

CAMDEN CITY PLANNING BOARD
May 3, 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, May 10, 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 – April 12, 2018
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report

6. OLD 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. 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.

 - 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.

 - D. 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.

 - E. 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.

 - F. 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.

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- G. Preliminary & Final Site Plan and Lot Consolidation re: **Dynamic Minds Early Childhood Center, LLC and Laura Espaillet 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.
- H. 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.

7. NEW BUSINESS

- A. Certificate of Appropriateness re: **Quinn DeMenna 576 Benson Street.** The applicant is proposing the replacement of a garage door within the Cooper Plaza Historic District.
- B. Certificate of Appropriateness re: **Johnathan Latko 127 Penn Street.** The applicant is proposing the construction of an addition and a rooftop deck within the Cooper Grant Historic District.
- C. Certificate of Appropriateness re: **Sonia Rivera Perez 133 Penn Street.** The applicant is proposing the construction of an addition and rooftop deck within the Cooper Grant Historic District.
- D. Preliminary and Final Site Plan re: **The Salvation Army 1865 Harrison Avenue.** Block: 810; Lot: 5. The applicant is proposing to construct a one-story, 4,400 sq. ft. gymnasium/multi-purpose room addition onto the existing Kroc Corp Community Center. The addition will have a connecting corridor to the existing building.
- E. Preliminary & Final Site Plan re: **McDonald's USA, LLC 2720 Mt. Ephraim Avenue.** Block: 715; Lot: 1. The applicant is proposing same as existing with addition of side by side drive thru, new building-mounted and freestanding (menu boards, clearance bar & directional) signage.
- F. Preliminary & Final Site Plan re: **Carpenter's Square II, LLC various addresses,** block(s) & lot(s). The applicant is proposing 13-units market rate new construction attached and semi-attached for sale townhomes.

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- G. Preliminary & Final Major Subdivision and Preliminary & Final Site Plan re: Branch Village Associates, LLC, a portion of Block: 551; Lot: 1. The applicant is proposing to subdivide portion of existing Block: 551; Lot: 1 into five (5) new lots, with new 50' wide right of ways for Budd Street running East-West and Holmes Way running North-South within the development. Along with proposing the development of 75 affordable housing units contained within eleven (11) 3-story townhouse buildings, a 3,117 sq. ft. maintenance building and 2,500 sq. ft. addition to the existing proposed community building. **(Phase III) (CONTINUED UNTIL JUNE 14, 2018)**
- H. Preliminary & Final Site Plan re: Branch Village Associates, LLC, NE Ferry Avenue & 9th Street. Block: 551; Lot: 1. The applicant is proposing development of 58 affordable housing units. **(Phase IV) (CONTINUED UNTIL JUNE 14, 2018)**
- I. Amended Final Site Plan and Bulk Variances for Signage re: Virtua-West Jersey Health System, Inc. 1000 Atlantic Avenue various blocks & lots. The applicant is proposing new signage in several locations including the Health & Wellness Center and will replace some of the existing signs for Kyle W. Will Family Health Center with new signs.

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

April 2018

Preliminary & Final Site Plan re: APPROVED

The Cooper Health System – Cooper University Conference Room Expansion One Cooper Plaza
Resin Tech, Inc. Action Pak NE River & Eat State Street
Resin Tech, Inc. located at Northeast of Federal & 17th Streets

Preliminary & Final Minor Subdivision re: DENIED WITHOUT PREJUDICE

The Salvation Army 1865 Harrison Avenue

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

Dynamic Minds Early Childhood Center, LLC and Laura Espailat 102 S. 35th Street

Amended Preliminary & Final Site Plan re: CONTINUED

MSC Fremont Street, LLC., NE Fremont & Dudley/3051 Fremont Avenue

Amended Final Site Plan and Major Subdivision re: APPROVED

Branch Village Townhomes a portion of Block 551; Lot 1

Certificate of Appropriateness re: APPROVED

Kevin Morris 1192 N. Congress Road

Certificate of Appropriateness re: CONTINUANCE

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Richard Martin 1001 Collings Road

Sign Variance re: APPROVED

Advanced Hydraulic Systems 1515 Haddon Avenue

Sign Variance re: WITHDREW WITHOUT PREJUDICE

CamCare Health Corporation 817 Federal Street

9. Adjournment

Sincerely,

Angela Miller,
Planning Board Secretary
am

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