CAMDEN CITY PLANNING BOARD  
September 4, 2019

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, September 12, 2019 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 – August 8, 2019
4. Swearing in of all Professionals and Planning Staff
5. Planning Director’s Report

6. OLD BUSINESS

7. NEW BUSINESS

A. Certificate of Appropriateness re: Habitat for Humanity 949 Monitor Road. The applicant is proposing Major Rehabilitation work. (Fairview District)

B. Certificate of Appropriateness re: Ruth Berrios 554 Washington Street. The applicant is proposing Fencing-Garage. (Cooper Plaza District)

C. Sign Variance re: Citi Trends, Inc. 2750 Mt. Ephraim Avenue. Block: 715; Lot: 16. The applicant is proposing to install a 5.5 x 23ft. (approximately 126.5 sq. ft.) LED illuminated mounted sign identifying applicant “Citi Trends”. The applicant intends to install a “Citi Trends” logo tenant identification on both sides of an existing freestanding roadside pylon sign, size 143.5 x 48”.

D. Amended Preliminary 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.

E. Preliminary Major Subdivision and Preliminary & Final Site Plan re: Cooper’s Walk (Camden Lutheran Housing, Inc.) Borton, Elm, Ray and North 10th Streets. Block: 804; Lot(s): 47-86; Block: 805; Lot(s): 1-40. The applicant is proposing to re-subdivide the site into eighteen (18) lots. Sixteen (16) lots will be used to construct eight (8) new twin affordable homes and two (2) lots will be used to construct two (2) new single-family affordable homes. (CONTINUED UNTIL OCTOBER 10, 2019)

F. Capital Courtesy Review- Preliminary & Final Site Plan re: Camden City Fleet Maintenance Garage. (Cooper’s Ferry Block: 327; Lot: 28. The applicant is proposing a 7,200 sq. ft. Fleet Management Garage to serve the needs of the city of Camden, Public Works. (The site is to be enclosed by an 8ft. high security fence as requested by City Representatives.)
8. **ADOPTION OF THE FOLLOWING RESOLUTIONS:**

**AUGUST 2019**

- **Certificate of Appropriateness re: APPROVED**
  - Workforce and Economic Revitalization for Communities 562 Benson Street
  - New Venture Management 315 Cooper Street
  - Lance Bean 3169 Colorado Road
  - Camden County Historical Society – Benjamin Cooper House (Point and Erie)

- **Certificate of Appropriateness re: TABLED**
  - Wilmington Savings Fund Society 2768 N. Constitution Road

- **Amended Final Site Plan re: Sign Variance - APPROVED**
  - Camden Partners Tower Equities, LLC 2 Cooper Street

- **Amended Preliminary Site Plan re: CONTINUANCE**
  - 617 Broadway, LLC. 613-617 Broadway

- **Amended Final Site Plan re: APPROVED**
  - Subaru of America, Inc. One Subaru Drive

- **Preliminary Major Subdivision and Preliminary & Final Site Plan re: CONTINUANCE**
  - Cooper’s Walk (Camden Lutheran Housing, Inc.)

9. **Adjournment**

   
   
   [Signature]
   
   Angela Miller,
   Planning Board Secretary

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