital Conference Room Expansion One Cooper Plaza Block: 1402; Lot: 1 and Block: 1400; Lot(s): 55-65. The applicant is proposing the expansion of a Conference Room located in Cooper University Hospital, Roberts Pavilion.

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- E. Sign Variance re: **Advanced Hydraulic Systems 1515 Haddon Avenue.** Block: 1381; Lot: 1. The applicant is proposing the installation of a 91.7 sq. ft. painted sign.
- F. Sign Variance re: **Camcare Health Corporation 817 Federal Street.** Block: 1331; Lot: 67. The applicant is proposing two (2) 10ft. x 12ft. banners/signs on the Federal Street side of the building and two (2) 9ft. x 12ft. sign on the Market Street side.
- G. 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.
- H. 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.
- I. Amended Final Site Plan and Major Subdivision re: **Branch Village Townhomes a portion of Block: 551; Lot: 1.** The applicant is proposing to amend Site Plan approval and Major Subdivision approval to subdivide existing Block 551, Lot 1 into proposed Block 551.01, Lot 1, measuring 1.074 acres, Proposed Block 551.02, Lot 1 measuring 1.865 acres to allow for dedication of the newly extended sections of Central Avenue and Tilghman Drive to the City upon completion.
- J. Preliminary & Final Site Plan and Lot Consolidation re: **Dynamic Minds Early Childhood Center, LLC and Laura Espailat 102 S. 35th Street.** Block: 1064; Lot(s): 44, 45 and 46. The applicant is to construct 12 new parking spaces and other site improvements including a playground area, ADA ramp and landscaping. Also the applicant seeks to consolidate lots 44, 45 & 46. **(CONTINUED TO MAY 10, 2018)**
- K. Amended Preliminary & Final Site Plan re: **MSC Fremont Street, LLC., NE Fremont & Dudley/3051 Fremont Avenue. Portion of Block: 1053; Lot: 2.** The applicant is proposing the amendment that consist of the following phases: Phase I – Security Upgrades and Interior Building Renovations, Phase II – Sidewalk and Parking Lot Upgrades and Phase III – Building Entrance Upgrades with new Stairs and Handicap Access. **(CONTINUED TO MAY 10, 2018)**
- L. Preliminary & Final Site Plan re: **Resin Tech, Inc. Action Pak NE River & East State Street.** Block: 847; Lot: 2. The applicant is proposing the development of an approximately 170,094 sq. ft. building containing approximately 98,377 sq. ft. of manufacturing space, 11,504 sq. ft. of office space and 60,213 sq. ft. of warehouse space.

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M. Preliminary & Final Site Plan re: Resin Tech, Inc. located at Northeast of Federal and 17th Street. Block: 1185; Lot(s): 1 & 2; Block: 1188; Lot(s): 1, 3 & 4; Block: 1189; Lot(s): 1, 3 & 4. The applicant is proposing development of an approximately 168,265 sq. ft. building containing approximately 93,721 sq. ft. of manufacturing space, 23,489 sq. ft. of office space and 51,055 sq. ft. of warehousing space.

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

February 2018

Preliminary & Final Site Plan re: APPROVED

Our Lady of Lourdes Medical Center, Inc. 1500 Haddon Avenue
PSE&G 29 State Street

Preliminary & Final Site Plan re: CONTINUED

617 Broadway, LLC 613-617 Broadway
The Salvation Army 1865 Harrison Avenue
Spectrum Capital Camden, LLC 1107 Penn Street, NS AS WIL 74 E of 11th Street

Amended Final Site Plan re: CONTINUED

Family Dollar 2621 Mt. Ephraim Avenue

Certificate of Appropriateness re: APPROVED

Nataline Gabay 440 Chambers Avenue
Nadia Still 572 Benson Street
Linden Waterfront, LLC 113 Linden Street

Alona Williams 626 Benson Street

Jose Nunez 3105 Sumter Road

Patrick Duff, c/o 753 Walnut Street (MLK House)

Review & Consideration of the Camden Master Plan Reexamination Report

January 2018

Preliminary & Final Site Plan re: APPROVED

The Cooper Health System 1 Cooper Plaza

8. Adjournment

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Sincerely,

Angela Miller,
Planning Board Secretary
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cc: All City Council Members
All Directors
All Management Team Members