

**CAMDEN CITY PLANNING BOARD**  
**June 11, 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, June 14, 2018 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 – May 10, 2018
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
  - a. Forest Hill Elementary School Roof Replacement
  - b. Forest Hill Elementary School HVAC & Controls
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 UNTIL AUGUST 9, 2018)**
  - B. 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.
  - C. Preliminary & Final Site Plan re: **Spectrum Capital Camden, LLC 1107 Penn Street, NS AS WIL 74 E of 11<sup>th</sup> 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.
  - 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.

## Planning Board Meeting Agenda

June 14, 2018

Page 2

- E. Preliminary & Final Major Subdivision and Preliminary & Final Site Plan re: **Branch Townhomes II Urban Renewal 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. (**Branch Village Phase III**)
- F. Preliminary & Final Site Plan re: **Centerville Lowrise Urban Renewal, LLC, NE Ferry Avenue & 9<sup>th</sup> Street.** Block: 551; Lot: 1. The applicant is proposing development of 58 affordable housing units. (**Branch Village Phase IV**)
- G. 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.

### 7. NEW BUSINESS

- A. Certificate of Appropriateness re: **Dagmaris Ruiz 2950 Sumter Road.** The applicant is requesting an extension of time for exterior improvements. (Fairview Historic District)
- B. Certificate of Appropriateness re: **Maribel Ithee 321 Point Street.** The applicant is proposing façade restoration work. (Cooper Grant Historic District)
- C. Certificate of Appropriateness re: **Karl Beverly 427 Viola Street.** The applicant is proposing the installation of solar panels
- D. Amended Final Site Plan re: **KIPP Cooper Lanning Square Renaissance School Facilities, Inc. 525 Clinton Street.** Block: 197; Lot: 1. The applicant is proposing a Turf field.
- E. Preliminary & Final Site Plan re: **CFBG, Inc. 317-319 Market Street.** Block: 75; Lot(s): 29 & 30. The applicant is proposing an Outdoor, Pop-up Beer Garden.

**Planning Board Meeting Agenda**  
**June 14, 2018**  
**Page 3**

8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

**April 2018**

**Certificate of Appropriateness re: APPROVED**

Richard Martin 1001 Collings Road

Quinn DeMenna 576 Benson Street

Johnathan Latko 127 Penn Street

Sonia Rivera Perez 133 Penn Street

**Amended Final Site Plan re: APPROVED**

Family Dollar 2621 Mt. Ephraim Avenue

**Minor Subdivision re: CONTINUANCE**

The Salvation Army 1865 Harrison Avenue

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

617 Broadway, LLC 613-617 Broadway

Spectrum Capital Camden, LLC 1107 Penn Street, NS AS WIL 74 E of 11<sup>th</sup> Street

The Salvation Army 1865 Harrison Avenue

Branch Village Associates, LLC NE Ferry Avenue & 9<sup>th</sup> Street (Phase IV)

Virtua-West Jersey Health System, Inc. 1000 Atlantic Avenue various blocks & lots

**Preliminary & Final Site Plan and Lot Consolidation re: APPROVED**

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

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

Block:1053; Lot: 2

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

McDonald's USA, LLC 2720 Mt. Ephraim Avenue

Carpenter's Square II, LLC various addresses

**Preliminary & Final Major Subdivision and Preliminary & Final Site re: CONTINUANCE**

Branch Village Associates, portion of Block 551; Lot 1 (Phase III)

**Sign Variance re: WITHDREW WITHOUT PREJUDICE**

CamCare Health Corporation 817 Federal Street

9. Adjournment

Sincerely,

Angela Miller,  
Planning Board Secretary  
am

**Planning Board Meeting Agenda**  
**June 14, 2018**  
**Page 4**

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