

CAMDEN CITY PLANNING BOARD
July 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, July 12, 2018 at 6:00 p.m.**, in the **City Council Chambers, 2nd Floor, City Hall, 520 Market Street, Camden, New Jersey 08101.**

AGENDA

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MUNICIPAL CLERK OFFICE
CAMDEN, N.J.

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – June 14, 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 UNTIL AUGUST 9, 2018)**

7. NEW BUSINESS
 - A. Certificate of Appropriateness re: Community Capital 1148 S. Merrimac Road. The applicant is proposing the rehabilitation of said property. (Fairview Historic District)
 - B. Sign Variance re: MSC Erie Street, LLC. (Pyne Poynt School) 800 Erie Street/N.E. Erie & 7th Streets. Block: 748; Lot: 1. The applicant is proposing the replacement of one (1) sign @ 568 sq. ft.
 - C. Sign Variance re: MSC Stevens Street, LLC., (East Camden Middle School) NE Fremont & Dudley Street) 3064 Stevens Street Portion of Block: 1053; Lot: 2. The applicant is proposing the replacement of three (3) signs – one (1) sign @ 51.9 sq. ft. and two (2) signs @ 11.9 sq. ft.
 - D. Sign Variance re: MSC Vine Street, LLC. (Rafael Cordero Molina Elementary School) 601 Vine Street. Block: 781; Lot: 1. The applicant is proposing the replacement of two (2) signs – one (1) sign @ 21 sq. ft. and one (1) @ 48 sq. ft.
 - E. Minor Subdivision re: Millennial Place, LLC. NW Cooper & Front Street (201 N. Front Street) Block: 63; Lot: 70. The applicant is proposing to subdivide.

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- F. Preliminary & Final Site Plan re: Union Packaging, LLC 2210 South Broadway. Block: 508; Lot(s): 4 (includes 3, 6 & 7). The applicant is proposing a lot consolidation for the proposed expansion of the manufacturing site on the North side of Broadway and consists of Block: 508, Lot: 4; Block: 509, Lot: 1 (aka 2224 Broadway). The existing site is 33,600 sq. ft. Manufacturing Facility and will be expanded to approximately 51,000 sq. ft. Union packaging, LLC is a food-grade paperboard manufacturing servicing the restaurant industry.

 - G. Courtesy Review re: RCA Pier Park (Phase 1) Cooper's Ferry Partnership Block: 80; Lot: 2.04 and Block: 81.06; Lot: 3.05. The applicant is proposing to manage the development of the project, on behalf of the City of Camden, as a public park, funded in part by funding awarded under the New Jersey Department of Environmental Protection's Green Acres Program.

 - H. Review and Consideration of an Amendment to the Camden Downtown Redevelopment Plan.
8. ADOPTION OF THE FOLLOWING RESOLUTIONS:

June 2018

Certificate of Appropriateness re: APPROVED

Dagmaris Ruiz 2950 Sumter Road

Maribel Ithee 321 Point Street

Karl Beverly 427 Viola Street

Sonia Rivera Perez 133 Penn Street

Preliminary & Final Major Subdivision and Preliminary & Final Site Plan: APPROVED

Branch Townhomes II Urban Renewal LLC, a portion of Block: 551; Lot: 1

Amended Final Site Plan re: APPROVED

KIPP Cooper Lanning Square Renaissance School Facilities, Inc. 525 Clinton Street

Minor Subdivision re: APPROVED

The Salvation Army 1865 Harrison Avenue

Preliminary & Final Site Plan re: CONTINUANCE

617 Broadway, LLC 613-617 Broadway

Preliminary & Final Site Plan re: APPROVED

The Salvation Army 1865 Harrison Avenue

Centerville Low-rise Urban Renewal, LLC NE Ferry Avenue & 9th Street

CFBG, Inc. 317-319 Market Street

Amended Final Site Plan and Bulk Variances for Signage re: APPROVED

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


Preliminary & Final Site Plan re: APPROVED

McDonald's USA, LLC 2720 Mt. Ephraim Avenue

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9. Adjournment

Sincerely,


Angela Miller,
Planning Board Secretary
am

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